

# Applicant Submission



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**Calgary, Planning and Development**  
**Planning Rationale/Applicant Submission – Sandy Beach Apartments**

**Land Use Redesignation from low density to medium density (MC-2)**  
3615, 3623 & 3627 Erton Court SW Calgary

We have been tasked with applying for a land use redesignation for the parcels noted above. In our opinion, the policy change will be beneficial to the community and the City of Calgary, and falls within current guiding policy as follows:

- Housing Crisis. This project will inject more housing in a transit friendly area with amenities required within a short walking distance. The area is also improving with other new supporting uses developing nearby. We are moving away from exclusionary zoning and toward a more complete neighbourhood.
- The project falls within the Macleod Trail Urban Main Street policy which asks for a minimum of 200 residents/jobs per hectare. With the project coming in at about 200 units per hectare, we meet the minimum requirements, which could not be met with a low-density designation.
- Climate Crisis – Densification in well connected regions provides a small footprint compared to low density housing on the periphery of the City. This, coupled with reduction of vehicular use, and strict energy use policy and codes means we are meeting the crisis head on.
- The Project falls within the guiding policy of the MDP.

We recognize that an ARP amendment will be required, but this will bring the area in line with other existing policies.

*Our goal is to replace these old homes with an attractive, energy efficient and comfortable apartment building with more than adequate parking. We will remove the ugliest broken concrete retaining wall and add attractive green space plus desirable common areas for tenants..*

In short, the parcels are perfectly suited for a modest medium density application. It should be noted that the land-use will be followed up with a Development Permit Application, making it a concurrent process.

Yours truly,

A handwritten signature in black ink, appearing to read 'H. Koppe', is written over a light blue horizontal line.

**Hans Koppe**, Architect, AAA, AIBC, MAAA, MSAA, LEED® AP  
**Casola Koppe Architects**