

August 12, 2019

City of Calgary  
Planning & Development

Attention: Calgary Planning Commission

RE: File Number: LOC2018-0135; Followup from Mystic Ridge Resident Concern Letter of July 19, 2019

Calgary Planning Commission,

On July 19, 2018, a letter was sent to the city signed by 22 of 24 residences in Mystic Ridge. The residential lots of LOC2018-0135 is clearly within this community surrounded on three sides by the ravine (Figure 1). Mystic Ridge is an estate community that was developed by United Communities and Calbridge homes in 2012-2015. For whatever reason, the original Mystic Ridge zoning excluded the land in the subject application, leaving the street front available. As the current residents of this community, we request that this land be developed in a character and manner consistent with our existing community.

Three key concerns were highlighted in our original letter to provide our support. We now understand that the applicant has resubmitted the application and that Calgary planning has provided their recommendation. Our concerns, along with the current status, is summarized below:

1. Concern about the setback between the natural area ravine and the lots designated R-1 and located along Mystic Ridge Way

**Addressed:** This is apparently incorporated via survey and a 3m setback.

2. Preservation of low-density estate lots consistent with the existing neighborhood (approximately 10,000 square feet)

**Not addressed:**

The number of 5 proposed lots is out of context with this neighborhood location. Mystic Ridge has a density close to 7 upha, which is within the guidelines set by the Springbank Hill ASP. If the number of applicant lots are reduced from 5 to 4 in the same space, the density results in about 8 upha which is also within the guidelines and is more consistent with our community.

In particular, these lots reside along 70m of street front. With 5 lots, the average house frontage calculates to 14m. Existing residential lots directly across the street have a 25m frontage. The imbalance will result in congestion conflicts from driveways and parking along the southwest corner of Mystic Ridge Way. With the preferred 4 lots, the frontage calculates to an average 17.5m which is more acceptable.

The developer, Deborah Schlaak, has expressed at times to us neighbors an intent to build consistent with the neighborhood and a willingness to sub-divide into 4 lots. We discovered the



CPC 2019-0989  
CPC 2019-0990

number to be 5 only via the application process. After noticing no change in the July 2019 update, we in the community reached out to Deborah with a consensus request to reduce the number of lots to 4. At the time of this letter we continue these discussions. However just to be clear, we the residents of Mystic Ridge do not support more than 4 lots in this space.

3. Pedestrian connectivity to the natural areas and regional pathway.

**Not addressed:**

With respect to the regional pathway, the application is inconsistent with the Springbank Hill ASP. There is a regional pathway shown on the Springbank Hill ASP and this has not been included. Although the ravine is considered an environmentally sensitive area, the grades are suitable from the southeast corner along the top of the ravine and along the R-1 property lines, and then continuing to the west near the north boundary (Figure 2). Note that this pathway approach is consistent with our community layout (Figure 1). Apparently, City Planning allowed the developer to ignore the regional pathway by 'rerouting' the pathway to a city street to the north along 26<sup>th</sup> Ave (Mystic Ridge Gate).

Our concern is that the lack of any pathway a) disconnects pathway access from a continuous city park, b) isolates the city park behind zoned lots, c) ignores resident request for pathway access to enjoy the park.

We understand that it is difficult to coordinate the regional pathway. It would cross at least three properties to connect to the existing pathway system and require appropriate setbacks. However, alternatively, even a local gravel pathway would be preferred to nothing. For the connectivity reasons mentioned above, it is very likely that people will blaze a pathway through this space regardless of whether or not the city recognizes the need. A more pragmatic approach to balance citizen needs with preservation is necessary.

Respectfully and on behalf of the Mystic Ridge Community,



Jon Isley, P. Eng.  
24 Mystic Ridge Way SW  
[jon.m.isley@gmail.com](mailto:jon.m.isley@gmail.com)

cc: Jeff Davison, City Councilor, Ward 6  
Elio Cozzi, President, Springbank Hill Community Association  
Deborah Schlaak, Applicant



Figure 1. Mystic Ridge Community

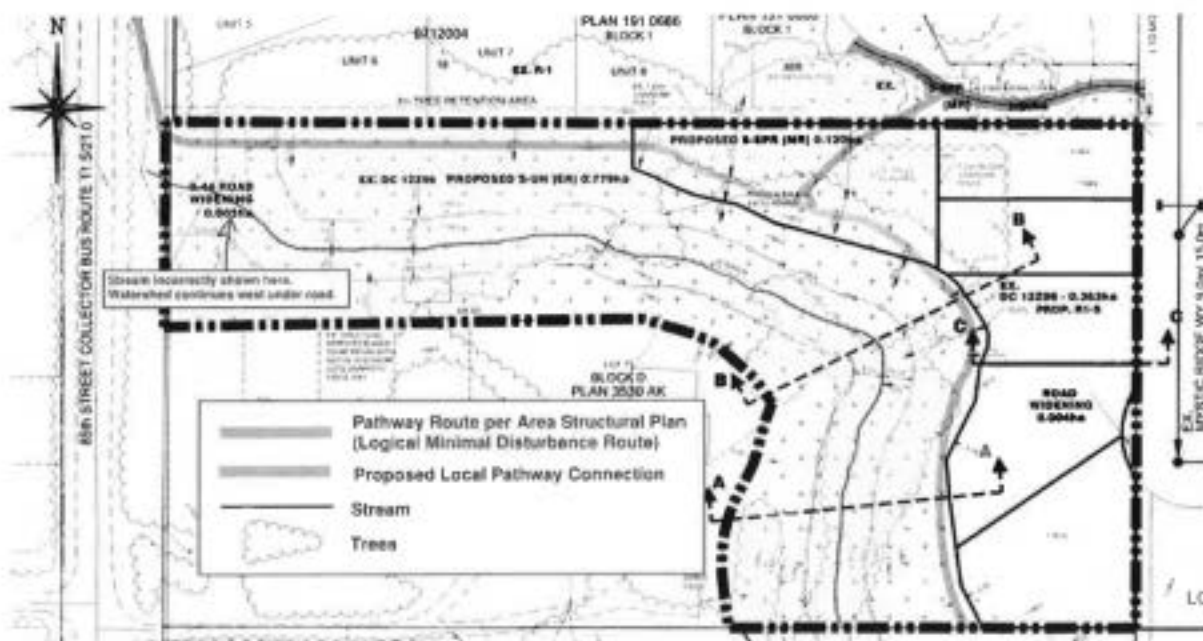


Figure 2. Proposed Pathway System Routings