

An aerial, high-angle view of a large, multi-story brick building with a classic architectural style. The building features numerous arched windows and a flat roof with several rooftop terraces. Some terraces have glass railings and potted plants. The building is surrounded by lush greenery and trees. The overall image has a dark, muted color palette, giving it a sophisticated and elegant feel.

THE AUGUSTA *Villas*

Welcome to the virtual information session

Meet the PROJECT TEAM

The subject lands are owned by a private developer who is working with B&A Studios Inc. to carry out the land planning and application process.



John Page
Developer



Kyle Wurzer
Developer



Kathy Oberg
*President &
Project Advisor, B&A*



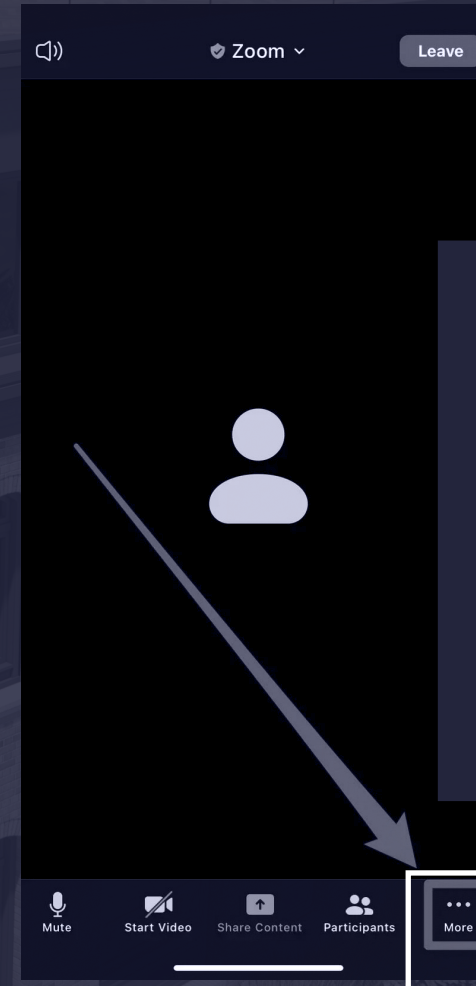
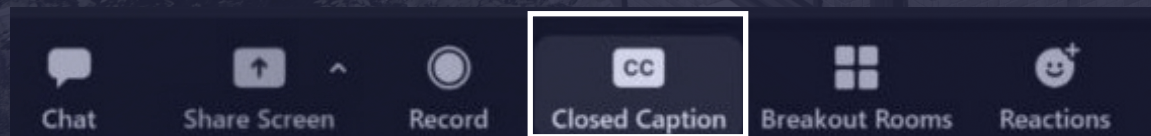
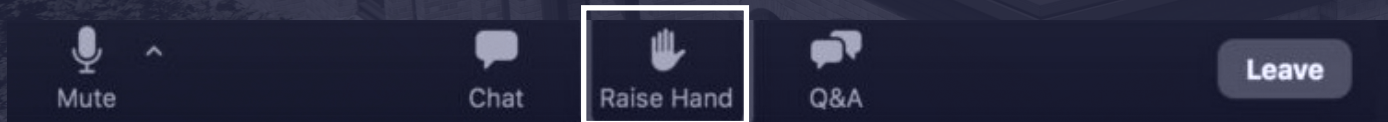
Jeff Hanson
*Senior Planner &
Project Manager, B&A*



Leah Thomson
*Communications &
Engagement Specialist, B&A*

We want TO HEAR FROM YOU

You can engage with us during the session by typing your question into the Q&A. Or by using the 'Raise Hand'.



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Purpose OF THIS SESSION

Today's goal is to share information with neighbours about the project and answer your questions. Specifically, we hope to provide a better understanding of:

The proposed Land Use Redesignation and minor Area Structure Plan (ASP) amendment.

