



ALDERMAN GIAN-CARLO CARRA

2013 May 22

Dear Mr. Fischer & Mr. Gouveia:

Re: DP2012-3695, SDAB Appeal Number 2013-0072

It is with considerable disappointment that I tender this letter to both of you. As you know, Mr. Gouveia's previous development application for 78 34 Avenue SW, while approved by the Authority, was overturned by the SDAB on account of its numerous relaxations to the bylaw as well as its contravention of contextual policy within the Erlton ARP. My primary issue with the previous application pertained to the degree of its garage-frontage onto the public realm, a condition that detracts from the best traditional character of Erlton's historic streetscape and deteriorates the pedestrian character of the street by reducing on-street parking (this results in the compounding drawbacks of increasing vehicle speeds on this popular shortcutting route while stripping the pedestrian of the protection of a barrier of parked cars).

In conjunction with my ongoing conversations with the Erlton Community Association (ECA) regarding the vexing disconnect between policy in the ARP regarding the character of South Erlton as a traditional lower-density neighbourhood on the one hand, and the higher density Land Use districts applied to this area under 1P2007 on the other, I endeavoured to broker a collaborative relationship between the community association and the applicant on the applicant's second attempt at securing a DP for the site. The agreement, I was under the impression we struck, was that if the applicant could deliver a proposal with no relaxations to the Bylaw, and that enhanced the traditional character of the streetscape, then the ECA would be supportive.

I was a bit taken aback when a seasoned expert like Mr. Fischer maintained a position of opposition to the project when the terms of this arrangement were ostensibly achieved. While I appreciate the ECA's position that the Erlton ARP references a built form character of dwellings with backyards, I expect Mr. Fischer well understands the difference between policy and the Land Use Bylaw - particularly with regards to SDAB. Further, and from a planning philosophy perspective, while I appreciate the ECA's support of the backyard as an important part of Erlton's character, the backyard is the epitome of private space and its treatment should be more a product of private choice - particularly when the Bylaw allows for a variety of outcomes not centred around a backyard.

As such, I attempted to focus discussion between the ECA and the applicant on issues surrounding the quality of the interface and appropriate screening between the proposed project and its neighbouring backyards - issues that may ultimately become moot as redevelopment occurs on those sites. As I stated at the beginning of this letter, I'm disappointed constructive negotiations between the ECA and the applicant broke down due to a fundamental disagreement regarding typology. I hope, as this appeal is heard, that these remaining issues might be addressed by the SDAB.

Sincerely,

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Erlton Community Association

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