

September 1, 2022

We are writing in our capacity as the Rosscarrock Community Association Development Committee (the "Committee") in opposition to the proposed land use change at 4316 10 Ave SW (LOC2022-0134) from RC-2 to RC-G.

Community engagement and feedback received by the Committee has been broadly opposed to the proposal. Additionally, we have received written letters in opposition to the proposal. Based on this, we oppose the proposed development.

The Rosscarrock community has existing R-CG and Multi-Residential zoning approved from 37<sup>th</sup> to 39<sup>th</sup> SW, and the Committee views the proposed step out of the R-CG zoning beyond this and particularly in the heart of the community is viewed by the Committee as a step too far based on the following concerns:

1. **Traffic/Parking** – existing row house development has resulted in significant parking concerns and chokepoints surrounding the existing developments which have increased risks for vehicles, cyclists and pedestrians commuting in the neighborhood particularly given the relative increase in children in the neighborhood given new families in the area as well as the inflow of students and drivers from the Calgary Arts Academy.
2. **Environmental Preservation** – the proposed development will result in the reduction of the City's tree canopy with the removal of nine mature coniferous trees the majority of which located on City property.
3. **Rosscarrock Historical Support of Development & Density** – the community has been historically pro-development and density and we continue to support smart development that is conducive to walkable, vibrant communities.
4. **Privacy Concerns** – adjacent residents are negatively impacted by the development.
5. **Westbrook LAP** – overall, the development is not in line with the spirit of the discussions we have had to date as part of the Westbrook Community LAP engagement process and the resident feedback that has been received with respect to these forms of development.
6. **Engagement Timeline** – we view the less than one-month community engagement timeline to be insufficient for the nature of this proposal. Based on what we view as significant change in the character of the neighborhood we view this as meriting a longer engagement period.
7. **Urban Design** - based on the application notice, we cannot comment on the urban design based on the preliminary nature of the drawings, but we have concerns about row house urban design based on the relative proportions. Typically, rowhouses appear to compensate for smaller square footage per unit by building upwards and well above surrounding homes, potentially decreasing sunshine and blocking views of downtown and the neighborhood.
8. **Isolated Change in Zoning** - the proposed change in zoning from 39<sup>th</sup> to 43<sup>rd</sup> represents an isolated step outside of the existing approved zoning which we view as a negative precedent. We take issue with the framing of the proposal as in the "immediate vicinity" as existing RC-G zoning.

Our community is small, spanning only a few residential blocks from 37<sup>th</sup> St. to 45<sup>th</sup> St. SW and bordered by 17<sup>th</sup> Ave and Bow Trail (along with Westbrook Mall) - zoning changes such as the one proposed have broad long-term implications for the neighborhood which we are not supportive of.

The Rosscarrock community and the RCA Development Committee has been historically supportive of infill development which has resulted in what we view as instances of developers taking liberties with urban design and the form of multi-residential development to the detriment of the community and perceived negative views from surrounding communities. The proposed zoning change is an aggressive step out of existing zoning and viewed as a give to the developer.

We disagree with our neighboring communities and are supportive of infill development in our community, but agree that the a wild-west approach of developers purchasing and proposing changes in land use to

their benefit with poor urban design and no long term plan for the community is not the best approach for Rosscarrock.

We remain supportive of continued RC-2 development in the interior and higher density development along the community borders in keeping with the community consultation process as part of the Westbrook Communities LAP engagement process and the existing R-CG and Multi-Residential zoning which will achieve the City's density objectives expressed through the Westbrook LAP process.

Rosscarrock is a growing inclusive community and we see the future development of the community as an opportunity to increase the vibrancy and walkability of the neighborhood.

However, we are not supportive of the creation of corridors of congestion along side streets and avenues such as 8<sup>th</sup>, 10<sup>th</sup>, 13<sup>th</sup> and 15<sup>th</sup> Ave. and remain focused on smart changes in zoning with purpose and a long-term vision of the community which respect current community member as well as is inclusive of new community members.

R-CG development and the location of same should be carefully assessed in conjunction with existing zoning and proximity to other multi-family developments. We additionally have serious reservations about relative height of future R-CG developments and will be engaged with respect to future applications.

We aim to learn from and improve on surrounding communities to create a vibrant walkable community.