

## de Grood, Anna

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**From:** donotreply@calgary.ca  
**Sent:** Wednesday, October 09, 2019 8:11 AM  
**To:** Public Submissions  
**Subject:** 2758 85 ST SW – LOC2018-0135 – Comment from Development Map

Application: LOC2018-0135

Submitted by: Darrell Osadchuk

### Contact Information

Address: 222 Mystic Ridge Pk SW

Phone: 4038130401

Email: darrell@d2mgmt.com

### Feedback:

I believe that this application should NOT be allowed. As a resident of Mystic Ridge, who spent over \$2 million on a home to live in a community with Architectural controls that are in place, I personally believe that by increasing the applicants density that it will hurt the value of my home. The original application of 4 lots is acceptable, however, I believe that 5 lots is 100% accessible as this also eliminates the green space and walking paths that were on the original ASP for this area. The residents of Mystic Ridge have already seen home prices de-valued by the increased density to the North of Mystic Ridge Gate (former 26 Ave SW). I do not have the option to sell my house and get my money back for it and I do not feel that a developer should have the right to amend an area that all the residents of Mystic Ridge bought into and had an understanding as to what would be around us. Had I known that this was a possibility I never would have spent the monies that I did to follow the architectural controls or even bought in the neighborhood. The applicant has gone door to door and said it is because of economic times.....well if we all had crystal balls we probably would not have built when we did, however, we did. The applicant can wait longer to get a higher value on 4 lots instead of doing 5 as she still has time on her side. We are a tight knit community and I believe that we all need to be represented fairly. We are already here and she is not. We bought houses knowing that there would be 3 to 4 houses there, not 5. Traffic in an out of the area and on 85 St is already more than the road can handle. WE STRONGLY OPPOSE THIS APPLICATION AND PLAN ON ATTENDING THE MEETING TO PUSH BACK ON THIS.

## de Grood, Anna

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**From:** donotreply@calgary.ca  
**Sent:** Wednesday, October 09, 2019 8:25 AM  
**To:** Public Submissions  
**Subject:** 2758 85 ST SW – LOC2018-0135 – Comment from Development Map

Application: LOC2018-0135

Submitted by: Frank & Tina Gallucci

### Contact Information

Address: 39 Mystic Ridge Way SW

Phone:

Email: frankg@amicenterprises.com

### Feedback:

The proposed development is inconsistent with the Area Structure Plan (ASP) and the residences of Mystic Ridge have already given in to the densification to the north of our neighbourhood. Worse, we are now asked to give even more to a development that is grossly inconsistent with the rest of the houses surrounding it. If the City will not respect ASP's, where is the commitment to the landowners (and voters) like us.

**From:** [donotreply@calgary.ca](mailto:donotreply@calgary.ca)  
**To:** [Public Submissions](#)  
**Subject:** 2758 85 ST SW – LOC2018-0135 – Comment from Development Map  
**Date:** Wednesday, October 09, 2019 8:34:48 AM

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Application: LOC2018-0135

Submitted by: Brian Moore

Contact Information

Address: 115 Mystic Ridge Park SW

Phone: 403-512-9092

Email: [Brian.Moore@shaw.ca](mailto:Brian.Moore@shaw.ca)

Feedback:

The Developer's application does not comply with the Springbank Hill Area Structure Plan. Original plan was 4 lots and a pathway. Now submission is 5 lots and no pathway (safety concern). Respectfully request the City of Calgary Planning to enforce the ASP. This is a material concern for homeowners, tax payers, and voters. We purchase homes based on a secure ASP plan. This cannot be subject to change without due process. The Developer's consultation and transparency has been poor in terms of community engagement. Please contact me should you have questions. Thank you for your consideration of our concerns.

**From:** [donotreply@calgary.ca](mailto:donotreply@calgary.ca)  
**To:** [Public Submissions](#)  
**Subject:** 2758 85 ST SW – LOC2018-0135 – Comment from Development Map  
**Date:** Wednesday, October 09, 2019 10:29:25 AM

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Application: LOC2018-0135

Submitted by: Tracey Zehl

Contact Information

Address: 123 Mystic Ridge Park SW

Phone:

Email: [tlzehl@gmail.com](mailto:tlzehl@gmail.com)

Feedback:

I am writing to express my concern that this proposed development is inconsistent with the Area Structure Plan (ASP) for Mystic Ridge. This plan has been in place for almost 10 years and it is disappointing that this application is being considered. Not only is it inconsistent with the look and feel of our small estate community, but it also possess safety concerns and significant parking issues if 5 lots were placed into this small parcel. There are many small children in our community and the number of vehicles these 5 houses would add, with no parking, is of great concern. Our community has been subject to increased densification in every quadrant around us, again inconsistent with a development plan that was in place for many years, in which many of us considered when purchasing our homes. Hundreds of trees have been cut down in the past couple of months, and there is really no regard for the people who live here, pay a lot of money in property taxes on an annual basis, and strive to build a safe community for our children. I have lived in Calgary my entire life and am extremely disappointed in the City Councils lack of regard for its citizens all in exchange for excessive development in a depressed economy. We are not asking for no development, just simple consideration for development that is consistent with the established community.

**From:** [donotreply@calgary.ca](mailto:donotreply@calgary.ca)  
**To:** [Public Submissions](#)  
**Subject:** 2758 85 ST SW – LOC2018-0135 – Comment from Development Map  
**Date:** Wednesday, October 9, 2019 5:39:06 PM

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Application: LOC2018-0135

Submitted by: Laura Didyk

Contact Information

Address: 115 Mystic Ridge Park SW

Phone:

Email: [lauradontherun@gmail.com](mailto:lauradontherun@gmail.com)

Feedback:

I find it inconceivable that the city would allow this development proposal to proceed as submitted. It is inconsistent with the Area Structure Plan (ASP) and that I was told. When we purchased our home, we trusted that the city would respect the ASP. If I can't trust the city, and my city representatives, who can I trust as a voter and a property owner? I question how the city can work with a developer that has been deceitful to their future neighbours, only for her own personal financial gain?

**From:** [donotreply@calgary.ca](mailto:donotreply@calgary.ca)  
**To:** [Public Submissions](#)  
**Subject:** 2758 85 ST SW – LOC2018-0135 – Comment from Development Map  
**Date:** Thursday, October 10, 2019 11:03:41 AM

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Application: LOC2018-0135

Submitted by: Bonnie Wong

Contact Information

Address: 234 Mystic Ridge Park SW

Phone: 4032171169

Email: [bawong88@gmail.com](mailto:bawong88@gmail.com)

Feedback:

Absolutley opposed to the idea of developing 5 lots on this piece of land with no connecting pathway. This does not follow the ASP and does not align with the neighbourhood. This is outrageoues to go against everything that has set this area apart as estate lots. We all bought houses in this area because of the low density and the plans to keep it this way. Please leave the integrity of our neighborhood alone.

**From:** [donotreply@calgary.ca](mailto:donotreply@calgary.ca)  
**To:** [Public Submissions](#)  
**Subject:** 2758 85 ST SW – LOC2018-0135 – Comment from Development Map  
**Date:** Thursday, October 10, 2019 3:57:29 PM

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Application: LOC2018-0135

Submitted by: Rhonda Smith

#### Contact Information

Address: 47 Mystic Ridge Way SW

Phone:

Email: [smithrhonda@shaw.ca](mailto:smithrhonda@shaw.ca)

#### Feedback:

As a Mystic Ridge Way SW resident, I have the following concerns with this application:

1. Landowner Consultation: Consultation with my community has been limited throughout this process, and what consultation there has been, has been disingenuous. Ms. Schlaak originally told my community that she was planning 4 lots along Mystic Ridge Way. We requested 3 to: A- protect the environmentally sensitive area (Stantec, 2016), B- keep the lot sizes consistent with the neighbouring lots along the street, and C- to keep her development in character with the Mystic Ridge Community as a whole. She ignored that request, and actually increased the number of lots to 5.
2. Environment: Stantec's assessment in 2016 found that a permanent stream and ephemeral drainages are hydrologically connected with riparian areas providing wildlife connectivity and habitat in this area. As well, rare vegetation was observed. 5 lots will mean heavier impact on the environmentally sensitive area that borders these lots to the west.
3. Safety: 5 lots will result in a congested house frontage posing safety concerns with congested traffic and parking in a small area.
4. Neighbourhood: 5 lots along Mystic Ridge Way is very much out of character with the neighborhood. The lot sizes are significantly smaller and more congested than all other residential lots on the street (Mystic Ridge Way).
5. Investment: 5 lots will impact the home/lot values of neighbouring residents. Existing residents invested in this community and supported the Springbank Hill Area Structure Plan (ASP), but the City and surrounding developers seem to be ignoring the ASP details, specifically in Springbank Hill; we are seeing other developments being approved in Springbank Hill that aren't adhering to the ASP.
6. Architectural Guidelines: The Mystic Ridge community has architectural guidelines that this development plan is not taking into consideration.
7. Pathway: There is no pathway included in the plan which is a component of the ASP that is being ignored (Section 4.4 Map 4, and point 15).

The City should reject this plan as proposed, based on the above issues. The plan should be reduced to 4 (or 3) lots, which is still consistent with the ASP, and a community pathway should be added along the ravine to protect the environmentally sensitive area, and to connect the current pathways in the community that dead-end (also per of the ASP).

If the City will not respect ASPs for communities, where is the commitment to the citizens/exiting community members (and voters) who bought into a community with the ASP 'rules' in mind. Our surrounding environment, safety, and personal investment are in jeopardy with this proposed development.

I will be in attendance at the public hearing on October 21 to oppose this plan.

**From:** [donotreply@calgary.ca](mailto:donotreply@calgary.ca)  
**To:** [Public Submissions](#)  
**Subject:** 2758 85 ST SW – LOC2018-0135 – Comment from Development Map  
**Date:** Thursday, October 10, 2019 4:26:30 PM

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Application: LOC2018-0135

Submitted by: Nicole Faas

Contact Information

Address: 11 Mystic Ridge Way SW

Phone:

Email: [nicole.faas@gmail.com](mailto:nicole.faas@gmail.com)

Feedback:

Hi - as the resident that will be directly south to this new proposed development, I am vehemently opposed to having this land split into 5 lots. The size of the lots are completely inconsistent with the neighborhood and will have a negative impact on the resale value of my home and others in Mystic Ridge. I think that 4 lots would be more reasonable and more consistent with the other lots in the neighborhood. Thank you for your consideration.



