



THE
AUGUSTA
Villas

Welcome to the Augusta Villas Open House

February 3, 2026

OUR GOALS FOR TODAY

Today, we wish to:

Share The Project's Journey: A look at how the plan has evolved from our initial concept to the current proposal, including the “why” behind the changes.

Reflect Your Input: Sharing a summary of community feedback and showing how those insights led to application adjustments.

Clarify Next Steps: Providing an update on where we are today and what the next steps look like for the application process.

Explore the info boards to see how your feedback has helped us evolve the design to better reflect your neighbourhood.



APPLICATION EVOLUTION

The community shared feedback related to density, height, pedestrian safety, and noted housing types that could be more closely aligned with the neighbourhood. Here’s how the application evolved based on your feedback and the changes made to reflect input.

Version	Proposed Design	Changes Made Based on Feedback
Initial Application (Spring 2025)	56 Townhome units Rooftop patios	<i>Collected feedback that reflected concerns related to density, privacy, and shadowing.</i>
Revised, Second Application (Summer 2025)	42 Townhome units 2 design styles	<i>Reduced the unit count and revised the design to XX (two design styles).</i>
Updated Concept Plan (December 2025)	42 total units (18 Townhomes and 24 Semi-Detached homes)	<i>Revised the concept design to soften the transition along Elveden Dr.</i>
Finalized Concept Plan (January 2026)	37 total units: (6) Single family Estate Homes (13) 30' wide Townhomes (18) 25' wide Townhomes	<i>Removed Townhomes along Elveden Dr to introduce single family homes. Removed rooftop patios. Revised land use application to a Direct Control (DC) to ensure development restrictions.</i>

What are the DC assurances for this application?

- Maximum units (37)
- No rooftop patios and a max height of 12 metres.
- No basement or garage suites permitted.
- Guaranteed low density (6 homes only) on Elveden Dr.
- A guaranteed pedestrian pathway to connect the North to Elmont Dr.

CONCEPTUAL PLAN EVOLUTION



INITIAL **SPRING** APPLICATION/
MEDIUM DENSITY CATEGORY -
56 UNITS (1 TOWNHOME STYLE)



REVISED **SUMMER** APPLICATION/
LOW DENSITY CATEGORY -
42 UNITS (2 TOWNHOME STYLES)



DECEMBER/
42 UNITS (SEMI-DETACHED & 2
TOWNHOME STYLES)

LAND USE DETAILS

Current Proposal (December)

6 Single Detached Homes
13-30' Wide Townhomes
18-25' Townhomes
Total 37 Units

Single Family Homes along Elveden Drive (6 units)