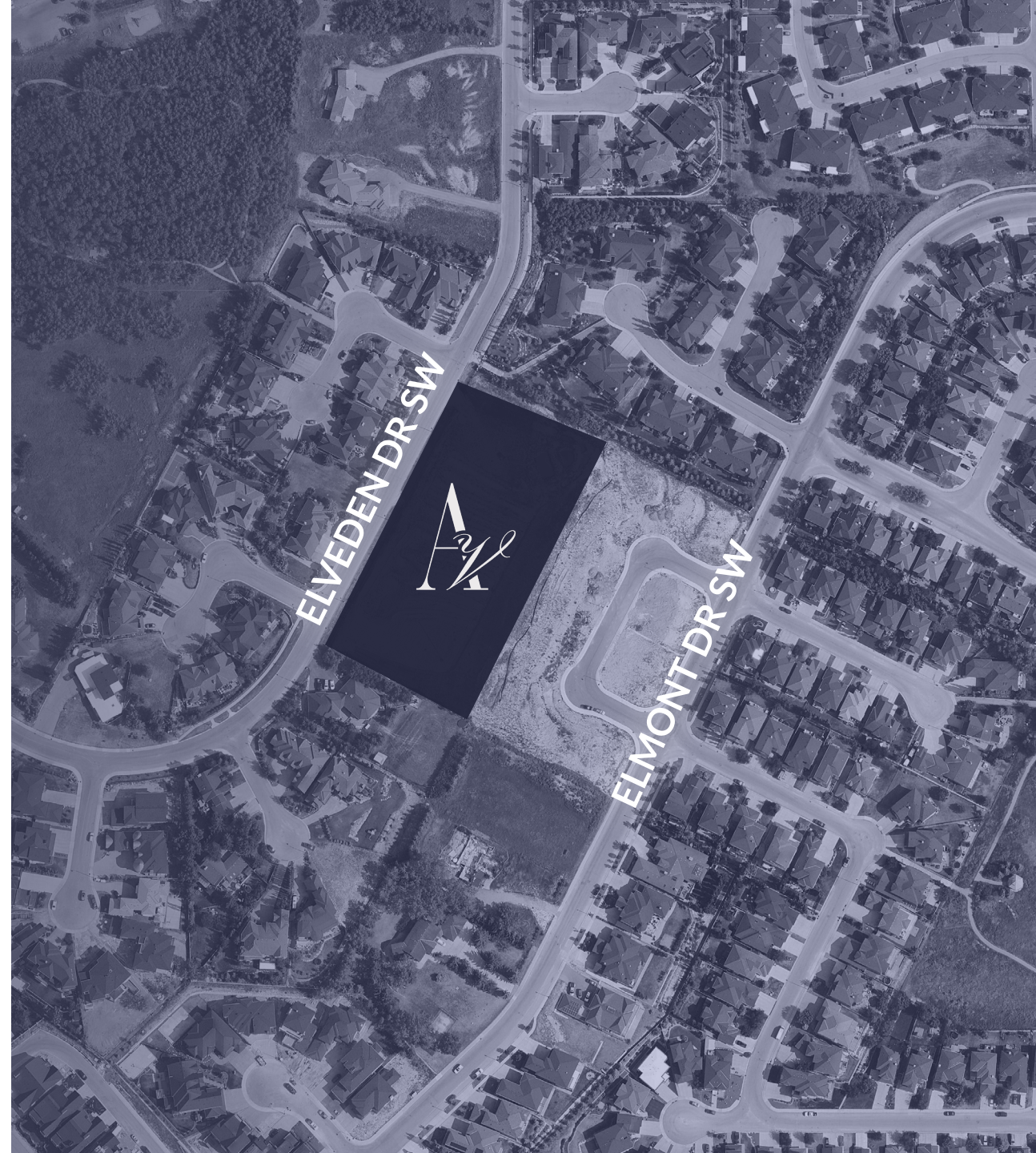
The application timeline.