**From:** [donotreply@calgary.ca](mailto:donotreply@calgary.ca)  
**To:** [Public Submissions](#)  
**Subject:** 2758 85 ST SW – LOC2018-0135 – Comment from Development Map  
**Date:** Thursday, October 10, 2019 10:27:19 PM

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Application: LOC2018-0135

Submitted by: Ravi Patel

Contact Information

Address: 107 Mystic Ridge Park

Phone: 4039927755

Email: RAVIPATEL75@SHAW.CA

Feedback:

We have had extensive discussions regarding this application and we strongly feel that this is inconsistent with the Area Structure Plan (ASP).

Our neighbourhood has already given in to the densification to the north of Mystic Ridge. On top of that we are now being asked to provide more to a development that is grossly inconsistent with the rest of the houses surrounding it.

**From:** [donotreply@calgary.ca](mailto:donotreply@calgary.ca)  
**To:** [Public Submissions](#)  
**Subject:** 2758 85 ST SW – LOC2018-0135 – Comment from Development Map  
**Date:** Friday, October 11, 2019 7:05:41 AM

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Application: LOC2018-0135

Submitted by: Leigh Skinner

Contact Information

Address: 230 Mystic Ridge Park SW

Phone:

Email: [leighs@shaw.ca](mailto:leighs@shaw.ca)

Feedback:

The proposed land use amendment is out of character with the nearby area and inconsistent with the area structure plan. We are very concerned about the negative impact this will have on our area and property value. As such we strongly oppose the proposed amendment.

Leigh and Fumiko Skinner

**From:** [donotreply@calgary.ca](mailto:donotreply@calgary.ca)  
**To:** [Public Submissions](#)  
**Subject:** 2758 85 ST SW – LOC2018-0135 – Comment from Development Map  
**Date:** Friday, October 11, 2019 3:43:49 PM

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Application: LOC2018-0135

Submitted by: Matt Huber

Contact Information

Address: 51 Mystic Ridge Way SW

Phone: 4038150507

Email: [mjhuber@shaw.ca](mailto:mjhuber@shaw.ca)

Feedback:

We fully support the concern that the number of 5 proposed lots along this corner of Mystic Ridge Way is out of character with the neighborhood. The lot sizes are significantly smaller than all other residential lots on Mystic Ridge Way. Of particular concern is that 5 lots will result in a congested house frontage that ignores the architectural and neighborhood context of this setting. The street frontage in particular will result in congested driveways and parking issues.

We just want the neighborhood to be developed consistently and would like the proposed development to consider the current Mystic Ridge Way lot sizes and frontages and respectfully request that Land Use Amendment be adjusted to be more in character with the current structure of the Mystic Ridge area.

**From:** [Theresa Novick](#)  
**To:** [Public Submissions](#)  
**Subject:** [EXT] Fwd: Application LOC2018=0135- Springbank Hill  
**Date:** Monday, October 14, 2019 11:49:12 AM

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Begin forwarded message:

**From:** Theresa Novick <[terrinnovick@gmail.com](mailto:terrinnovick@gmail.com)>  
**Subject:** Application LOC2018=0135- Springbank Hill  
**Date:** October 14, 2019 at 11:41:44 AM MDT  
**To:** [PublicSubmissionss@calgary.ca](mailto:PublicSubmissionss@calgary.ca)

To City Council Members,

We closed on a newly constructed home by Calbridge Homes in the new community of Mystic Ridge ( phase 2) in March of 2016. The neighbourhood currently features 24 estate style lots of over one quarter of an acre each. We were attracted to this area because of its low density and the surrounding rolling hills and expansive views, yet close to all conveniences in Aspen Landing. We expected this new community to remain consistent with the low density and architectural character which are not found in more densely populated neighbourhoods of the city.

The development plan of the applicant, Deborah Schlaak, seriously disregards the character of our community by proposing five lots that are on average 19- 26 % smaller than the current lots. This would result in higher density and smaller homes which do not meet the architectural guidelines we have in place. Her plan also includes widening the street in order to shoehorn one of the lots next to to an existing home. This would increase the traffic congestion along the street which also houses the mailboxes for our neighbourhood and adjacent ones. We have serious concerns for the safety of the children who greatly enjoy riding their bicycles and scooters in our quiet enclave.

Furthermore, the plan also ignores the provision of a nature path along the ravine which is part of the ASP. The paths in the area greatly enhance the quality of life in our neighbourhood and are integral to the character of the community.

For all of the above reasons, we are gravely concerned that the applicant's plan will change the character, tranquility and overall quality of life that the residents of this community currently enjoy. We respect the applicant's right to submit her proposal but request that she respect the character and lower density of the community and modify her proposal accordingly by reducing the number of lots she wishes to sell.

Thank you for your time and for allowing us to communicate our concerns on this very important issue.

Kind regards,

Theresa and Richard Novick

52 Mystic Ridge Way SW  
Calgary, Alberta  
T3H 1S7

**From:** [donotreply@calgary.ca](mailto:donotreply@calgary.ca)  
**To:** [Public Submissions](#)  
**Subject:** 2758 85 ST SW – LOC2018-0135 – Comment from Development Map  
**Date:** Monday, October 14, 2019 4:12:33 PM

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Application: LOC2018-0135

Submitted by: Kelly Little

Contact Information

Address: 4 MYSTIC RIDGE WAY SW

Phone: 4038508919

Email: [klittle@hamiltonandpartners.com](mailto:klittle@hamiltonandpartners.com)

Feedback:

14 October, 2019

ATTENTION: CITY COUNCIL PUBLIC SUBMISSIONS

RE: LOC2018-0135 Schlaak Application

City Council,

My name is Kelly Little and I live at 4 Mystic Ridge Way SW with my family. I previously owned in Tuscany, but after careful consideration, I decided to purchase this home on September 2016. I settled on this area for a number of reasons, but none more important than the overall character of this neighbourhood. I was taken by the overall look and feel of this truly unique development and settled on this location. I find that the LOC2018-0135 application runs contrary to the existing character of Mystic Ridge and will forever alter the landscape of this existing development. The character of the Mystic Ridge development was clearly maintained through architectural controls that we all had to adhere to within this community. To be clear, I am not opposed to the completion of this stated block, however, I am opposed to the number of lots being contemplated. I do not believe that the 5 lots proposed maintains the established character of this community or would have any hope of matching the architectural controls that existing homeowners had to abide by and the very reason I purchased in this community. I thank you for your time and careful consideration of my concerns, that are consistent with our entire community.

Kelly Little  
4 Mystic Ridge Way SW

**From:** [Mazen Itani](#)  
**To:** [Public Submissions](#)  
**Subject:** [EXT] LOC2018-0135  
**Date:** Monday, October 14, 2019 4:15:57 PM

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Hello,

My name is Mazen Itani and I own six (6) remaining lots East of the proposed application.

My concern is the five (5) proposed lots on the East portion of the Lands that border Mystic Ridge Way.

I request that the Developer for the proposed application adheres to the existing Architectural Controls for the community of Mystic Ridge.

Regards,  
Mazen Itani

**From:** [donotreply@calgary.ca](mailto:donotreply@calgary.ca)  
**To:** [Public Submissions](#)  
**Subject:** 2758 85 ST SW – LOC2018-0135 – Comment from Development Map  
**Date:** Monday, October 14, 2019 5:12:16 PM

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Application: LOC2018-0135

Submitted by: Caijing Fu

Contact Information

Address: 43 mystic ridge way sw

Phone:

Email: [fucaijjing@hotmail.com](mailto:fucaijjing@hotmail.com)

Feedback:

As a resident of the Mystic Ridge community, I oppose this application and 100% support the outlined in the letter submitted by Jon Isley. 5 lots plan is not consistency with the current community style.



**From:** [donotreply@calgary.ca](mailto:donotreply@calgary.ca)  
**To:** [Public Submissions](#)  
**Subject:** 2758 85 ST SW – LOC2018-0135 – Comment from Development Map  
**Date:** Monday, October 14, 2019 5:24:59 PM

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Application: LOC2018-0135

Submitted by: Jon Isley

Contact Information

Address: 24 Mystic Ridge Way SW

Phone:

Email: [jon.m.isley@gmail.com](mailto:jon.m.isley@gmail.com)

Feedback:

See attached letter

October 14, 2019

City of Calgary Public Hearing

Attention: City Council Public Submissions

RE: File Number: LOC2018-0135; Followup from Mystic Ridge Resident Concern Letter of July 19, 2018

City Council,

My name is Jon Isley and I live at 24 Mystic Ridge Way SW. I have been active in engaging and organizing the Mystic Ridge community discussion and input with respect to LOC2018-0135. Beginning in July, 2018, I organized a letter containing 22 of 24 resident signatures that was sent to the city that outlined our comments and concerns. Subsequently, after an updated application was submitted in July 2019, the community mobilization only grew as we learned that the development process continued inconsiderate of our concerns.

### **Mystic Ridge**

The residential lots of LOC2018-0135 is within our community, which is fairly contained and surrounded on three sides by the ravine (Figure 1). Mystic Ridge is a new estate community that was conceived by United Communities and Calbridge homes in 2013. Unfortunately, due to circumstances related to the economic downturn, new home building stalled. Currently, only 24 of 32 existing lots are developed with new homes, the last of which was built in 2016 (the remaining lots are currently up for sale). Thus, Mystic Ridge is still a work in progress. However, the vision and character established in this new development is very clear and unmistakable. The homes immediately surrounding the subject property are established and follow consistent zoning, architectural controls and building standards established by Calbridge. As the current residents, our request is simply that this land be developed in a character and manner consistent with these standards.

### **Zoning**

The key character issue at this stage is the zoning. The Springbank Hill Area Structural Plan (ASP) was then created in 2017 and designated this space 'Standard Suburban' which allows 7-17 upha. Mystic Ridge currently falls at the low end of this range and based on this designation, the ASP supports the community expectation that Mystic Ridge be completed logically. An analysis of the application (Figure 2) shows that the proposed lots are outside this context. As it stands, three of the proposed lots are 40% smaller than the smallest lot in the entire neighborhood. If the number of applicant lots are reduced from 5 to 4 in the same area, the density results in 8.3 upha which is within the ASP designation and a reasonable compromise.

In addition, these lots reside along 70m of street front. The community typical frontage is 20-25m which would imply 3-4 lots would fit. With 5 lots, the average house frontage calculates to 14m which is unacceptable. With the above suggested 4 lots, the frontage calculates to an average 17.5m, which again, is a more reasonable compromise.

The suburban character of this neighborhood includes features enforced by architectural controls such as minimum house footprint, space allowed between houses (6m) and open fence yards. This character is considerate of space in design, landscaping and resident and family experience, including privacy. Consistent lot spacing sets a strong precedence in maintaining this character which is unique to the community.

