

Applicant Outreach Summary

2025 March 11





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Project Introduction

B&A Studios Inc. (B&A) is working with a private developer to resubmit a Land Use Redesignation application in pursuit of developing Mystic Ridge Phase 2. The land use redesignation application was submitted by the developer in March of 2024 as well as a subdivision application to revise the subdivision from nine to 29 lots. The application seeks to amend to the current Direct Control (DC) R-1 District to a R-G District consistent with the existing Mystic Ridge neighbourhood.

In addition to the land use redesignation, a minor amendment to the Springbank Hill Area Structure Plan (ASP) is required to modify the typology to enable the R-G District amendment. Currently, the site is identified as Standard Suburban typology which allows for densities between 7-17 units per hectare (uph). The entire site area for the subdivision is 1.0998 hectares which means an overall density slightly over 26 units per hectare. A minor map amendment is required to change the site to the Low Density typology which is prescribed for densities between 20-37 uph.

The undeveloped lands are 2.7 acres (1.1 hectares), east of 85 St. SW and directly south of Mystic Ridge Gate SW.

The vision for Mystic Ridge Phase 2 is to create a welcoming design that complements the existing landscape, homes and neighbours.



Community Engagement Outreach

On February 25, 2025, a virtual information session was hosted by B&A and welcomed neighbours in proximity to the subject site.

The goal of the information session was to share more information about the project, the developer's vision, details related to the land use redesignation and how the application warrants an amendment to the Springbank Hill ASP. The information session also provided an opportunity for attendees to share their comments and raise questions. The session welcomed two-way dialogue.

To promote the information session, an invitational postcard was distributed to homes neighbouring on Mystic Ridge Way and Mystic Ridge Gate SW. A QR code was included on the postcard for recipients to scan and register to the info session, a total of 40 scans were recorded. Additionally, a bold street sign was placed on the corner of 85 St SW and Mystic Ridge Gate to promote the event and remained for two weeks prior to session.

B&A reached out directly to the Springbank Hill Community Association (SBHCA) to offer a meeting to discuss the application and share more information as it relates to the ASP amendment. The outreach email included an invitation to the upcoming virtual information session.

In total, 31 attendees were registered to the event and 23 people attended. Following the information session a 'Thank you' email was sent to the registered emails to confirm their interest in subscribing to project update notifications.



What We Heard

Key themes: Density, understanding the amendments proposed, architectural controls, servicing and roads, environmental and studies.

Springbank Hill Community Association (SBHCA)

Dialogue between B&A and SBHCA began after the initial outreach email was sent. SBHCA's Director of Planning and Development requested drawings in advance of the information session. B&A shared plans to show the existing site subdivision and the proposed subdivision. SBHCA was also curious to understand the Units per Hectare (uph) and the density of the entire lot area.

Virtual Information Session

Of the 23 attendees, a total of 38 comments or questions were shared through the Q&A chat function in Zoom or expressed verbally. The following summarizes the key themes and sentiment shared.

Some attendees shared concerns that the increase in density would impact the neighbourhood with more vehicles traveling on Mystic Ridge Gate SW. A couple attendees expressed their frustration with the proposed density and felt it to be irresponsible as it would further strain the existing over capacitated schools in their community.

A few attendees expressed disappointment and irritation regarding the proposed amendment to the ASP. It was shared that the ASP and density amendments were reviewed in years past and that the previous discussions with City Council were settled and should not be revisited.

During the information session, some attendees expressed their concern that the smaller lot sizes would not adhere to the existing architectural controls for Mystic Ridge. It was shared that their homes were all built for three-car garages, and the planned two-car garages for Mystic Ridge Phase 2 would not be in complement of the neighbourhood. An individual shared that by adding lower value units to their neighbourhood would decrease the property value of their home. Some felt they were misled with what was already approved for this site when they purchased their home.

Other questions related to the style of home included whether they would be townhomes or single-detached and if legal basement or secondary suites would be permitted.

The following pages are a summary of the questions received, and the responses provided. »

MYSTIC RIDGE PHASE 2 Q&A SUMMARY REPORT

The following Q&A Summary Report is a record of the questions received during the Virtual Information Session held on February 25, 2025.

DENSITY AND AMENDMENTS

Q.1 Why is an amendment to the Area Structure Plan (ASP) required? In past years, the density was already debated and agreed to by the City.