Project location
30 Elveden Drive SW

Located in Springbank Hill

East of 77 St SW, and south of 26 Ave SW

Land Area: 1.16 hectares (2.86 acres)





Land Use REDESIGNATION

Zoning	Max. potential dwellings	Proposed dwellings
Current: Low Density Mixed Housing (R-G)	48*	-
Proposed: Multi-Residential – At Grade Housing District (M-G)	92	56

**each unit would be eligible for a secondary suite for a full potential of 96 units*

City of Calgary zoning bylaw definitions

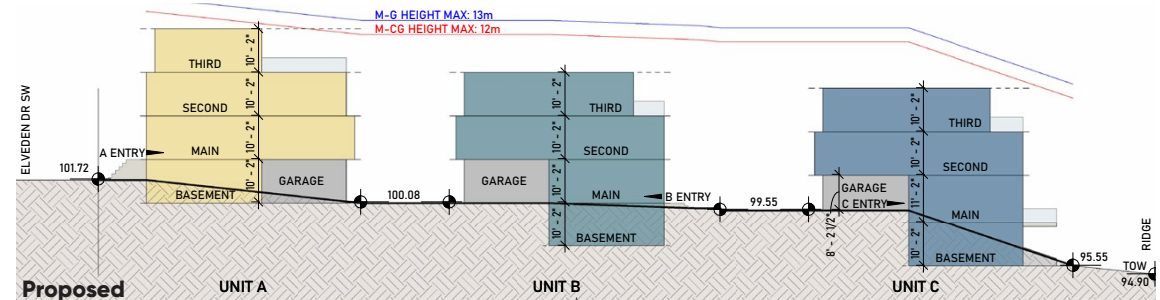
Residential – Low Density Mixed Housing (R-G): The R-G district provides for a mix of low density housing forms in suburban greenfield locations , including single-detached, side by side, duplex , cottage housing clusters and rowhouse development, all of which may include secondary suite.

Multi-Residential – At Grade Housing District (M-G): The M-G district is a multi-residential designation that is primarily for comprehensive townhouse and rowhouse developments.