When considering zoning, the context of location is critical. Anyone moving into a new Calgary community would expect logically consistent development and character within a continuous area as a function of good urban design. Higher density makes sense for new communities designed with that intent from the beginning, or old communities where a changing urban character evolves over a longer period of time. Looking at the area as a whole, the Springbank Hill Study Area includes multiple higher density new communities proposed towards 85<sup>th</sup> St and 17<sup>th</sup> Ave (Figure 3). Approximately 3000 units are being proposed, and Springbank Hill as a whole exceeds density targets set by the Municipal Development Plan (MDP). The Mystic Ridge community accepts that densification is a reality for these neighboring communities to our north and west. In turn, the community asks that the city and the developer recognize and respect that this application is in a unique location that logically should follow Mystic Ridge standards and precedence.

#### **Regional Pathway and Park Access**

The other major concern with this application is that, while providing a natural green space, the application offers no access for the community residents to enjoy this future city park. In this respect, the application is clearly inconsistent with the ASP, where a regional pathway shown (Figure 3). As residents, we find that zoning off and not providing access to this green space to be inconsiderate and illogical.

My inquiries to City Planning/Parks have been returned with the response that they 'rerouted' the pathway along 26<sup>th</sup> Ave (Mystic Ridge Gate) to the north. There was no public consultation or amendment to the ASP with respect to this decision. The reasoning provided between City Parks and the developer is that the pathway is technically challenging across the ravine terrain and creates an environmental disturbance. In my opinion, this decision is one of convenience. I pointed out a potential route for the pathway along the top of the ravine that would minimize technical issues (Figure 4), but when I submitted this counter proposal I was told by City Planning that 'it was too late', and I was welcome to bring up these concerns with Council.

We understand that it is difficult to coordinate the regional pathway. The zoning designation implication is unclear, it crosses multiple properties which are difficult to coordinate, it would disturb a few trees and it requires appropriate grades and setbacks. However, we are not even offered a local gravel pathway as a compromise. 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.

### **Resident Expectations**

Even though Mystic Ridge is a new community, all current residents settled before 2017. That year, Mystic Ridge residents actively participated in city development of the Springbank Hill ASP, including offering comments, attending debates and speaking at the public hearing. Of primary concern at that time was the resident request to respect the existing suburban communities in relation to the higher density developments to the northwest. The inclusion of a low density contextual zone was introduced, also at that time, along Mystic Ridge Gate. The areas to the south, including along Mystic Ridge Way, were designated with a density range of 7-17 upha. This seemed to satisfy concerned stakeholders, which accommodated both a build out of Mystic Ridge, and for new developments such as what is now proposed by Truman (16.2 upha) and Shane (17 upha). In addition, the regional pathway system was established in part as compensation to the high density development to the northwest to give residents the opportunity to connect with parks and amenities and offer a net positive outcome. Thus, the resident expectations were set with the belief that the ASP offered both development and preservation of Mystic Ridge character.

Then in May, 2018, Deborah Schlaak, the applicant, went door to door along Mystic Ridge Way to discuss with residents their intent to submit the application. During this initial engagement, Deborah stated that the intent was to subdivide into 4 lots. By all accounts of the discussions, the request was given to the applicant to make these lots as consistent with the existing community as possible. There was no indication that she would do otherwise. In July 2018, during the City Planning posting of the application, we learned that the subdivision was submitted with 5 lots instead of the 4 lots discussed.

The above background led to community mobilization in opposition to the application that began with a petition in July 2018. The community has held numerous open house meetings, email exchanges, door to door, sidewalk and street discussions. We are unanimous. We have engaged with our city councilor, the Springbank Hill Community Association, and the applicant herself. We believe that our requests are simple and reasonable. We believe that our expectations to preserve the Mystic Ridge character would be in line with any Calgary citizen's expectations that supports good urban planning over haphazard development. Our community ask for City Council to enforce our reasonable standards and hold the applicant to account.

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



Figure 1. Mystic Ridge Community

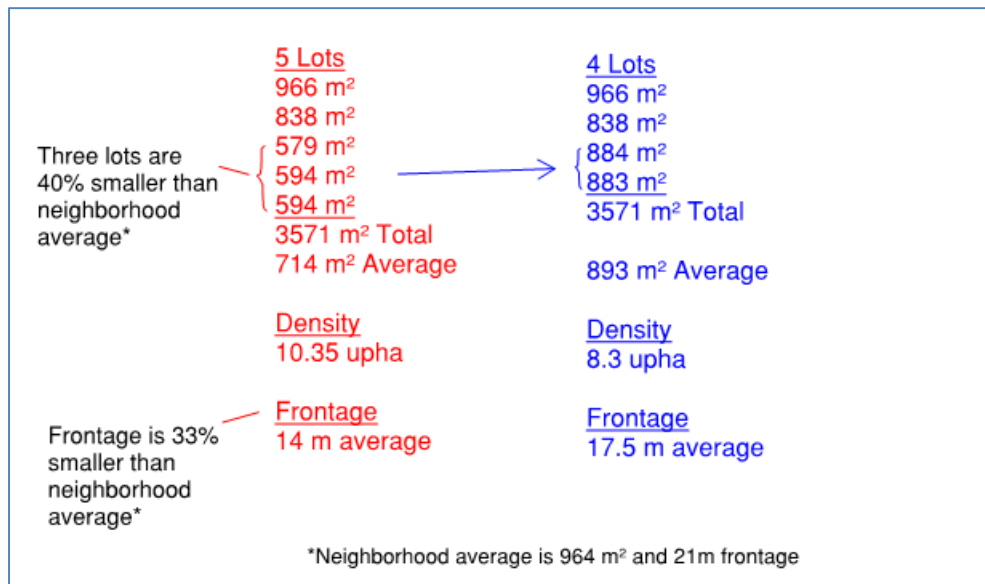


Figure 2. Comparison of 5 Lots versus 4 Lots

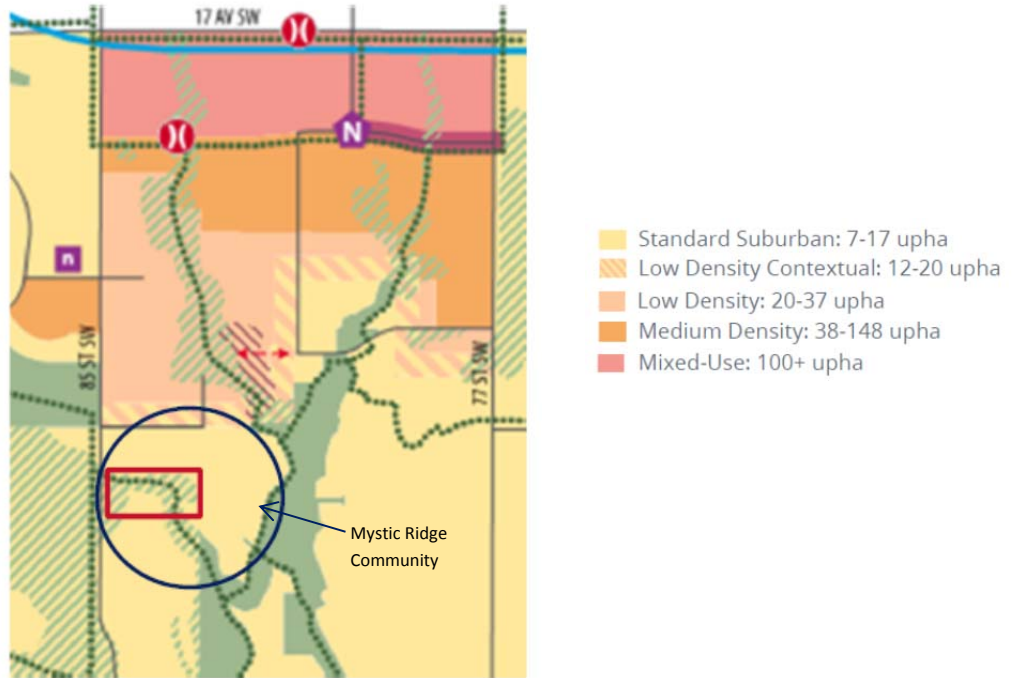


Figure 3. Springbank Hill Area Structure Plan (ASP) with Pathway and Development Areas

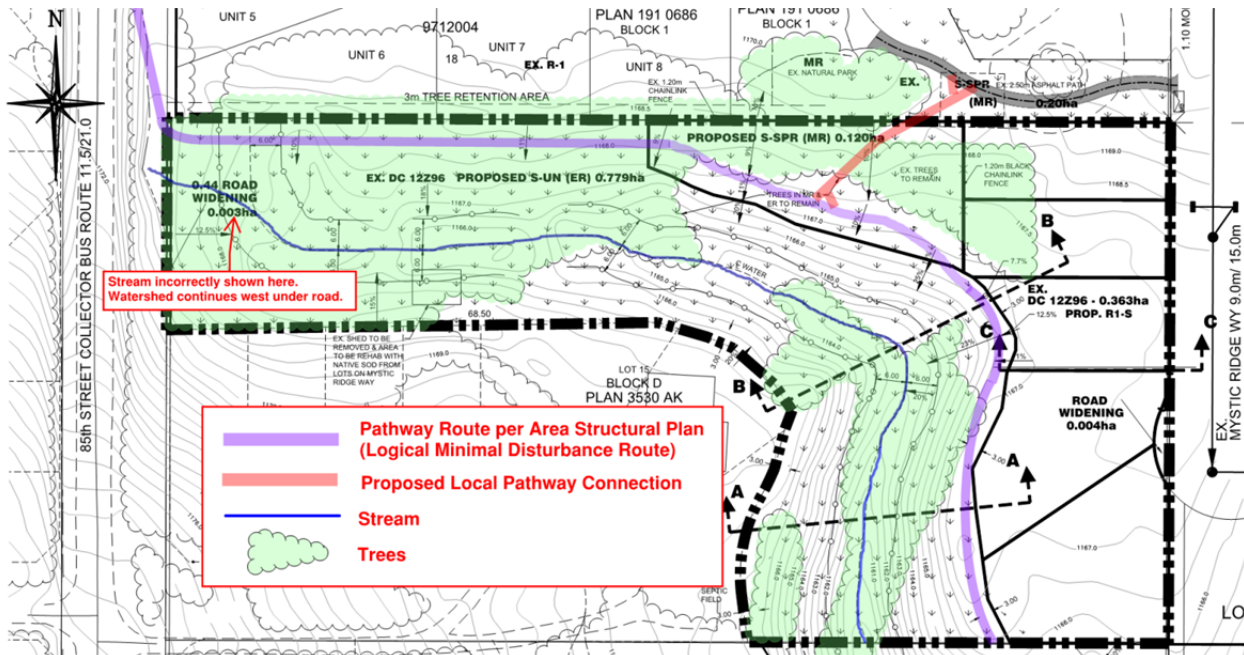


Figure 4. Proposed Pathway System Routings

**From:** [donotreply@calgary.ca](mailto:donotreply@calgary.ca)  
**To:** [Public Submissions](#)  
**Subject:** 2758 85 ST SW – LOC2018-0135 – Comment from Development Map  
**Date:** Monday, October 14, 2019 6:40:24 PM

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Application: LOC2018-0135

Submitted by: Tim Stephens & Cara Gilman

Contact Information

Address: 35 Mystic Ridge Way SW

Phone: 403-710-6549

Email: [stephen201@me.com](mailto:stephen201@me.com)

Feedback:

We oppose the 5 lot proposal for the said application 2018-0135 and also completely support the response submitted by Jon Isley.