A. Mystic Ridge Phase 2 is currently in the application process for a land use redesignation to rezone the site from the direct control district to the R-G district which is the same land use as the surrounding neighbourhood. A minor ASP amendment is required to change the site to the Low Density typology which allows for densities between 20-37 units per hectare (uph). The current ASP identifies the site as the Standard Suburban typology which allows for densities between 7-17 uph.

Q.2 Public and private schools are at capacity in the area. Families are finding it difficult to enroll their children in schools in our community. How will the increase in density accommodate families in the area who need schools for their children?

A. The City of Calgary circulates land use applications to the school boards so that they are aware of proposed changes to density. The school boards monitor population growth in their communities and each year and work with municipal and federal bodies for school needs. For example, the Calgary Board of Education submits a Three-Year School Capital Plan to Alberta Education – which includes requests for new school construction and modernization. Additional information like census data is monitored by the school board for capacity considerations.

ARCHITECTURAL CONTROL

Q.3 How will these 29 houses match the architecture of our big lots and match the quality of our neighborhood?

A. The developer will adhere to the architectural controls as outlined for Mystic Ridge. The developer's choice luxury builder, Ledgestone Signature Homes, will design the homes with a similar architecture, feel and streetscape.

Q.4 Are the homes going to be single-family homes?

A. Yes. The proposed development is planning for single-detached (previously referred to as single-family) homes only.

Q.5 Are townhomes being built?

A. Mystic Ridge Phase 2 is planning for single-detached homes.

Q.6 Will the development include legal basement suites?

A. It is not anticipated at this time, however the land use bylaw (RG District) does allow for it.

Q.7 Our homes are all three car garages, a home with a two-car garage doesn't sound like it falls in the architectural control.

A. There are two houses in the existing phase of Mystic Ridge that has a double car garage. The developer plans to have equivalent controls for the new phase.

SERVICING AND ROADS

Q.8 Where are the sewage lines?

A. Sewage lines run along public roads and will be tied into this development. There are existing servicing lines along Mystic Ridge Gate.

Q.9 Is a new road being built?

A. As the site is still sitting undeveloped, it has not gone through subdivision approval where the roads have been dedicated and built. The plan is proposing two entry points for safety and the ability of residents having to options to enter and exit.

Q.10 How can the roads and intersection at 85th Street accommodate all this additional traffic?
It is a very dangerous intersection, especially at night.

A. The City's transportation and mobility engineering does a review on each and every land use application, which included this one. The City did not require any sort of traffic impact assessment for this road network with the proposed change to density.

Q.11 Will 85th street be widened?

A. Yes. The developer has already paid the offsite cost to the City and it is to our understanding that the developer to the South has obligations to build that road as part of their proposed development.

Q.12 How will parking be considered? There are vehicles that park on Mystic Ridge Gate from the south development already.

- A. All houses in Mystic Ridge Phase 2 are planned with double garages, and the new road is wide enough to allow street parking. However, with our lot layout, we eliminated any direct access from a garage to Mystic Ridge Gate.

OTHER

Q.13 I'm not worried about density, I am more worried about the amount of soil being added to the site. Can you help understand what level you're proposing the height restrictions from?

- A. The maximum building height is what would be allowed under the RG Zone. Final grading is to be finalized with the City engineering department.

Q.14 How will the existing environmental area be preserved?

- A. The developer is providing a 3.0m buffer to the south lots, preserving the existing trees within the defined buffer. An encumbrance will be registered for the tree protection buffer.

Q.15 Was an environmental study conducted?

- A. An environmental study was not required for the land use redesignation submission.

Q.16 What is the timeline on development?

- A. Development is subject to approval by the City, which includes the detailed plan (engineering drawings) and will be dependent on market conditions.

Q.17 When will the park be developed?

- A. A public park with a pathway connection that includes enhanced landscaping will be developed at the same time as the subdivision.

Q.18 What is the price point on these homes?

- A. The price point will be market driven.

Next Steps



Application Resubmission
March 2025



Calgary Planning Commission
and City Council Decision
Spring 2025





MYSTIC RIDGE PHASE 2 LAND USE REDESIGNATION ENGAGEMENT SUMMARY

FEBRUARY 2025

