## Land Use Redesignation WHAT WE HEARD REPORT JUNE 2025

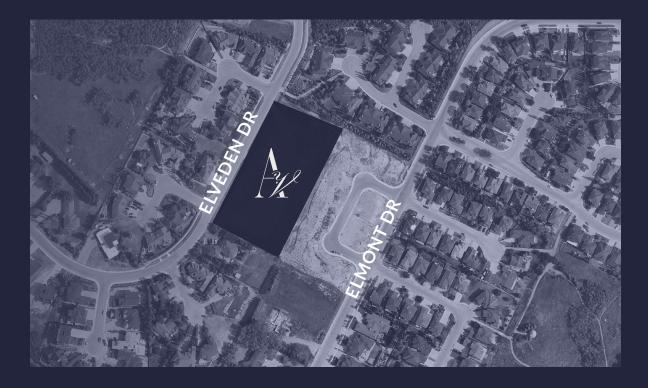
## AUGUSTA Villas



## PROJECT INTRODUCTION

A Land Use Redesignation application and minor Area Structure Plan (ASP) amendment was submitted to the City of Calgary in pursuit of the development at 30 Elveden Drive SW. The brownfield lands have remained undeveloped for over a decade, with ownership recently acquired from the previous developer to new landowners. B&A, a planning consultancy, is working with the new landowners who have a new vision for the site; a luxury villa-style townhome development to bring housing diversity to the community.

To carry the new vision forward, a Land Use Redesignation is proposed to change the current Low Density Mixed Housing (R-G) designation to Multi-Residential at Grade-Oriented (M-G). The redesignation would enable more design flexibility, specifically to allow the creation of an interior private road, to provide The Augusta Villas residents with site internal access to their individual garages. This design choice is meant to mindfully divert traffic away from Elveden Drive.



The subject site is just over 1 hectare and is located within the community of Springbank Hill, with Elveden Dr directly parallel to the west and 26 Ave SW to the north.

The Augusta Villas solely includes the west parcel. The east parcel that runs parallel to Elmont Drive SW is not included in this land redesignation application and is separate land ownership. However, The Augusta Villas project team is working with the City of Calgary to collaborate on infrastructure and water mitigation within the eastern parcel.



## COMMUNITY ENGAGEMENT







Scans

Registered

-0-0-0-0

Attendees

#### **OUTREACH**

On May 13, 2025, a virtual information session was hosted by B&A to share details of the proposed development with neighbours, and answer questions directly. The goal of the session was to provide a information related to the land use redesignation and the minor ASP amendment.

A virtual information session was the chosen public engagement method to ensure consistent project information to all neighbours and to allow the community to hear each other's questions simultaneously.

To promote the information session to Springbank Hill residents, an invitational postcard was delivered to homes neighbouring Elveden Dr and within a maximum proximity of 450m to the subject site. The postcard was distributed two weeks prior to the session. A QR code was included to register for the info session, which garnered a total of 64 scans. As a result, 42 people registered to attend the session and there were 37 attendees.

Direct outreach was conducted by B&A to the Springbank Hill Community Association (SBHCA) via email to offer a meeting and to share more information related to the application. The invitational postcard was included in the email to be used for their distribution to the larger Springbank Hill community.

A dedicated project website; www.augustavillas.ca was created and launched on May 22, 2025. The site will be maintained as a go-to resource for project updates and information.







## FEEDBACK OPPORTUNITIES

Community members were welcome to share their comments or questions by contacting the project team directly. B&A received five emails requesting more project related information between April 30 and May 14, 2025.

To conclude the information session, a link to an online feedback form was shared with community members to provide an additional opportunity to submit comments. The feedback form was open from May 13 – May 28, 2025.

A 'thank you' email was sent to the registrants of the information session on May 22, that included the link to the feedback form and the project website. A link to the recorded information session and supporting presentation slides were also provided. The subscriber email showed an 83 per cent open rate.