1) Consistency to Guidelines: Deb Schlaak's application is inconsistent with the Architectural Guidelines for the Mystic Ridge community set forth. This proposal impacts the Mystic Ridge Community which is a new community and one designed with specific character, house and lot sizes. The established Architectural Guidelines require the minimum house size must be minimum 2,800ft<sup>2</sup> for two storey, or 1,950ft<sup>2</sup> for a bungalow, 3 car garage, min 1.5m setback on each side, etc. The proposal LOC2018-0135 does not allow for this.

Good Urban Design means being consistent with the context and guidelines of the community, which this 5 lot proposal is not. Cramming in 5 houses on a lot that really should have 3-4 homes blatantly disregards the ASP and the Architectural guidelines for our new community. This is not good urban design.

2) ASP Requirements: The community members of Mystic Ridge have already ceded to the ask for increased density to the immediate north of our community. The ASP as defined and agreed to in good faith by all members of the community is not respected by the proposal put forth as LOC2018-0135. Can we count on the City to uphold the ASP?

3) Community Safety: The homes in the immediate vicinity to the proposed development have young children who ride their bikes, play hockey in the street and are at increased immediate risk from the greater traffic flow resulting from the proposed development. Is the City willing to accept and endorse increased risk to the youngest members of our community?

4) Integrity: All of our neighbours, including us, spoke face to face with Deb Schlaak and were told the plan was for 4 houses, to which we listened and agreed. We shook hands. Without further consultation or notice, the application was changed for five, which is inconsistent with the statements and agreements made with us.

As members of Mystic Ridge, we oppose this development that is incongruent and insensitive to the ASP, the architectural guidelines and the safety of the community's youngest members. We ask the City to exercise good judgement, respect the ASP, the constituents and taxpayers, and support 4, not five lots.

Thank you for your review and support.

Best,

Tim Stephens  
Cara Gilman

Sara Stephens  
Hannah Stephens

35 Mystic Ridge Way SW  
403-710-6549



**From:** [donotreply@calgary.ca](mailto:donotreply@calgary.ca)  
**To:** [Public Submissions](#)  
**Subject:** 2758 85 ST SW – LOC2018-0135 – Comment from Development Map  
**Date:** Tuesday, October 15, 2019 9:00:48 AM

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Application: LOC2018-0135

Submitted by: David Bannister

Contact Information

Address: 8 MYSTIC RIDGE WAY SW

Phone: 4032454570

Email: [bannisdm@telusplanet.net](mailto:bannisdm@telusplanet.net)

Feedback:

My wife, Karen Jefferson, and I have serious concerns about this proposed application for the following reasons:

1. The Size of the Lots and Houses are not consistent with the current homes in Mystic Ridge

The proposed five lots do not have the same frontage or area of the current lots and homes in the neighborhood. They are considerably smaller. As the access to these homes will be from Mystic Ridge Way SW they will be considered as part of the neighborhood. However, they will be of lesser size and value and will have the natural effect of pulling the value of our homes down. In this depressed real estate market a consideration to lower the density from 5 to 4 or 3 homes to retain value on the existing homes should be strongly considered.

Also, the building of lesser value homes will impact the current developer's ability to sell the empty larger lots at the current asking price which will stall the sale and the completion of our neighborhood further depressing our value.

Many decisions within the City's control will not have such a serious effect on our value which includes lowering the number of lots proposed in this application.

2. The proposed access to these homes is off of Mystic Ridge Way SW which leads to a natural association of value to the existing homes which is not the case. These homes will be of lesser value. Their lesser value will hurt our value.

In talks with D. Schlaak, she indicated that she is speaking with her neighbor to consider the future development of her's and the adjacent property for residential development. She said that she will be living in her current house on the property but that will be only until she and her neighbor can agree on the sale and development of their properties together.

As such the City should consider this future development in light of these five houses and access to these five homes and this future development should be a single access off of 85th Street not off of Mystic Ridge Way SW. Single access off of 85th Street would establish a clear buffer between our neighborhoods and allow each to be discrete and neither neighborhood will significantly impact the value on the other. In that way, her value does not affect ours and will be consistent with what she is planning. The land exists and driveways are already in place that could serve these new homes.

I propose that the City delay D. Schlaak's application until she reaches an agreement with her neighbor, which, in speaking with her, is very soon, and the development can be designed and access to the entire development can be implemented from 85th Street.

In talking with D. Schlaak her goal is two-fold: 1. To construct these houses using Mystic Ridge Ways SW access and then 2. to combine her property with her neighbors to construct more homes with access off of 85th Street. We are asking that those two goals be combined into one development with access off of 85 St. SW.

3. There are several reasons people invested and built in this area which include the safety of their families. Large houses and lots provide a safety buffer for everyone who invested in the development. It means that there is less traffic, fewer cars on the road, and statistically fewer pedestrian accidents and fewer opportunities for the criminal element to take advantage. Allowing the five homes Impacts the safety that was purchased and implicitly guaranteed by Calbridge Homes and the City when the homes were sold. The increased traffic alone will cause significant impacts on the overall environment and road safety.

Impacts to value and overall safety should be enough for the City to consider either lowering the density of the proposed development to make it consistent to the current homes in our area or delaying this application until D. Schlaak reaches an agreement with her neighbor and a discrete, separate and exclusive development can be designed and implemented

**From:** [Theresa Novick](#)  
**To:** [Public Submissions](#)  
**Subject:** [EXT] LOC2018-0135  
**Date:** Tuesday, October 15, 2019 9:07:39 AM

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To City Council Members,

To follow our previous email dated October 14, 2019, we wish to make the following correction, based on new information on the application from Deborah Schlaak . The lots she has proposed are actually 40 % smaller than the current lots in Mystic Ridge, as opposed to the range of 19-26% as previously stated.

We also wish to register our complete opposition to the plan proposed in this application and 100% support the response outlined in the letter submitted by Jon Isley on October 14 2019.

Thank you again!

Theresa and Richard Novick

52 Mystic Ridge SW  
Calgary

**From:** [Barbaatar, Davaa](#)  
**To:** [Public Submissions](#)  
**Cc:** [phipps.katie@gmail.com](mailto:phipps.katie@gmail.com)  
**Subject:** FW: [EXT] Comments on Application LOC2018-0135  
**Date:** Tuesday, October 15, 2019 9:14:04 AM

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Hi Katie

I am forwarding your request to team handles the public submissions.

Regards.

Davaa

**From:** Katie Phipps [mailto:phipps.katie@gmail.com]  
**Sent:** Monday, October 14, 2019 5:16 PM  
**To:** City Clerk <CityClerk@calgary.ca>  
**Subject:** Fwd: [EXT] Comments on Application LOC2018-0135

Hello, please see correspondence below.

Begin forwarded message:

**From:** "Huber, Morgan J." <[Morgan.Huber@calgary.ca](mailto:Morgan.Huber@calgary.ca)>  
**Date:** October 14, 2019 at 4:52:03 PM MDT  
**To:** Katie Phipps <[phipps.katie@gmail.com](mailto:phipps.katie@gmail.com)>  
**Cc:** Scott Samoleski <[samoleski@streetsmart.ca](mailto:samoleski@streetsmart.ca)>  
**Subject:** Re: [EXT] Comments on Application LOC2018-0135

Hi Katie,

I am out of the office this week, please submit your letter directly to [cityclerk@calgary.ca](mailto:cityclerk@calgary.ca) to ensure it makes it onto the Council agenda package to October 21.

Thank you,

Morgan Huber, RPP, MCIP  
Senior Planner, City of Calgary  
(403) 268-3536

Sent from my iPhone

On Oct 14, 2019, at 4:46 PM, Katie Phipps  
<[phipps.katie@gmail.com](mailto:phipps.katie@gmail.com)> wrote:

Hi Morgan, I was trying to submit online comments regarding this application, it says they are open until noon on October 15th, but I

also was given a note that comments were closed. Screen shot attached below.

I'm writing to provide STRONG OBJECTION to this application. I'm a resident of Mystic Ridge, and live directly across the street from the lands in question. There are multiple reasons that this does not fit in with the character of the neighbourhood and does not comply with the ASP that has been in place and influenced our decision to build in this community. Overall we are concerned about the oversight that has been given to this by the City. We seem to have little to no voice in the matter of changing permits, ASP changes or building surrounding our homes. This was NOT the understanding we had when we invested in this neighbourhood, and it's concerning to see developers continue to run around with abandon and do whatever they like. We are working together as a neighbourhood to oppose this application. You can refer to all comments submitted by Jon Isley, our next door neighbour for further details.

The issues we have with this application are as follows:

1. Density not consistent with current ASP and not consistent with Mystic Ridge community
2. Architectural guidelines and control are questionable. To date we have not seen anything that supports compliance with the current Architectural guidelines that we were bound to when we built our home here four years ago. Namely that all houses must have a 3-car garage, minimum square footage and finishing and style. I find it hard to believe, based on the applicants desire to put 14m lots in that they will be able to comply.
3. Missing pathway system. Our understanding upon moving to this community was that the development plan included a continuation of the pathway system. This is missing from the application. As avid dog walkers, kids riding bikes, etc we are very concerned about the loss of the pathway.
4. The process. Deborah has not been forthright or open and honest about her intentions with the land that is soon going to be a part of Mystic Ridge. Her original comments to us last year indicated 3-4 houses, which we could be on board with. Five is way too tight, will be inconsistent and will create a parking mess right in front of our house because there will be nowhere to park once driveways are in.