Front Doors on Elveden Drive

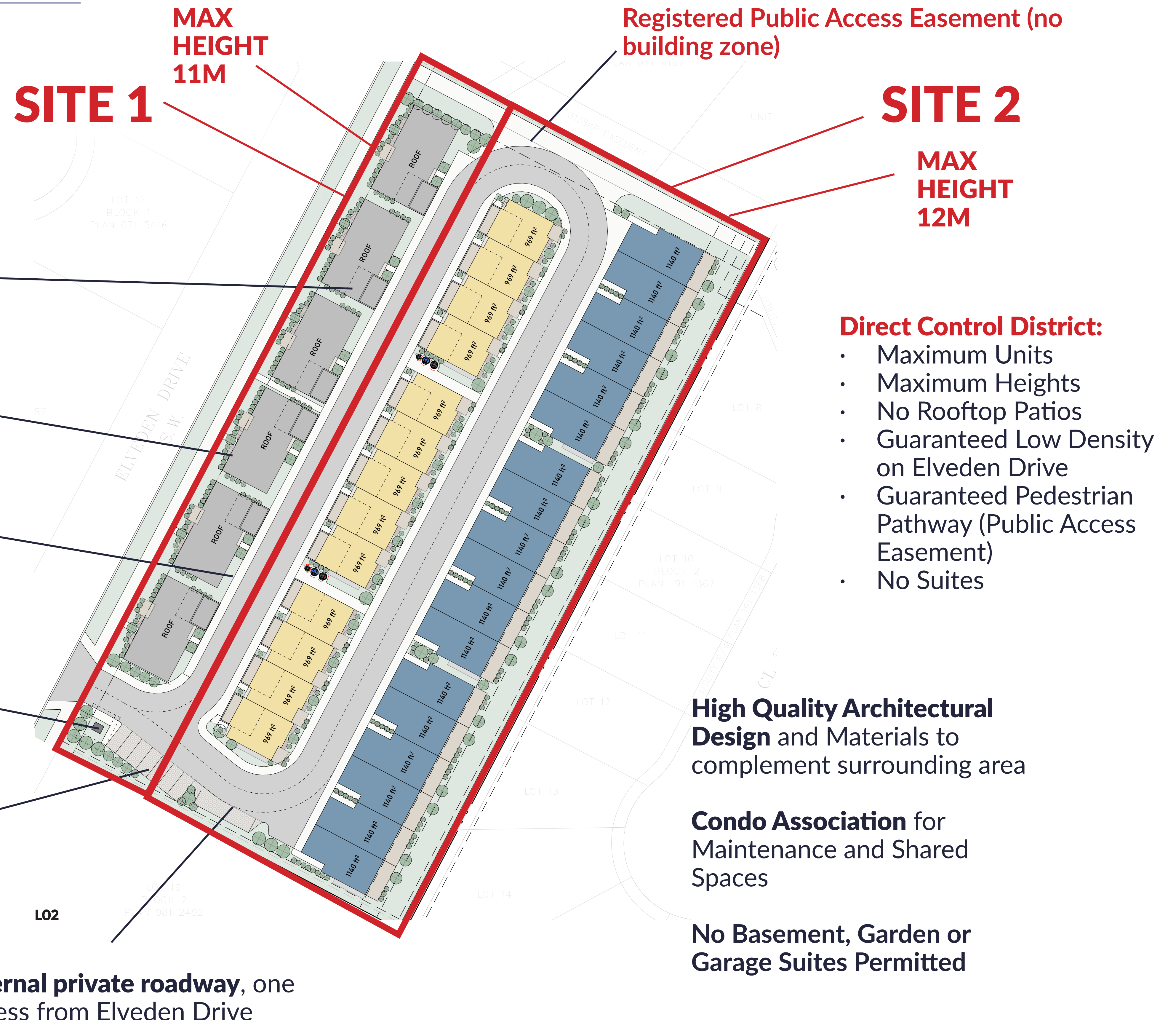
Double Car Garages from Internal Road for each unit

No Suites

Consolidated Garbage Bins for Waste, Recycling and Compost

Visitor Parking Stalls

Internal private roadway, one access from Elveden Drive



- Direct Control District:**
- Maximum Units
 - Maximum Heights
 - No Rooftop Patios
 - Guaranteed Low Density on Elveden Drive
 - Guaranteed Pedestrian Pathway (Public Access Easement)
 - No Suites

High Quality Architectural Design and Materials to complement surrounding area

Condo Association for Maintenance and Shared Spaces

No Basement, Garden or Garage Suites Permitted

CONCEPTUAL RENDERINGS

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Townhomes (with NO Roof Top Patios)