43 Recipients



36 Opens



17 Link Clicks



## WHAT WE HEARD

Community members were invited to share their questions and comments directly with the project team via email, during the information session, and through the feedback form.

Community feedback by the numbers	
Emails received	6
Questions during the virtual info session	33
Feedback forms completed	11

Most common questions or concerns uncovered through the public engagement included:

#### Questions

- Who owns the subject lands?
- What is the height maximum and/or is there a height modifier?
- How will eastern flooding from overland water be mitigated?
- Are swales or retaining walls included in the plan?
- How will visitor parking be managed?

#### Concerns

- Pedestrian and vehicular safety, specifically at the intersection of 26th Ave SW and Elveden Dr SW.
- Proposed density of the development.
- Timing of the application.
- No ward representation.

Among the feedback received, concerns about the proposed development were most common, with some respondents expressing clear opposition. The project team did receive two comments of support for the proposed development; one via phone call which was prompted from a resident who passed by the site'snotice posting, and another who attended the session and provided comment through the feedback form.



## REDBACK SUMMARY

The following provides a more detailed overview of the overall feedback received sectioned by theme.

## Land Ownership & **Engagement Process**

### Density, Height & Zoning Bylaw

Of those who shared their comments or questions, many felt the proposed density was not contextually appropriate for their neighbourhood. A few community members requested that the unit count be reduced from the proposed 56 units. Concerns about the proposed density increase mainly centered on anticipated traffic growth and its potential effect on pedestrian safety. Some respondents expressed concern that the proposed building height could create sightlines into their backyards, potentially impacting their privacy. A few people also expressed concerns about the proposed zoning and felt that there should be modifiers and Direct Control provisions to provide assurances to the community. Concerns with the selected zoning amendment were supported by residual frustrations felt with the City's recent amendment which introduced the R-G or commonly known as "Blanket Rezoning".

### Transportation

Many participants expressed concerns about the road network's ability to support new development. Community members were concerned for safety of pedestrians, cyclists and vehicles. Specific mentions were made to the existing safety concerns at 26 Ave SW and Elveden Dr SW, particularly near Griffith Woods School. Community members want to understand if a Transportation Impact Assessment has been completed, and if the City has assessed the networks for required improvements. Some also sought to understand where pedestrian connectivity opportunities would be considered.

#### Infrastructure

Feedback suggests that the proposed development's consideration of existing infrastructure, such as water, sewage, and flood mitigation, is unclear. Community members would like to understand the developers plan and commitment for flood mitigation, specifically to the east of the site.



# FEEDBACK

Nine people participated in the online feedback form. Project related questions consisted of two multiple choice questions and two open ended questions. Below are the questions and responses received.

Q1. How close do you live to the proposed development site at 30 Elveden Dr SW?	
I live on the same street	45%
Within 1-3 blocks	33%
Within Springbank Hilli	11%
I live elsewhere in Calgary	11%
I do not live in Calgary	0

Q2. What is your relationship to the area?	
Homeowner	100%
Renter	0
Local business owner	0
Visitor / commuter	0
Other (please specify)	0