Thanks for hearing our concerns.

Katie Phipps  
403-813-7892  
<Screen Shot 2019-10-14 at 4.37.05 PM.png>

**From:** [Barbaatar, Davaa](#)  
**To:** [Public Submissions](#)  
**Subject:** FW: [EXT] Application LOC2018-0135  
**Date:** Tuesday, October 15, 2019 9:20:44 AM

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**From:** Angela Fleeton [mailto:[angela.fleeton@gmail.com](mailto:angela.fleeton@gmail.com)]  
**Sent:** Monday, October 14, 2019 8:03 PM  
**To:** City Clerk <[CityClerk@calgary.ca](mailto:CityClerk@calgary.ca)>  
**Cc:** Jack Fleeton <[jack.fleeton@gmail.com](mailto:jack.fleeton@gmail.com)>  
**Subject:** [EXT] Application LOC2018-0135

To Whom in May Concern,  
RE: Application LOC2018-0135

We are writing to express our opposition to the proposed development in Mystic Ridge. We bought in this new development with belief that the integrity of our beautiful small community and economic investment would be maintained.

We have a concern that the number of 5 proposed lots along this corner of Mystic Ridge Way is out of character with the neighborhood. The lot sizes are significantly smaller than all other residential lots on Mystic Ridge Way. However, of particular concern is that 5 lots will result in a congested house frontage that ignores the architectural and neighborhood context of this setting. As noted in letters submitted by our community, 3 of the 5 lots proposed are over 40% smaller than the smallest lot in Mystic Ridge. It would be impossible to maintain the same street scape and architectural controls that all the current residences had to abide by. Lot sizes and architectural controls are in place to maintain the same look and feel in the neighborhood as well as to ensure the investment in their residence is maintained and not arbitrarily devalued.

Although the asp of Springbank Hill has been modified to reflect higher density, the lot sizes in a preexisting community such as Mystic Ridge should not be reduced.

We are united with our community in the opposition to this development as proposed.

Sincerely,  
Jack and Angela Fleeton  
210 Mystic Ridge Park

**de Grood, Anna**

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**Subject:** FW: [EXT] Comments on Application LOC2018-0135

On Oct 14, 2019, at 4:46 PM, Katie Phipps <[phipps.katie@gmail.com](mailto:phipps.katie@gmail.com)> wrote:

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Thanks for hearing our concerns.

Katie Phipps  
403-813-7892  
<Screen Shot 2019-10-14 at 4.37.05 PM.png>

**From:** [donotreply@calgary.ca](mailto:donotreply@calgary.ca)  
**To:** [Public Submissions](#)  
**Subject:** 2758 85 ST SW – LOC2018-0135 – Comment from Development Map  
**Date:** Tuesday, October 15, 2019 10:26:36 AM  
**Attachments:** [16 Mystic Ridge Way - Mystic Ridge Comments.pdf](#)

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Application: LOC2018-0135

Submitted by: Fabrizio Carinelli

Contact Information

Address: 16 Mystic Ridge Way SW

Phone: 4036803342

Email: [carinelli@cana.ca](mailto:carinelli@cana.ca)

Feedback:

See attached letter.



October 15, 2019

Attention: His Worship Mayor Naheed Nenshi and Members of City Council

Re: City of Calgary Application **LOC2018-0135**

With respect to the current application, there are a number of concerns outlined below, along with recommendations for City Council to take into consideration for this application.

By way of introduction, the developer of the land, Deborah Schlaak, previously met with the Mystic Ridge community in the spring of 2018 outlining her intentions of developing the adjacent land, specifically stating it would be done so in a similar context as the existing community of Mystic Ridge. She had stated at the time that she would respect the current ASP density that was established for Mystic Ridge and would follow the existing Architectural Guidelines established when the area was developed, which we would support. Since that time, the current application submitted to the City had no community consultation and was inconsistent with what we were led to believe. Specifically, changes to the density, the commitment to incorporate the regional pathway as outlined in the ASP, and no commitment to meeting the existing Architectural Guidelines of the area.

#### **Issue 1 – Density**

As a community, we understand and recognize the requirement for densification in new developments. The Springbank Hill Study Area includes multiple higher density new communities towards both the North and South of Mystic Ridge which currently exceed density targets set by the Municipal Development Plan (MDP). The Mystic Ridge community supports densification for the new neighboring communities to our north and west.

However in this particular situation, we do feel that City and the Developer respect that this application is in an existing community and should follow the existing Mystic Ridge density.

The Springbank Hill Area Structural Plan (ASP) was created in 2017 and designated this space 'Standard Suburban' which allows 7-17 upha. Mystic Ridge currently falls within range. The proposal being considered includes three of the proposed lots that are 40% smaller than the smallest lot in the entire neighborhood. If the number of applicant lots are reduced from 5 to 4 in the same area, the density results in 8.3 upha which is within the ASP designation. In addition, these lots reside along 70m of street front. The community typical frontage is 20-25m which would imply lots. With 5 lots, the average house frontage calculates to 14m. With the above suggested 4 lots, the frontage calculates to an average 17.5m and is something that would more closely resemble the existing community.

#### **Issue 2 – Regional Pathway and Park Access**

The other concern with this application is that it does not allow for a pathway access for the community residents to the city park and greenspace. The application is inconsistent with the ASP where a regional pathway shown. Inquires as to why this was not shown by City Planning Department was simply "it is too late to revise the application". I find this response unacceptable as an excuse not to properly amend the application to respect the existing ASP to allow for access to the park and pathway.

#### **Issue 3 – Architectural Guidelines**

The character of this existing neighborhood is consistent and includes features enforced by architectural controls such as exterior materials, minimum house areas, as well as front, rear, and side yard setbacks.

We had a previous commitment from the Developer of this application to adhere to the existing Architectural Guidelines, however we have no commitment in writing.

Within the last week, the applicant has made an attempt to consult with the community, however the applicant's position is that at this point, although she has heard our concerns, that "it's too late" to make any changes.

In summary, I would request council give consideration of the following amendments to this application as a condition of approval including the following

1. Reduce the number of proposed lots from 5 to 4. This will fall within the density range of the ASP as well as respect the existing Mystic Ridge Community.
2. Require the regional pathway to be constructed as outlined in the ASP connecting the existing community to the City park and pathway
3. Require this application to follow the Architectural Guidelines that were established for the existing community (see attached).

Respectfully,

Fabrizio and Nadia Carinelli  
16 Mystic Ridge Way SW

Attachments: Mystic Ridge Architectural Guidelines

## 1. INTRODUCTION

### 1.1 Background and Location

Mystic Ridge is a new estate development located in the community of Springbank Hill in Southwest Calgary. Mystic Ridge is a short drive from downtown Calgary, and is conveniently located near Glenmore Trail for easy access. The surrounding landscape will enhance each home's unique style and design, providing city living with a peaceful country feel. To further enhance the landscape and surrounding areas, all homes in Mystic Ridge Estates are expected to display a high standard of architectural design.

### 1.2 Intent and Theme

The intent of these guidelines is to create a community of harmony and continuity. The approved home styles in Mystic Ridge will be Craftsman, French, and Tudor.



CRAFTSMAN



FRENCH



TUDOR

### 1.3 Application Process

#### 1.3.1 OVERVIEW

1199032 Alberta Ltd. has commissioned the design coordinator (IBI Group) to administer these architectural guidelines. Builders are required to submit their plans to the design coordinator for review before submitting to the City of Calgary for a building permit.

#### 1.3.2 PRELIMINARY REVIEW

To achieve the desired look in Mystic Ridge, designers are encouraged to create preliminary renderings or sketches of home plans and elevations to the consultant for preliminary review to ensure that they are on the right track. The design coordinator will assist the designers with notes and sketches if required and return the plans stamped "reviewed". This submission may be made via courier, fax or email, and will be encouraged on each submission.

#### 1.3.3 FORMAL APPLICATION SUBMISSION

Builders will have to submit their plans to the design coordinator for architectural approval and compliance with these architectural guidelines before they will be able to submit to the City of Calgary for review. The design coordinator will require the following:

- Plot Plan (1:200 scale)
- Construction Drawings (1/4"=1'; 3/16"=1)
- Completed Architectural Form (attached)

#### 1.3.3.1 Online Applications

With the newly designed [www.archcontrol.com](http://www.archcontrol.com) website, builders can submit applications online using .PDF files. This process eliminates printing and courier costs, as well as cuts down on return time. Please contact the design coordinator for information and application instructions for this preferred application process.

#### 1.3.3.2 Hard Copy Applications

If builders are not able to submit online, they can still submit 2 complete hard copies of the items noted above to the design coordinator.

#### 1.3.4 TURN AROUND

The design coordinator aims to return plans within 5-10 working days of receipt. Once final "Approved" stamp is issued on all plans, the builder may proceed toward a building permit.

## 1.4 Site/Final Inspections

### 1.4.1 SITE TOURS

The design coordinator will conduct site tours once per month to oversee the progress of the development and construction. This will include dealing with potential issues that may have occurred, as well as visits to the showhomes to answer any questions the sales staff may have.

### 1.4.2 FINAL INSPECTIONS

If requested, the design coordinator will conduct a final inspection to ensure that the given home complies with the architectural guidelines document. Should all of the design conditions be met, the homeowner and builder will receive written notification of compliance. Deficiencies, if any, will be noted and corrected before compliance is met.

## 2. GENERAL REQUIREMENTS

### 2.1 Site

#### 2.1.1.1 Setbacks

The setbacks and building heights are listed below. (Compliance with the Architectural Guidelines does not preclude compliance with the statutory requirement of the City of Calgary.) A plot plan showing required set backs will be provided by the respective builder.

#### 2.1.1.2 Front yard set back

- Garage or house structure is a minimum 6 meters from the back of sidewalk or the face of curb and a minimum of 4.0 meters to property line for side drive garage homes.

#### 2.1.1.3 Rear yard set back

- Minimum 7.5 meters to the foundation.
- Minimum 6.0 meters to any deck structure 20" or higher.

#### 2.1.1.4 Side yard set back

- Minimum 1.5 meters on each side. The maximum allowable side yard will be at the discretion of the design coordinator.

#### 2.1.2 BUILDING HEIGHT

- Building height must conform to the Calgary Land Use Bylaw for the R-1 district.

#### 2.1.2 LOT COVERAGE

- All buildings, including accessory buildings – 45%

#### 2.1.3 MINIMUM HABITABLE FLOOR AREA, EXCLUDING BASEMENTS

- Two storey: Minimum 2800 ft<sup>2</sup>
- Bungalow: Minimum 1950ft<sup>2</sup>

#### 2.1.4 GARAGES

- Every lot in Mystic Ridge will require a triple attached front drive or side drive garage as a minimum unless the lot size or shape will not allow it. At least one garage bay should be offset from the other bays a minimum of 12" when possible. Garage configurations should be unique and interesting.

