



THE
AUGUSTA
Villas

The following reflects key feedback shared by the community and how the project team has responded. We've worked closely with community representatives and the City to make meaningful changes to the project and address concerns raised. This handout summarizes what we heard and the actions taken as a result.

	Community Feedback	Project team action
1.0	Pedestrian & children's safety (traffic)	<ul style="list-style-type: none">Traffic Impact Assessment (TIA) completed during school-day peak hours (June 13, 2024). Intersections shown to operate within acceptable capacity (i.e. 26th Ave and 77 St.).Site layout revised to improve sightlines and reduce waste/recycling/compost bins along Elveden Dr.Home entrances reoriented to avoid vehicles backing onto Elveden Dr.TIA completed during school-day peak hours (Jan 29, 2026).
2.0	Desire for lower density	<ul style="list-style-type: none">Density significantly reduced through multiple design revisions.Current proposal includes 6 single-detached homes, 12 semi-detached, and 17 townhomes.No secondary or basement suites permitted; height and unit limits secured through Direct Control zoning.
3.0	Building height & privacy	<ul style="list-style-type: none">Maximum heights capped through Direct Control zoning.Single-family homes limited to 11 m; townhomes to 12 m.Rooftop patios removed to reduce overlook and privacy impacts.
4.0	Sidewalks and walkability	<ul style="list-style-type: none">New sidewalk to be built along Elveden Dr.A woonerf connection (sidewalk for pedestrians, cyclists, and slow moving vehicles) will be added to provide access from Elveden to Elmont.Increased north-side setback incorporated into the Direct Control.
5.0	Slope stability & drainage	<ul style="list-style-type: none">Slope stability assessments completed (2018, 2024 and 2025) and approved by the City.Final development will collect and manage all site drainage on-site.Development enables long-term resolution of existing drainage conditions.

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6.0 Retaining walls	<ul style="list-style-type: none"> • Retaining walls. • Retaining wall solution prepared. • Solution construction to proceed following land use approval.
7.0 Shadow impacts	<ul style="list-style-type: none"> • A shadow study completed for the earlier design (with rooftop patios and greater heights) showed no shadow impacts on neighbouring homes. The current design removes rooftop patios and reduces heights to a maximum of 11 m for single-family homes and 12 m for townhomes, further reducing any shadow effects. • A second shadow study was completed for new unit count and included a winter shadow.
8.0 Traffic study	<ul style="list-style-type: none"> • A Traffic Impact Assessment (TIA) was completed during peak school times on June 13, 2024. • Intersections shown to operate within acceptable capacity (i.e. 26th Ave and 77 St.) • A new TIA was completed during peak school times on January 29, 2026, as requested by the community. Report was shared on Feb 13, 2026.
9.0 Parking overflow	<ul style="list-style-type: none"> • 82 off-street parking stalls provided for 35 units. • Visitor parking included within the site. • Parking is accommodated internally to reduce street impacts.
10.0 Design compatibility with surrounding homes	<ul style="list-style-type: none"> • Three housing styles for gradual transition; single-detached, semi-detached and townhomes. • Six single-detached homes along Elveden Dr. - replacing previous townhome design concept. • Only 6 homes across 500+ feet of frontage. • Single-detached with wider lot • Semi-detached homes replaced townhomes on the mid-row of the site design (a response to feedback following Feb 3 open house).