Q3. What are your primary interests or concerns with respect to the proposed zoning change (from R-G to M-G)?		
Respondent #	Open ended response	
1	Overall city zone change was unjustified. Majority of people were against it, like me.	
2	Too dense for the area and particularly the street.	
3	Density, traffic safety, infrastructure, schools and neighborhood fit	
4	We heard at the May 13 information session that the transportation and congestion issues have not yet been fully considered. As the development will have little to no visitor parking there is likely to be 30 to 50 vehicles parked on Elveden Drive at various times. It did not sound like garbage pickup would be accessible by the City on the development (only owner access to the back of the buildings where the garages would be located) which would therefore see over 100 garbage bins put on Elveden Drive on a weekly basis somehow placed around the guest parked vehicles. We were told that the price range for the luxury town homes would be between \$1.2M and \$1.5M. That price range does not result in a luxury property. A price of \$1M does not get much of a home these days. At those prices there will be a significant impact to the market value of the \$2M+ homes that have been built across the street. The patio roof tops being contemplated for the units will result in privacy issues for surrounding homes as users of the patio roof tops will have downward views into surrounding homes.	
5	The height and the rooftop patios. I am also concerned about the traffic flow in the development as wee as where do guests park.	
6	I support the proposed development, as I believe it would be a valuable addition to the neighbourhood, offering more diverse living options within the Springbank Hill community.	
7	We own the home directly backing onto the north and are concerned about losing privacy for our backyard, especially since we are already at a much lower level and the top floor patio will look directly into our backyard.	
8	Traffic safety around the elementary school with increased density to the area.	
9	This project is completely inappropriate for this community. You are proposing condo units in a community that has single family homes on large estate properties. You have disregarded community concerns about over density, parking, privacy of neighbours, congestion, safety of children and pedestrians, and on and on.	



Q4. What would you like the project team to consider as the proposal advances through the City's review process?		
Respondent #	Open ended response	
1	Significantly Reduce number of units to meet current area zoning spacing.	
2	6 visitor parking stalls for 58 units is ridiculously low. That will force visitor parking, and parking for project residents with more than two vehicles, to Elveden. Make the east side of Elveden adjacent to the project a no parking zone and increase visitor parking within the site.	
3	All of the above	
4	I would like them to consider the comments above and revert back to a development plan that saw the construction of similar sized homes at similar prices to those that have been built in the area.	
5	Fewer units so that there is parking both on street with wider streets as well as get rid of the roof top patios. Any privacy we have will be gone.	
6	Maintain a clean and organized job site throughout all phases of construction.	
7	I would ask that they consider changing the number and size of units to similar to Elmont Green and Elysian condo properties as well as the new ones being built further south on Elveden, both in amount of units and heights of units. The units proposed are by no means "affordable housing" and the executive bungalow would be a more suitable aesthetic to the neighborhood and less likely to attract opposition from the neighborhood.	
8	Number 1 concern is traffic safety with increase in density.	
9	Develop within the existing approved plans.	

## **Community Questions**

The following is a consolidated table of community questions received and responses provided through all methods of communication.

Qu	estion	Project team response
1	Could you provide information regarding the timeline for resident notification of the land use change and explain how this aligns with the development submission deadline?	The project team recognizes the timing concerns expressed by the community. A Land Use Redesignation and ASP amendment is an iterative process which typically involves an initial application and at least one resubmission. The project team welcomes all comments as the application progresses. Community feedback received will be considered prior to resubmission.
2	Given the timelines, can the community assume this will proceed after the election?	The project team is currently reviewing comments from the City's initial review and continues to gather input from the community. A projected timeline will be better known based
3	When will this proposal go before council?	on the depth of revisions required, which are informed through the comment period. B&A will communicate
4	Is municipal reserve required?	As the subject site is within an approved Outline Plan area, and the application is not seeking an Outline Plan amendment, no municipal reserve is required.
5	How will plans be adjusted to address community concerns?	The project team will gather all comments received via email, from the information session and through the feedback form and will be reviewed for consideration. Concerns will be addresses through ongoing communication with the community as the project progresses. Potential application revisions may be informed by community feedback.