- For front drive garages it is **encouraged** that the distance between the face of the garage and the face of the home be 12 feet or less. When this is not possible, extra treatment will be required on the side wall of the garage.

- Garage locations must follow the approved building grade plan.

- The garage should reflect and complement the overall massing and proportion of the home and not dominate the streetscape.
- The design coordinator will not approve garages, which are intended to accommodate recreation vehicles.

#### 2.1.5 DRIVEWAYS

- Driveways are to have an exposed aggregate finish for the entire area.
- Maximum driveway slope is 10%; minimum is 2%.
- Driveways must be the width of the garage, not the doors but should taper at the street to allow for more landscaping and less concrete.
- The driveway is an essential element to the streetscape. The driveway design is part of the house application and the plan must illustrate dimensions at curb.
- Each individual driveway design will be approved as part of the respective house design merits and will not set precedence for other driveway designs.

#### 2.1.6 ADDRESS MONUMENTS

- Each home site will be supplied with an address monument which will be placed in the front yard. The monument will have an address number etched into and will be lit with exterior lighting.

## 2.2 Style

#### 2.2.1 HOUSE TYPES

- Two storey
- Bungalow

#### 2.2.2 REPETITION

Repetition of any front elevation is discouraged in Mystic Ridge. If an elevation is repeated in Mystic Ridge it must not be visible from the house it is repeating. The design coordinator will have the discretion to approve or disapprove any elevation due to repetition issues.

#### 2.2.3 WALL MATERIALS

##### 2.2.3.1 Exterior Cladding

- Acrylic stucco with a dash finish is acceptable and approved for use in Mystic Ridge, as well as Hardie Board siding. Any alternate exterior cladding materials need to be submitted for review to the design consultant.

### 2.2.3.2 Masonry

The majority of every front elevation in Mystic Ridge is to be masonry. The stone or brick base on the garage will be required to return to the front entry down the length of the garage wall on the entry side and four feet on the non entry side. Approved masonry products are:

- Brick-New or used in solid, not mixed colours.
- Cultured or real stone.

### 2.2.4 ROOF MATERIALS

- The approved roofing material will be architectural asphalt shingles with 2 permitted colours.
  - Charcoal Blend
  - Heather Blend
  - Burnt Sienna

### 2.2.4.1 Roof Hardware

All roof hardware (vents, stacks, flashing, etc) must be painted to match the colour of the roofing material.

Roof vents and stacks should be inconspicuous. If highly visible, stacks must be boxed in, detailed and finished in conjunction with the exterior of the home.

Roof flashing must be pre-finished to blend with the roof.

### 2.2.5 EXTERIOR COLOURS

Colours on the exterior of the home need to be consistent with the Architectural theme.

- Homeowners will be allowed to choose from professionally coordinated colours schemes for Stucco exteriors and Hardie Board exteriors.
- Wall and stone colour may not repeat within 3 houses on the same side of the street or directly across the street. Trim and rainware colour may repeat.

### 2.2.6 ENTRY

Each home needs to have a very carefully considered and designed entry.

- Must be consistent with architectural style of the home.
- Should stand as a primary element on the front elevation.
- Should face the main community road.

### 2.2.7 DOORS

- Front entry doors are to coordinate with the house style
- Single or double front entry doors are allowed, but are subject to approval
- Entry doors should have sidelights and/or transom windows
- Sliding glass doors should not be visible from the street
- Front doors are required to be relief panel doors of solid construction, with a door light panel feature including wood with detailed glazing or side lights and arched elements.
- Wood or fibre glass wood looking front doors are strongly encouraged.

#### 2.2.7.1 Garage Doors

- Garage doors must be carriage style wood or paint grade garage doors.
- Are not to exceed 8' in height and 20' in width unless approved by the consultant.
- Additional space above the garage door to eaves line (more than 24 inches) will have to be justified and treated with an architectural feature.



- Garages are to blend with the overall design of the house. The colour of the garage door should match the main body of the home unless it is being left a natural wood colour.

### 2.2.8 RAILINGS

Rails will be required as per the Alberta Building Code. Front porches and rear decks should have railings in a style to match the architectural theme of the home. The following are acceptable materials for railing in Mystic Ridge:

- Wrought Iron / Aluminium
- Glass (rear only)
- Wood (Craftsman and Tudor Style Homes)

### 2.2.9 TRIM AND SOFFITS

Trim and soffit details are a chance for the traditional elements of the home to be accented. Window trim, if done properly, can make any window look rich and elegant. Cornices and half timbering can bring an elevation to life when used in accordance with the architectural style. Designers are asked to put a great deal of effort into the trim detailing on each design.

- Trim shall be a paintable material such as wood or Smartboard or approved equal only and is required on all exposed openings visible from a street, park, etc.



- Soffits may be pre-finished aluminium.
- Shadow boards or cornices must be used in all open gable ends where the wall meets the soffit.
- Trim details should be a minimum of 4" wide.
- Trim must sit proud of the wall material they are designed within. When Smartboard trim is used on a stone wall, the trim must be built out at least ½" proud of the stone.
- All fascia should be a minimum of 8" in width. Smartboard fascia is suggested for all front exposed gables.
- Rainware must be limited on exposed elevations. Downspouts should take place on side and rear elevations of homes only
- Eavestrough colours are to match the fascia colour. Pre-finished aluminium fascia will be allowed.

#### 2.2.10 WINDOWS

- Metal clad windows are required in Mystic Ridge.
- Window layouts are key to achieve a chosen design style. Windows should be positioned in good proportion and relationship to one another on an elevation. If fenestration is not set up properly, walls can look scattered and unorganized.
- Muntin Bars or adequate window dressings are required on all front elevations.
- Brass muntin bars are not acceptable.
- Casement, double-hung, and single-hung are appropriate window types and may be incorporated with non functional windows to create more elaborate window designs.
- Placement and proportion of window openings should be carefully orchestrated across all elevations of the home in order to avoid the repetitive monotony, which may occur in some large homes. This also applies to the fenestration of each window, which should be varied through the use of mullions and/or muntin bars.
- Trim boards and/or masonry details used on the principle facade of the home should be employed around the entire perimeter of the house.
- Window styles and shapes are to be consistent on all four elevations.
- Windows are to be oriented vertically i.e., taller than they are wide.
- Large picture windows should be flanked by narrower vertical windows.
- The use of simulated divided light windows is encouraged to add architectural integrity, particularly with period home designs.

## 2.2.11 ADDITIONAL REQUIREMENTS

### 2.2.11.1 Rear Elevations

All homes will require some rear elevation treatment. The minimum treatment required is battens on all windows, and some masonry treatment.

### 2.2.11.2 Exposed Elevations

All exposed elevations will require the same level of detail as the front elevation. This will include the side elevations on corner lots and rear elevations that back onto open space. Sales and Design Teams must ensure the architectural theme is carried to the rear. Rear treatment on exposed elevations will not be relaxed at any time.

### 2.2.11.3 Decks and Patios

- Decks and patios are to be incorporated in the submitted plans as part of the design.
- Decks on all walkout lots must be built at the time of the initial construction.
- The underside of all decks on walkout lots must be finished with aluminum or wood soffit. The main beam must be hidden or clad in smartboard.
- Decks and patio designs must take into account privacy issues of neighbouring residences. Oversized decks that impede privacy or are disproportionate to the residence will not be allowed.
- Handrails on exterior decks are to be pre-finished aluminium with glass.
- Supporting columns for decks and porches are to be architecturally detailed. Columns must have a minimum dimension of 12" and must be clad in stone.

### 2.2.11.4 Fencing

#### 2.2.11.4.1 *Dog Runs*

- Fencing for dog runs may be installed by the homeowner, provided it is 6 feet in height and conforms to the developer's fencing specifications.
- The fenced dog run area may not extend beyond the depth of the house foundation.
- Dog runs may only extend into side yards.
- Landscape elements are encouraged as screening for dog runs.
- Dog runs MUST be shown on the Landscape Plans.

### 2.2.11.5 Ancillary Structures

- Ancillary structures such as gazebos, arbours, trellises, fire pits and storage cabins must be designed in a similar style to the home. They shall be located in the rear of the lot. The maximum height of these structures shall not exceed eight feet.
- All structures are subject to review by the design coordinator if built at the time of house construction or the City of Calgary if built at a later time.
- They will be evaluated based on sight planes and privacy of neighbours.

- Construction of pools and sport courts also require review by the design coordinator, or the Homeowners Association's design coordinator if built at a later time.

#### 2.2.11.6 Retaining Walls

- Lot grading is to follow the natural slope of the land form and is to be consistent with the subdivision grading plan.

- Builders should give due consideration to building grades when determining house types in order to assure that an appropriate house is located on each home site (i.e., a tall house is not placed on a high elevation home site and a front-to-back split is placed on a site sloping towards the rear of the home site).

- Lot slopes should be absorbed within the building massing as much as possible (i.e., stepped foundations and floor levels to minimize the need for grades steeper than 3:1. Builders must also give close attention to drainage patterns created on the home sites in order to ensure surface water is channelled away from the house on all sides and into adjacent drainage swales and storm water systems.

- Builders must ensure that the corner grade points and survey pins of each home site, as established by the development engineer, be maintained exactly as specified.

- Damaged pins will be replaced immediately by the Applicant at the Applicant's expense.

- Builders are responsible for maintaining the design grades at the home site corners, property lines, house corners and garage slabs.

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- Notwithstanding the above, the Representative reserves the right to reject any installation if deemed inappropriate.
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- Temporary sanitary services are to be provided on site by each builder for their construction crews to use in compliance with the Public Health Act of Alberta

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- Construction debris and waste must be contained on site each day and removed at the end of the project
- Debris may not be burned, dumped, or buried anywhere on site at any time
- Site damage (curbs, site furniture, sidewalks, roadways, vegetation) will be the fixed by the responsible builder
- Should a site not be maintained as these guidelines document, the developer reserves the right to rectify any deficiencies at the cost of the responsible builder

**From:** [Barbaatar, Davaa](#)  
**To:** [Public Submissions](#)  
**Subject:** FW: [EXT] Land Use Redesignation LOC 2018 - 0135  
**Date:** Tuesday, October 15, 2019 11:50:18 AM

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**From:** Troy Gedlaman [mailto:troybuilt@shaw.ca]  
**Sent:** Tuesday, October 15, 2019 10:39 AM  
**To:** City Clerk <CityClerk@calgary.ca>  
**Cc:** CINDI GEDLAMAN <cgedlaman@shaw.ca>  
**Subject:** [EXT] Land Use Redesignation LOC 2018 - 0135

Good Morning

Morgan Huber, the file manager for this application, is currently out of town and asked that we send our comments directly to this email so it can be added to the council agenda for the upcoming hearing Oct 21st.

