

Community Association Response

Received 2022 December 14

We are writing in our capacity as the Rosscarrock Community Association Development Committee (the “**Committee**”) in opposition to the proposed land use change at 1445 42 St. SW (LOC2022-0181) from RC- 2 to RC-G (the “**proposal**”).

Subsequent to the proposal at 4316 10 Ave SW (LOC2022-0134), community engagement and feedback received by the Committee has grown in opposition to these proposals. We have received multiple written letters in opposition to the proposal with an engaged group of community members that continues to grow. Based on the community feedback we have received to date, we advise that we continue oppose the proposed development.

The Rosscarrock community has existing R-CG and Multi-Residential zoning approved from 37th to 39th SW and in conjunction with the existing RC-2 infill development in the community we are well on our way to meeting our “50/50” objectives and the City’s densification objectives. It is important to note that Rosscarrock is one of the City’s smallest communities: any changes to zoning within this small neighbourhood significantly impact its character and cultures, more so than larger neighbourhoods.

The Committee continues to view the proposed increased R-CG zoning beyond this as not supportable 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 neighbourhood, particularly given the relative increase in children in the neighbourhood due to new families in the area and the inflow of students and drivers from the Calgary Arts Academy and St. Michael’s school. We would also note that 15th Ave is an **emergency vehicle access route** and encumbering this route is less than ideal, especially in our small neighbourhood with a fire hall and a police station. Until there is a solution related to row house development and the valid parking concerns that they cause (which have been raised in discussions with multiple surrounding committees), we cannot support this type of development in these locations.
2. **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 and that makes sense to the character of the community. We do not view the proposal as a smart development, especially in the middle of the neighbourhood, and would again note that we are making progress with respect to our densification objective based on our existing zoning.
3. **Contextual & Privacy Concerns** – adjacent residents are negatively impacted by the development. Corner lot row house developments are punitive and **out of context** with the orientation of existing homes in the community. These developments are onerous and punitive to adjacent lots based on the orientation of the lot and the overall footprint.

of the proposed.

- 4. Zoning Proximity** - the proposed R-CG zoning change is kitty corner to a lot that has already been rezoned as R-CG (4317 & 4315 15th Ave SW). Zoning proposal such as these should consider proximity similarly zoned areas as it further amplifies the negative community impacts discussed herein. **RC-G zoning has its place in the community which must be balanced with the community's concerns: a blanket view that all RC-G zoning on any corner lot in the middle of a small community is applicable is not supportable.**

Our community is small, spanning only a few residential blocks from 37th St. to 45th St. SW and bordered by 17th Ave and Bow Trail (along with Westbrook Mall). Zoning changes such as the one proposed have broad long-term implications for the neighbourhood 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.

For instance, some of the R-CG zonings closest to 37th St. SW are, respectfully, monstrosities to behold: they are overly tall complexes without any front or back yard space, forcing builders to add random balconies facing directly into the windows of neighbouring homes. In addition to density, the City of Calgary should be concerned about building vibrant, beautiful neighbourhoods with lots of green and park space. Excessive, randomly granted, poorly planned R-CG zoning without regard to the future character and appeal of neighbourhoods is short-sighted.

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 neighbourhood.

However, we are not supportive of the creation of corridors of congestion along side streets and avenues such as 8th, 10th, 13th and 15th Ave. and remain focused on smart changes in zoning with purpose and a long-term vision of the community which respect current community member and 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 which fits in the existing context of our community.