



Public Submission

CC 968 (R2024-05)

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the *Freedom of Information and Protection of Privacy (FOIP) Act* of Alberta, and/or the Municipal Government Act (MGA) Section 636, for the purpose of receiving public participation in municipal decision-making and scheduling speakers for Council or Council Committee meetings. **Your name and comments will be made publicly available in the Council or Council Committee agenda and minutes.** If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

Please note that your name and comments will be made publicly available in the Council or Council Committee agenda and minutes. Your e-mail address will not be included in the public record.

ENDORSEMENT STATEMENT ON TRUTH AND RECONCILIATION, ANTI-RACISM, EQUITY, DIVERSITY, INCLUSION AND BELONGING

The purpose of The City of Calgary is to make life better every day. To fully realize our purpose, we are committed to addressing racism and other forms of discrimination within our programs, policies, and services and eliminating barriers that impact the lives of Indigenous, Racialized, and other marginalized people. It is expected that participants will behave respectfully and treat everyone with dignity and respect to allow for conversations free from bias and prejudice.

|  |                                       |
|--|---------------------------------------|
| First name [required]  | Edward                                |
| Last name [required]   | Chong                                 |
| How do you wish to attend?   |                                       |
| You may bring a support person should you require language or translator services. Do you plan on bringing a support person? |                                       |
| What meeting do you wish to comment on? [required]   | Council                               |
| Date of meeting [required]   | Apr 24, 2025                          |
| What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published <a href="#">here</a> .)      |                                       |
| [required] - max 75 characters   | Land use redesignation - LOC2024-0070 |
| Are you in favour or opposition of the issue? [required]   | In opposition                         |

ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am writing to express my serious and immediate safety concerns regarding this Land Use Redesignation application.

The proposed development is situated on a dangerously small corner with a steep slope and severely limited visibility. Increasing the housing density and, consequently, the traffic volume at this location will undoubtedly create a significant safety hazard for all residents.

We have already witnessed numerous accidents at this corner with the current traffic levels. The recent destruction of a street lamp by a vehicle is a stark reminder of this danger. Furthermore, the complete absence of crosswalks on this well-used pedestrian route puts residents at constant risk.

Finally, the severely limited access to and from our cul-de-sac, with only two exits both leading onto 85th Street, means that an increase in housing units will lead to unacceptable and potentially gridlocked congestion on these vital roadways.



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|  |  |
|--|--|
| First name [required]  | Rory   |
| Last name [required]   | Smith  |
| How do you wish to attend?   |  |
| You may bring a support person should you require language or translator services. Do you plan on bringing a support person? |  |
| What meeting do you wish to comment on? [required]   | Standing Policy Committee on Community Development           |
| Date of meeting [required]   | Jun 10, 2025   |
| What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published <a href="#">here</a> .)      |  |
| [required] - max 75 characters   | Rezoning proposal for 8475 Mystic Ridge GA SW (LOC2024-0070) |
| Are you in favour or opposition of the issue? [required]   | In opposition  |

ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am writing to formally express my opposition to the rezoning application for 8475 Mystic Ridge GA SW (LOC2024-0070). While it was understood that this parcel would eventually be developed, there was a reasonable expectation that any future development would align with the existing low-density character of Mystic Ridge, thereby preserving the established intent and identity of our neighbourhood.

It has become evident that the developers are attempting to leverage our low-density zoning to support a higher-density proposal. However, they do not own our land and therefore cannot “blend” the density across properties. This approach is deeply concerning to our community.

Key concerns include:

A significant departure from the neighbourhood's established character, which is a primary reason many residents chose to live here. Architectural controls which were set in place are not being abided by.

Overcrowding in local schools

Increased safety risks for both pedestrians and drivers due to traffic volume

Challenges related to sewage capacity and land grading

Disruption to local wildlife habitats

Strain on city infrastructure (e.g., water, power, roads), which is not equipped to handle the proposed density



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First name [required] Matthew

Last name [required] Little

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Jun 10, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters LOC2024-0070 (Land Use Redesignation)

Are you in favour or opposition of the issue? [required] In opposition

ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am writing to express my opposition to the rezoning proposal for 8475 Mystic Ridge GA SW (LOC2024-0070). We understood that the 8475 Mystic Ridge GA SW parcel would eventually be developed, it was reasonable to expect that it would follow the existing low-density style of Mystic Ridge, preserving the character and intent of the neighbourhood. It has become clear that the developers are exploiting our low-density zoning to justify their higher-density proposal, however, they do not own our land and cannot “blend” the density. In short, our community remains deeply concerned about the issues, a few of which include:

- Safety concerns (i.e. traffic hazards for pedestrians and drivers)
- The integrity of our neighborhood's character, which is the key reason most of us chose to live here
- School overcrowding
- Sewage and grading challenges
- Impact on local wildlife
- Impact on city infrastructure (e.g., water, power, and roads), which is not designed to support the proposed density

The Springbank Hill Community Association fully supports our opposition and is seeking to find resolution.



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|  |   |
|--|---|
| First name [required]  | Anna  |
| Last name [required]   | Foley   |
| How do you wish to attend?   |   |
| You may bring a support person should you require language or translator services. Do you plan on bringing a support person? |   |
| What meeting do you wish to comment on? [required]   | Council   |
| Date of meeting [required]   | Jun 10, 2025  |
| What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published <a href="#">here</a> .)      |   |
| [required] - max 75 characters   | Land Use Redesignation LOC2024-0070 - 8475 Mystic Ridge Gate SW |
| Are you in favour or opposition of the issue? [required]   | In opposition   |

ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Subject: Formal Opposition to Rezoning Application LOC2024-0070 – 8475 Mystic Ridge GA SW

To Whom it May Concern,

I am writing to formally express my strong opposition to the rezoning proposal for 8475 Mystic Ridge GA SW (Application LOC2024-0070). While it has long been understood that this parcel would eventually be developed, the developer continued to communicate with the community that the development would adhere to the established low-density character of Mystic Ridge, in keeping with the original vision and intent of the community and the architectural standards that have been set in place.

It has become apparent that the developers are attempting to exploit the existing low-density zoning of our neighbourhood in an effort to rationalize their higher-density proposal. However, as they do not own the surrounding properties, they cannot reasonably claim to “blend” their proposed density with the existing zoning. This tactic is both misleading and inconsistent with the planning principles that have guided development in this area.

Residents of our community remain gravely concerned about several critical issues, including but not limited to:

Significant safety concerns, particularly increased traffic risks for both pedestrians and drivers

The degradation of the neighbourhood’s established character, which was a primary factor in our decision to reside here

The potential for school overcrowding

Existing challenges related to sewage capacity and land grading

Adverse impacts on local wildlife and natural habitats

Increased pressure on municipal infrastructure—such as water supply, electricity, and roadways—that is not designed to support higher-density development

The Springbank Hill Community Association has formally endorsed our position and is actively pursuing a resolution that reflects the concerns of area residents. We remain committed to opposing this rezoning proposal through all appropriate channels and to the fullest extent permitted.

Thank you for your attention to this matter.

Sincerely,  
Anna Foley  
214 Mystic Ridge Park SW