We Troy and Cindi Gedlaman, 8451 Mystic Ridge Gate SW, T3H 3W1 oppose the above application and fully support the attached letter by Jon Isley. We were the first residence to buy into the neighbourhood before development began. We were aware of the current ASP at the time and made our decision based on that ASP. The above application does not follow the original ASP. Pathways, Architectural controls and the entire feel for this community is compromised. Troy and I plan to be at the October 21/19 hearing to oppose this application. Thank you kindly for attaching our comments.

Cindi and Troy Gedlaman  
8451 Mystic Ridge Gate SW  
Calgary, AB  
T3H 3W1

**From:** [Barbaatar, Davaa](#)  
**To:** [Public Submissions](#)  
**Subject:** FW: [EXT] Application LOC2018-0135 - Proposed Mystic Ridge Development  
**Date:** Tuesday, October 15, 2019 11:51:13 AM  
**Importance:** High

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**From:** mjhuber@shaw.ca [mailto:mjhuber@shaw.ca]  
**Sent:** Tuesday, October 15, 2019 11:21 AM  
**To:** City Clerk <CityClerk@calgary.ca>  
**Cc:** laura.pip7@gmail.com; 'Jon Isley' <jon.m.isley@gmail.com>  
**Subject:** [EXT] Application LOC2018-0135 - Proposed Mystic Ridge Development  
**Importance:** High

Hello,

As a resident of the Mystic Ridge community, we respectfully oppose the development application LOC2018-0135 as it is significantly inconsistent from a densification perspective with the current development of this area which is now 90% complete. In light this, we 100% support the response outlined in the letter previously submitted by Jon Isley, a fellow resident of our community.

Please feel free to contact me if you have questions or would like to discuss directly.

Regards,  
Matt & Laura Huber  
51 Mystic Ridge Way SW  
Calgary, Alberta  
T3H 1S7  
(403-815-0507)

**From:** [Barbaatar, Davaa](#)  
**To:** [Public Submissions](#)  
**Subject:** FW: Comments for LOC2018-0135  
**Date:** Tuesday, October 15, 2019 11:51:34 AM  
**Attachments:** [16 Mystic Ridge Way - Mystic Ridge Comments.pdf](#)  
[ATT00001.htm](#)

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**From:** Fabrizio Carinelli [mailto:Fabrizio.Carinelli@cana.ca]  
**Sent:** Tuesday, October 15, 2019 10:41 AM  
**To:** City Clerk <CityClerk@calgary.ca>  
**Subject:** [EXT] Comments for LOC2018-0135

Please find attached comments to the application LOC2018-0135.

Fabrizio and Nadia Carinelli

October 15, 2019

Attention: His Worship Mayor Naheed Nenshi and Members of City Council

Re: City of Calgary Application **LOC2018-0135**

With respect to the current application, there are a number of concerns outlined below, along with recommendations for City Council to take into consideration for this application.

By way of introduction, the developer of the land, Deborah Schlaak, previously met with the Mystic Ridge community in the spring of 2018 outlining her intentions of developing the adjacent land, specifically stating it would be done so in a similar context as the existing community of Mystic Ridge. She had stated at the time that she would respect the current ASP density that was established for Mystic Ridge and would follow the existing Architectural Guidelines established when the area was developed, which we would support. Since that time, the current application submitted to the City had no community consultation and was inconsistent with what we were led to believe. Specifically, changes to the density, the commitment to incorporate the regional pathway as outlined in the ASP, and no commitment to meeting the existing Architectural Guidelines of the area.

#### **Issue 1 – Density**

As a community, we understand and recognize the requirement for densification in new developments. The Springbank Hill Study Area includes multiple higher density new communities towards both the North and South of Mystic Ridge which currently exceed density targets set by the Municipal Development Plan (MDP). The Mystic Ridge community supports densification for the new neighboring communities to our north and west.

However in this particular situation, we do feel that City and the Developer respect that this application is in an existing community and should follow the existing Mystic Ridge density.

The Springbank Hill Area Structural Plan (ASP) was created in 2017 and designated this space 'Standard Suburban' which allows 7-17 upha. Mystic Ridge currently falls within range. The proposal being considered includes three of the proposed lots that are 40% smaller than the smallest lot in the entire neighborhood. If the number of applicant lots are reduced from 5 to 4 in the same area, the density results in 8.3 upha which is within the ASP designation. In addition, these lots reside along 70m of street front. The community typical frontage is 20-25m which would imply lots. With 5 lots, the average house frontage calculates to 14m. With the above suggested 4 lots, the frontage calculates to an average 17.5m and is something that would more closely resemble the existing community.

#### **Issue 2 – Regional Pathway and Park Access**

The other concern with this application is that it does not allow for a pathway access for the community residents to the city park and greenspace. The application is inconsistent with the ASP where a regional pathway shown. Inquires as to why this was not shown by City Planning Department was simply "it is too late to revise the application". I find this response unacceptable as an excuse not to properly amend the application to respect the existing ASP to allow for access to the park and pathway.

#### **Issue 3 – Architectural Guidelines**

The character of this existing neighborhood is consistent and includes features enforced by architectural controls such as exterior materials, minimum house areas, as well as front, rear, and side yard setbacks.



We had a previous commitment from the Developer of this application to adhere to the existing Architectural Guidelines, however we have no commitment in writing.

Within the last week, the applicant has made an attempt to consult with the community, however the applicant's position is that at this point, although she has heard our concerns, that "it's too late" to make any changes.

In summary, I would request council give consideration of the following amendments to this application as a condition of approval including the following

1. Reduce the number of proposed lots from 5 to 4. This will fall within the density range of the ASP as well as respect the existing Mystic Ridge Community.
2. Require the regional pathway to be constructed as outlined in the ASP connecting the existing community to the City park and pathway
3. Require this application to follow the Architectural Guidelines that were established for the existing community (see attached).

Respectfully,

Fabrizio and Nadia Carinelli  
16 Mystic Ridge Way SW

Attachments: Mystic Ridge Architectural Guidelines

## 1. INTRODUCTION

### 1.1 Background and Location

Mystic Ridge is a new estate development located in the community of Springbank Hill in Southwest Calgary. Mystic Ridge is a short drive from downtown Calgary, and is conveniently located near Glenmore Trail for easy access. The surrounding landscape will enhance each home's unique style and design, providing city living with a peaceful country feel. To further enhance the landscape and surrounding areas, all homes in Mystic Ridge Estates are expected to display a high standard of architectural design.

### 1.2 Intent and Theme

The intent of these guidelines is to create a community of harmony and continuity. The approved home styles in Mystic Ridge will be Craftsman, French, and Tudor.



CRAFTSMAN



FRENCH



TUDOR

### 1.3 Application Process

#### 1.3.1 OVERVIEW

1199032 Alberta Ltd. has commissioned the design coordinator (IBI Group) to administer these architectural guidelines. Builders are required to submit their plans to the design coordinator for review before submitting to the City of Calgary for a building permit.

#### 1.3.2 PRELIMINARY REVIEW

To achieve the desired look in Mystic Ridge, designers are encouraged to create preliminary renderings or sketches of home plans and elevations to the consultant for preliminary review to ensure that they are on the right track. The design coordinator will assist the designers with notes and sketches if required and return the plans stamped "reviewed". This submission may be made via courier, fax or email, and will be encouraged on each submission.

#### 1.3.3 FORMAL APPLICATION SUBMISSION

Builders will have to submit their plans to the design coordinator for architectural approval and compliance with these architectural guidelines before they will be able to submit to the City of Calgary for review. The design coordinator will require the following:

- Plot Plan (1:200 scale)
- Construction Drawings (1/4"=1'; 3/16"=1)
- Completed Architectural Form (attached)

#### 1.3.3.1 Online Applications

With the newly designed [www.archcontrol.com](http://www.archcontrol.com) website, builders can submit applications online using .PDF files. This process eliminates printing and courier costs, as well as cuts down on return time. Please contact the design coordinator for information and application instructions for this preferred application process.

#### 1.3.3.2 Hard Copy Applications

If builders are not able to submit online, they can still submit 2 complete hard copies of the items noted above to the design coordinator.

#### 1.3.4 TURN AROUND

The design coordinator aims to return plans within 5-10 working days of receipt. Once final "Approved" stamp is issued on all plans, the builder may proceed toward a building permit.

## 1.4 Site/Final Inspections

### 1.4.1 SITE TOURS

The design coordinator will conduct site tours once per month to oversee the progress of the development and construction. This will include dealing with potential issues that may have occurred, as well as visits to the showhomes to answer any questions the sales staff may have.

### 1.4.2 FINAL INSPECTIONS

If requested, the design coordinator will conduct a final inspection to ensure that the given home complies with the architectural guidelines document. Should all of the design conditions be met, the homeowner and builder will receive written notification of compliance. Deficiencies, if any, will be noted and corrected before compliance is met.

## 2. GENERAL REQUIREMENTS

### 2.1 Site

#### 2.1.1.1 Setbacks

The setbacks and building heights are listed below. (Compliance with the Architectural Guidelines does not preclude compliance with the statutory requirement of the City of Calgary.) A plot plan showing required set backs will be provided by the respective builder.

#### 2.1.1.2 Front yard set back

- Garage or house structure is a minimum 6 meters from the back of sidewalk or the face of curb and a minimum of 4.0 meters to property line for side drive garage homes.

#### 2.1.1.3 Rear yard set back

- Minimum 7.5 meters to the foundation.
- Minimum 6.0 meters to any deck structure 20" or higher.

#### 2.1.1.4 Side yard set back

- Minimum 1.5 meters on each side. The maximum allowable side yard will be at the discretion of the design coordinator.

#### 2.1.2 BUILDING HEIGHT

- Building height must conform to the Calgary Land Use Bylaw for the R-1 district.

#### 2.1.2 LOT COVERAGE

- All buildings, including accessory buildings – 45%

#### 2.1.3 MINIMUM HABITABLE FLOOR AREA, EXCLUDING BASEMENTS

- Two storey: Minimum 2800 ft<sup>2</sup>
- Bungalow: Minimum 1950ft<sup>2</sup>

#### 2.1.4 GARAGES

- Every lot in Mystic Ridge will require a triple attached front drive or side drive garage as a minimum unless the lot size or shape will not allow it. At least one garage bay should be offset from the other bays a minimum of 12" when possible. Garage configurations should be unique and interesting.