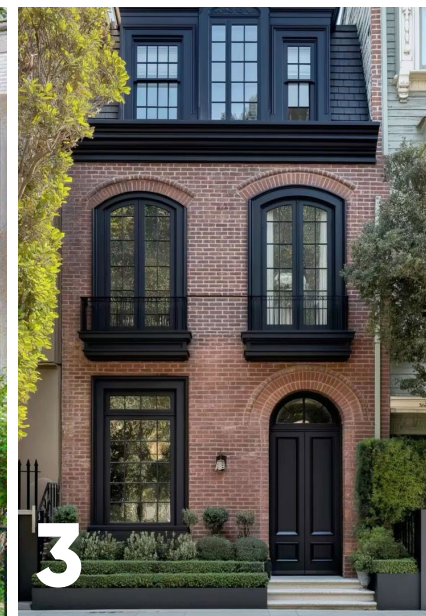
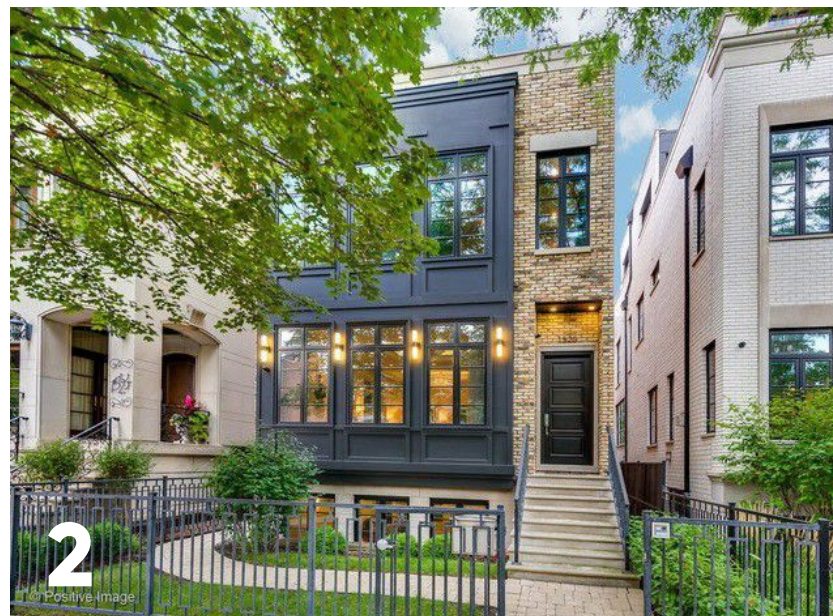
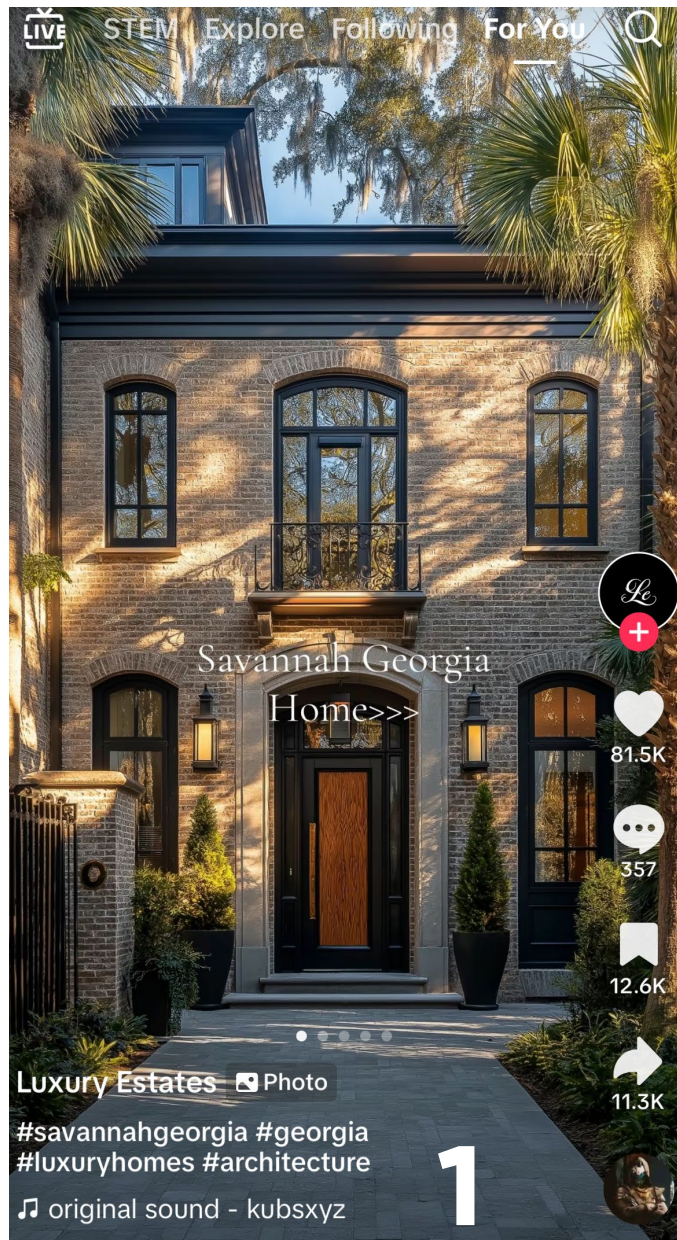
Project PROPOSAL DETAILS

Thoughtfully designed villa-style townhomes.