Single Family Homes along Elveden Drive



APPROACH FROM SOUTH TO
NORTH ALONG ELVEDEN DRIVE

Minimal View/Exposure of Townhomes

Low Density Scale and Form along Elveden Drive -
Front Doors Facing Elveden



BUNGALOW DESIGN CONCEPT



Front Doors and Walkways to New Sidewalk -
Bungalow Style Homes

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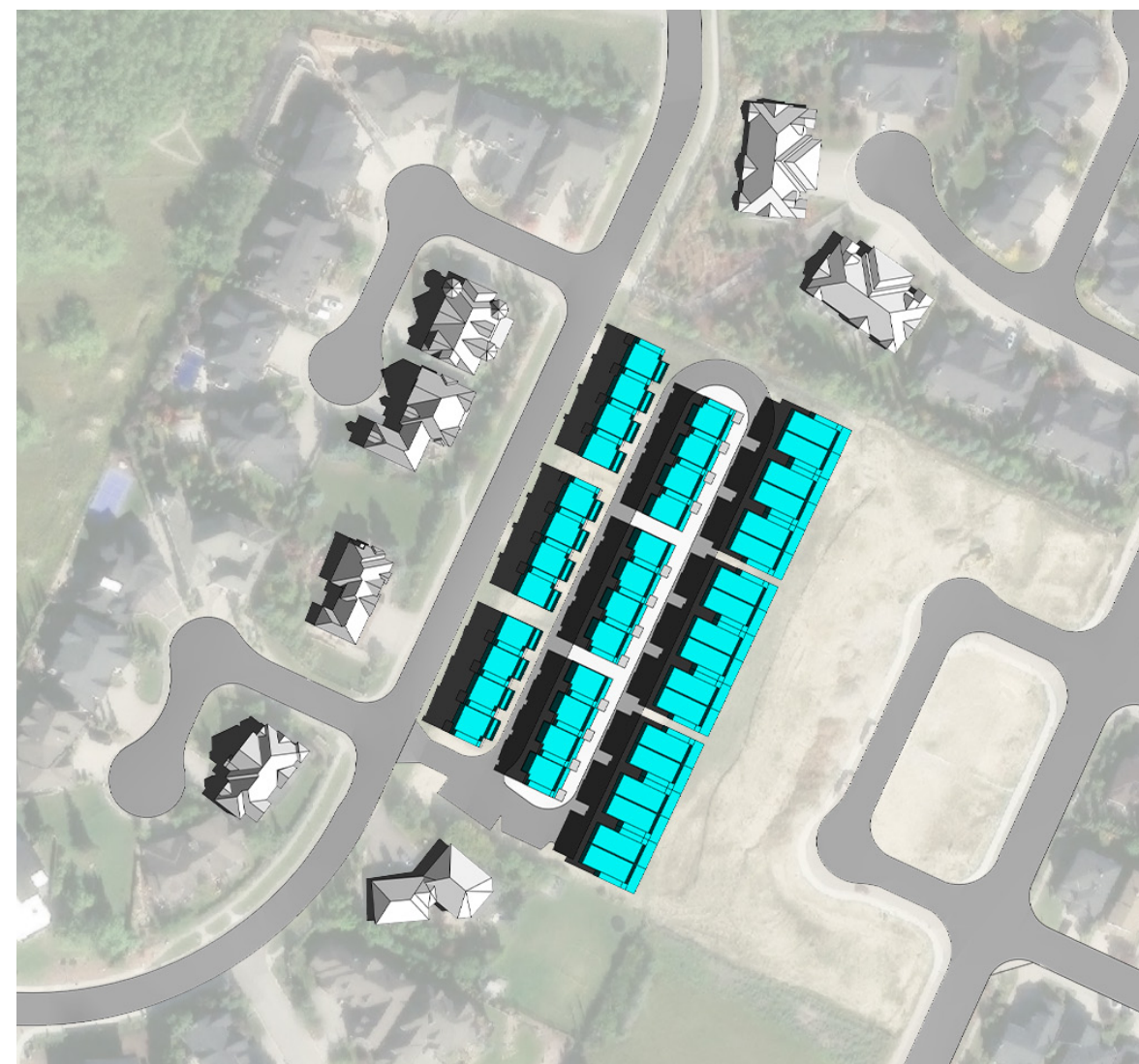
Human Scale interface along
Elveden Drive

New Sidewalk

SHADOW STUDIES

With height reduction along Elveden (13m to 11m) and within the parcel (13m to 12m) these shadows will be further reduced and less impactful to adjacent homes.

Shadow Studies | Summer Solstice



10 am



12 pm



2 pm



4 pm

Shadow Studies | Fall Equinox



10 am



12 pm



2 pm



4 pm



NEXT STEPS

- The proposed land use redesignation with Direct Control District will be heard at Public Hearing will go to Public Hearing at City Council on February 17, beginning at 9:30am.
- If approved, the applicant will submit a Development Permit (DP) application in Spring 2026.
- The DP follows a similar application process to the land use redesignation and will be circulated to the Community Association. A DP takes 5-7 months to complete.

We will continue to update you with the latest project news.

Scan the QR code to view the Public Hearing agenda on the City of Calgary website



An architectural rendering of a modern residential development, 'The Augusta Villas'. The image shows a row of two-story brick townhouses with dark, steeply pitched gabled roofs. Large, multi-paned windows are prominent on the front facades. In the foreground, there is a landscaped area with various plants, including tall grasses and shrubs. Several people are depicted in the scene: a person is walking a dog on the left, and others are visible on the balconies and near the entrances of the townhouses. The overall atmosphere is one of a high-quality, contemporary living environment.

**THANK YOU AGAIN FOR YOUR PARTICIPATION
AND FEEDBACK THROUGHOUT THE LAND USE
REDESIGNATION APPLICATION PROCESS.**

Questions?

Please reach out to Leah Thomson, Engagement Specialist at
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