

# Community Association Response



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Email: [info@springbankhill.org](mailto:info@springbankhill.org)

March 19, 2025

TO: The City of Calgary, Community Planning, Planning and Development

Attn: Carolina Yepes-Castano

RE: LOC2024-0070 8475 Mystic Ridge GA SW

Carolina, thank you for this opportunity to review LOC2024-0070.

The Community Association has had opportunity to review LOC2024-0070 91 with some of the adjacent residents. The applicant held a community open house on February 25, 2025.

In reviewing the submission, the subject parcel is in the Standard Suburban Area of the Springbank Hill ASP. As per the ASP:

Standard Suburban areas represent a development pattern that existed prior to the adoption of the MDP. This includes a limited range of residential housing units, as well as institutional and recreational uses. Policies:

1. Densities shall range between 7 to 17 units per gross developable hectare.
2. Developments should accommodate single detached and semi-detached housing.
3. Institutional or recreational uses should be located on development sites larger than 2 hectares (5 acres) and in close proximity to corridors and nodes.
4. Where institutional or recreational uses are proposed, the impacts of the use on the surrounding areas should be assessed when evaluating the application (e.g., traffic, parking, privacy, noise)

As you are aware the Community Association has been consistent in our approach to applications and proposed amendments within the ASP area. We are unable to support this application based on the following:

## 1 : Community Engagement

The CA has noted a strong objection to this proposed development by a number of residents in that area. Mystic Ridge Phase 2 developed in several subphases. The original Phase 2 was developed to the east of Mystic Ridge Way SW and included Mystic Ridge Park SW around 2013. Four dwellings (R-1s) were added

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pursuant to Bylaw 194D2019 to the west of Mystic Ridge Way SW in a redesignation passed October 21, 2019.

The undeveloped lands are 2.7 acres (1.1 hectares), east of 85 St. SW and directly south of Mystic Ridge Gate SW. The density allowance is 7 to 17 units per hectare with nine dwellings currently designated as a DC with a base R-1 District. The applicant proposes a low-density typology with twenty-nine units over 1.1 hectares or 26 uph – slightly over a three-fold increase. The land use redesignation would require an ASP amendment to facilitate the land use redesignation and subdivision of the land. This latest addition to Mystic Ridge Phase 2 would not conform to the Mystic Ridge building scheme in place and would be out of character for this established neighborhood.

## 2 : Springbank Hill ASP

The ASP should not be changed to accommodate increased density and a change to the Mystic Ridge build form. Nor should it be changed without consideration of the existing property/homeowners. With the development of the ASP, care was taken in creating a gradual increase in density adjacent to existing homes. It seems that this concept to create a cohesive plan over the last several years has been completely ignored, and pockets of increased density appear based on the urban densification desire of CPC and Council. This land use re-designation and subsequent development are totally against the ASP.

## 3 : Traffic

While LOC2024-0070 is small in scope, given the adjacent development LOC2024-0287 there is concern in the community with traffic and traffic flow along 85th St SW, Fortress Blvd SW, and other roadways. Has a TIA been created for LOC2024-0070, or at minimum the increase density proposed been included and access required as part of the LOC2024-0287 TIA?

With the above noted concerns, the Springbank Hill community association is NOT in favour of the land use amendment and will not support it and trust we have administration's support to firmly reject this application.

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Sincere regards,

**Springbank Hill Community Association**

A handwritten signature in blue ink that reads 'Stephen Carter-Edwards'.

Per: Stephen Carter-Edwards, Director Planning and Development

CC: Councillor Sonya Sharp

EA Ward 1

CA Ward 1

CA Ward 6

Executive, SBHCA

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