- 56 luxury units, each ~2500 sq.ft
- Two-car private garage for each townhome
- Internal private roadway network to access garages, no direct access from Elveden Dr.
- Landscaped advanced multi-use laneway to increase pedestrian connectivity and shared community space
- High-quality architectural design and materials to compliment the surrounding neighbourhood
- Strata ownership to maintain landscaping and shared spaces
- No basement or secondary suites are permitted



PRECEDENT IMAGES



Precedents

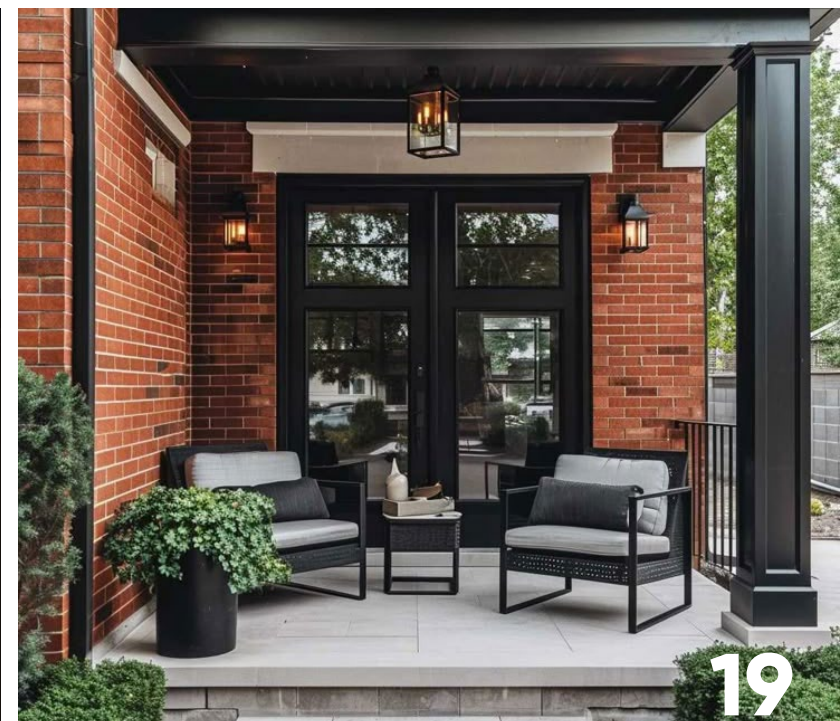
Overall

Precedent images provided by CTZN Architecture Inc.

PRECEDENT IMAGES



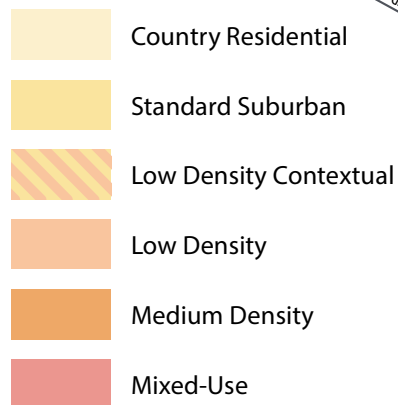
Precedent images provided by CTZN Architecture Inc.



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Policy Context CONSIDERATIONS

- ASP amendment required for M-G or R-G development.
- Possible to add density modifier to M-G district to limit max density.
- The proposed development is consistent with the goals of the Municipal Development Plan.
- The development will include a pedestrian connection to the block to the east.



Policy Area	UPH
MDP – Residential Neighbourhood	20
ASP - Standard Suburban	7-17
ASP – Medium Density	38-148
<i>Proposed Development</i>	48

CONCEPTUAL RENDERINGS

High Quality
Finishings
(including Brick)

Rooftop Amenity Spaces



Grown Oriented - Front Doors on Elveden Drive

Enhanced Landscaping and Plantings (including trees)

Rooftop Amenity Spaces



Interior Garages



Rooftop Amenity Spaces

Interior Garages



Front Amenity Spaces



NEXT STEPS

Continued engagement and
feedback collection

Review by City of Calgary
planning department

Opportunity for public comment at Calgary
Planning Commission presentation (date TBD)

Public hearing at Calgary
City Council (date TBD)

Questions **AND FEEDBACK**

Your feedback is also welcome through
the online feedback form



Stay up to date and visit the
project website:

WWW.AUGUSTAVILLAS.CA



Thank you for
YOUR TIME AND PARTICIPATION.

To get in touch with us, email Leah Thomson at
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THE
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