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Pla	Planning and Zoning		
Question Project team response			
6	Why is an amendment to the Area Structure Plan (ASP) necessary?	Why is an amendment to the Area Structure Plan (ASP) necessary? The current neighbourhood area that applies to the subject lands isStandard Suburban which is 7-17 units per hectare (uph) – notably, this is now lower than the minimum residential density set forth by the Municipal Development Plan of 20 uph. Based on the densities of the Neighbourhood Plan Areas in the ASP, the subject lands will need to be amended to "Low Density" - which is intended for developments between 20 and 37 uph.	
7	Why is a land use amendment (LUA) (aka Land Use Redesignation) needed after the R-G zoning was introduced by the City?	The project team is seeking a LUA to an M-G zone to accommodate a comprehensive townhouse development. The M-G includes the ability to apply a density modifier to ensure a limit to the maximum potential density. M-G allows for a larger minimum front yard setback (min. 3.0m) compared to R-G (min 1.0m). M-G height maximum is 13m, a one metre increase from the 12m in the R-G.	
8	Why not pursue a Direct Control (DC) district to provide guarantees, or submit a concurrent Development Permit (DP) for community assurances?	The project team isn't opposed to a DC from a development permit standpoint. However, the City's preference is to use a standard Land Use District. This provides a standardized approach to planning and development. While more flexible than a DC, the M-G district does include the ability for a modifier to limit the density permitted on the subject site. This modifier will be used to limit the density to 37 uph, guaranteeing that development will be no larger than what is permitted in the "Low Density" Neighbourhood Area identified in the ASP. An overlapping Development Permit (DP) will be initiated once the site has been redesignated, taking into consideration community feedback, such as a lower density.	
9	Why haven't the developers considered a development plan with home sizes and densities that provide appropriate transitional planning consistent with the surrounding area?	The design of the Augusta Villas has been thoughtfully considered to integrate into the existing neighbourhood. The luxury style townhomes will be 2500 sq.ft., each with their own double car garage, with internal private road access. The frontage of the townhomes are designed to maximize curb appeal and minimize vehicle traffic. The design was considered with the transitional context to the north with the existing villa community. The Augusta's will have well manicured exteriors and a comprehensive development style.	

Site Layout and Design		
Que	stion	Project team response
10	How many units and parking spots will the development have?	Each townhome unit will have a two-car garage and there will be specified visitor parking. The visitor parking is informed by the City standards and will be finalized in the Development Permit stage when more detailed planning is completed.
11	What is the setback to the north?	At this time in the planning stage, the setback is 10 meters.  The north will also include the woonerf, which prioritizes
12	Where will the proposed walkway be placed for pedestrian connectivity?	pedestrians and cyclists – it's a shared street with a different texture or finish than a typical paved road. The width of the woonerf does allow for emergency vehicles.
13	Have any shadow studies been completed?	Based on the sites slope and grading, the project team did not complete a shadow study. However, a shadow study can be completed to help alleviate height concerns for community members.
14	Will the units have driveways, or will garages be accessed directly from the roadway?	Each unit will have a driveway to its individual garage. The driveway access will be internal to the development and no vehicles will be able to access the townhomes directly from Elveden Dr.
15	Can you confirm the frontage for each unit facing Eden Drive?	Currently the plan is drawn for 20-25' frontage.
Oth	er	
16	Who is the owner/developer of the property?	Brad Kirk purchased Ben Li's shares in the corporation and is the primary developer/owner of the project. Brad is working with John Page and Kyle Wurzer as the operating and build team on this development. Although the legal registered numbered company is the same as the previous developer, Brad Kirk, John and Kyle are working on a new company name and branding to transition away from the legally registered numbered company. There is no involvement or affiliation with Ben Li on this project. The Augusta Villas are a new project, under new ownership and a new development vision.
17	What is the price range for these townhomes?	In today's market, the townhomes would range from \$1.2 - 1.5 million. Pricing will be determined once the townhomes are built and will be listed at a competitive market rate.

## NEXT STEPS

The project team is reviewing technical feedback from the City of Calgary that will inform necessary revisions to the application. Concurrently, the project team is assessing all community comments to discuss potential changes to the proposed plan. B&A is working to provide a shadow study and it will share the findings with community members.

Once the revisions to the Land Use Redesignation application have been finalized, an in-person engagement opportunity will be scheduled to share updates with the community.

The project team will continue to post updates to the project website and share updates via the project newsletter. If you would like to subscribe to the newsletter or have any questions please contact Leah Thomson, Engagement Specialist at Ithomson@bastudios.ca

Stay up to date: www.AugustaVillas.ca