- For front drive garages it is **encouraged** that the distance between the face of the garage and the face of the home be 12 feet or less. When this is not possible, extra treatment will be required on the side wall of the garage.

- Garage locations must follow the approved building grade plan.

- The garage should reflect and complement the overall massing and proportion of the home and not dominate the streetscape.
- The design coordinator will not approve garages, which are intended to accommodate recreation vehicles.

#### 2.1.5 DRIVEWAYS

- Driveways are to have an exposed aggregate finish for the entire area.
- Maximum driveway slope is 10%; minimum is 2%.
- Driveways must be the width of the garage, not the doors but should taper at the street to allow for more landscaping and less concrete.
- The driveway is an essential element to the streetscape. The driveway design is part of the house application and the plan must illustrate dimensions at curb.
- Each individual driveway design will be approved as part of the respective house design merits and will not set precedence for other driveway designs.

#### 2.1.6 ADDRESS MONUMENTS

- Each home site will be supplied with an address monument which will be placed in the front yard. The monument will have an address number etched into and will be lit with exterior lighting.

## 2.2 Style

#### 2.2.1 HOUSE TYPES

- Two storey
- Bungalow

#### 2.2.2 REPETITION

Repetition of any front elevation is discouraged in Mystic Ridge. If an elevation is repeated in Mystic Ridge it must not be visible from the house it is repeating. The design coordinator will have the discretion to approve or disapprove any elevation due to repetition issues.

#### 2.2.3 WALL MATERIALS

##### 2.2.3.1 Exterior Cladding

- Acrylic stucco with a dash finish is acceptable and approved for use in Mystic Ridge, as well as Hardie Board siding. Any alternate exterior cladding materials need to be submitted for review to the design consultant.

### 2.2.3.2 Masonry

The majority of every front elevation in Mystic Ridge is to be masonry. The stone or brick base on the garage will be required to return to the front entry down the length of the garage wall on the entry side and four feet on the non entry side. Approved masonry products are:

- Brick-New or used in solid, not mixed colours.
- Cultured or real stone.

### 2.2.4 ROOF MATERIALS

- The approved roofing material will be architectural asphalt shingles with 2 permitted colours.
  - Charcoal Blend
  - Heather Blend
  - Burnt Sienna

### 2.2.4.1 Roof Hardware

All roof hardware (vents, stacks, flashing, etc) must be painted to match the colour of the roofing material.

Roof vents and stacks should be inconspicuous. If highly visible, stacks must be boxed in, detailed and finished in conjunction with the exterior of the home.

Roof flashing must be pre-finished to blend with the roof.

### 2.2.5 EXTERIOR COLOURS

Colours on the exterior of the home need to be consistent with the Architectural theme.

- Homeowners will be allowed to choose from professionally coordinated colours schemes for Stucco exteriors and Hardie Board exteriors.
- Wall and stone colour may not repeat within 3 houses on the same side of the street or directly across the street. Trim and rainware colour may repeat.

### 2.2.6 ENTRY

Each home needs to have a very carefully considered and designed entry.

- Must be consistent with architectural style of the home.
- Should stand as a primary element on the front elevation.
- Should face the main community road.

### 2.2.7 DOORS

- Front entry doors are to coordinate with the house style
- Single or double front entry doors are allowed, but are subject to approval
- Entry doors should have sidelights and/or transom windows
- Sliding glass doors should not be visible from the street
- Front doors are required to be relief panel doors of solid construction, with a door light panel feature including wood with detailed glazing or side lights and arched elements.
- Wood or fibre glass wood looking front doors are strongly encouraged.

#### 2.2.7.1 Garage Doors

- Garage doors must be carriage style wood or paint grade garage doors.
- Are not to exceed 8' in height and 20' in width unless approved by the consultant.
- Additional space above the garage door to eaves line (more than 24 inches) will have to be justified and treated with an architectural feature.



- Garages are to blend with the overall design of the house. The colour of the garage door should match the main body of the home unless it is being left a natural wood colour.

### 2.2.8 RAILINGS

Rails will be required as per the Alberta Building Code. Front porches and rear decks should have railings in a style to match the architectural theme of the home. The following are acceptable materials for railing in Mystic Ridge:

- Wrought Iron / Aluminium
- Glass (rear only)
- Wood (Craftsman and Tudor Style Homes)

### 2.2.9 TRIM AND SOFFITS

Trim and soffit details are a chance for the traditional elements of the home to be accented. Window trim, if done properly, can make any window look rich and elegant. Cornices and half timbering can bring an elevation to life when used in accordance with the architectural style. Designers are asked to put a great deal of effort into the trim detailing on each design.

- Trim shall be a paintable material such as wood or Smartboard or approved equal only and is required on all exposed openings visible from a street, park, etc.

- Soffits may be pre-finished aluminium.
- Shadow boards or cornices must be used in all open gable ends where the wall meets the soffit.
- Trim details should be a minimum of 4" wide.
- Trim must sit proud of the wall material they are designed within. When Smartboard trim is used on a stone wall, the trim must be built out at least ½" proud of the stone.
- All fascia should be a minimum of 8" in width. Smartboard fascia is suggested for all front exposed gables.
- Rainware must be limited on exposed elevations. Downspouts should take place on side and rear elevations of homes only
- Eavestrough colours are to match the fascia colour. Pre-finished aluminium fascia will be allowed.

#### 2.2.10 WINDOWS

- Metal clad windows are required in Mystic Ridge.
- Window layouts are key to achieve a chosen design style. Windows should be positioned in good proportion and relationship to one another on an elevation. If fenestration is not set up properly, walls can look scattered and unorganized.
- Muntin Bars or adequate window dressings are required on all front elevations.
- Brass muntin bars are not acceptable.
- Casement, double-hung, and single-hung are appropriate window types and may be incorporated with non functional windows to create more elaborate window designs.
- Placement and proportion of window openings should be carefully orchestrated across all elevations of the home in order to avoid the repetitive monotony, which may occur in some large homes. This also applies to the fenestration of each window, which should be varied through the use of mullions and/or muntin bars.
- Trim boards and/or masonry details used on the principle facade of the home should be employed around the entire perimeter of the house.
- Window styles and shapes are to be consistent on all four elevations.
- Windows are to be oriented vertically i.e., taller than they are wide.
- Large picture windows should be flanked by narrower vertical windows.
- The use of simulated divided light windows is encouraged to add architectural integrity, particularly with period home designs.



## 2.2.11 ADDITIONAL REQUIREMENTS

### 2.2.11.1 Rear Elevations

All homes will require some rear elevation treatment. The minimum treatment required is battens on all windows, and some masonry treatment.

### 2.2.11.2 Exposed Elevations

All exposed elevations will require the same level of detail as the front elevation. This will include the side elevations on corner lots and rear elevations that back onto open space. Sales and Design Teams must ensure the architectural theme is carried to the rear. Rear treatment on exposed elevations will not be relaxed at any time.

### 2.2.11.3 Decks and Patios

- Decks and patios are to be incorporated in the submitted plans as part of the design.
- Decks on all walkout lots must be built at the time of the initial construction.
- The underside of all decks on walkout lots must be finished with aluminum or wood soffit. The main beam must be hidden or clad in smartboard.
- Decks and patio designs must take into account privacy issues of neighbouring residences. Oversized decks that impede privacy or are disproportionate to the residence will not be allowed.
- Handrails on exterior decks are to be pre-finished aluminium with glass.
- Supporting columns for decks and porches are to be architecturally detailed. Columns must have a minimum dimension of 12" and must be clad in stone.

### 2.2.11.4 Fencing

#### 2.2.11.4.1 *Dog Runs*

- Fencing for dog runs may be installed by the homeowner, provided it is 6 feet in height and conforms to the developer's fencing specifications.
- The fenced dog run area may not extend beyond the depth of the house foundation.
- Dog runs may only extend into side yards.
- Landscape elements are encouraged as screening for dog runs.
- Dog runs MUST be shown on the Landscape Plans.

### 2.2.11.5 Ancillary Structures

- Ancillary structures such as gazebos, arbours, trellises, fire pits and storage cabins must be designed in a similar style to the home. They shall be located in the rear of the lot. The maximum height of these structures shall not exceed eight feet.
- All structures are subject to review by the design coordinator if built at the time of house construction or the City of Calgary if built at a later time.
- They will be evaluated based on sight planes and privacy of neighbours.

- Construction of pools and sport courts also require review by the design coordinator, or the Homeowners Association's design coordinator if built at a later time.

#### 2.2.11.6 Retaining Walls

- Lot grading is to follow the natural slope of the land form and is to be consistent with the subdivision grading plan.

- Builders should give due consideration to building grades when determining house types in order to assure that an appropriate house is located on each home site (i.e., a tall house is not placed on a high elevation home site and a front-to-back split is placed on a site sloping towards the rear of the home site).

- Lot slopes should be absorbed within the building massing as much as possible (i.e., stepped foundations and floor levels to minimize the need for grades steeper than 3:1. Builders must also give close attention to drainage patterns created on the home sites in order to ensure surface water is channelled away from the house on all sides and into adjacent drainage swales and storm water systems.

- Builders must ensure that the corner grade points and survey pins of each home site, as established by the development engineer, be maintained exactly as specified.

- Damaged pins will be replaced immediately by the Applicant at the Applicant's expense.

- Builders are responsible for maintaining the design grades at the home site corners, property lines, house corners and garage slabs.

- Surveyors' are to check the corner lot grades when staking the home. Any disclaimer must be reported to the design coordinator prior so excavation in case the builder elevation needs to be adjusted.

- The Applicant is responsible for all survey-related costs and the preparation of an Alberta Land Surveyors Real Property Report, a copy of which must be provided to the Developer upon occupancy.

- The drainage pattern as indicated on the 'grade plan' and engineering approval must be established prior to commencing construction and maintained by the builder throughout the construction period.

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- The Developer may install sedimentation and erosion control devices at the rear or side of any lot and at catch basins or any other area where the need for a control device exists. The builder/owner must maintain these devices until such time as the owner's landscaping is completed and an inspection certificate has been issued by the

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- Satellite dishes are allowed provided the dish size does not exceed twenty-four (24") inches in diameter and the location of the dish is concealed to minimize visual impact.
- Notwithstanding the above, the Representative reserves the right to reject any installation if deemed inappropriate.
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