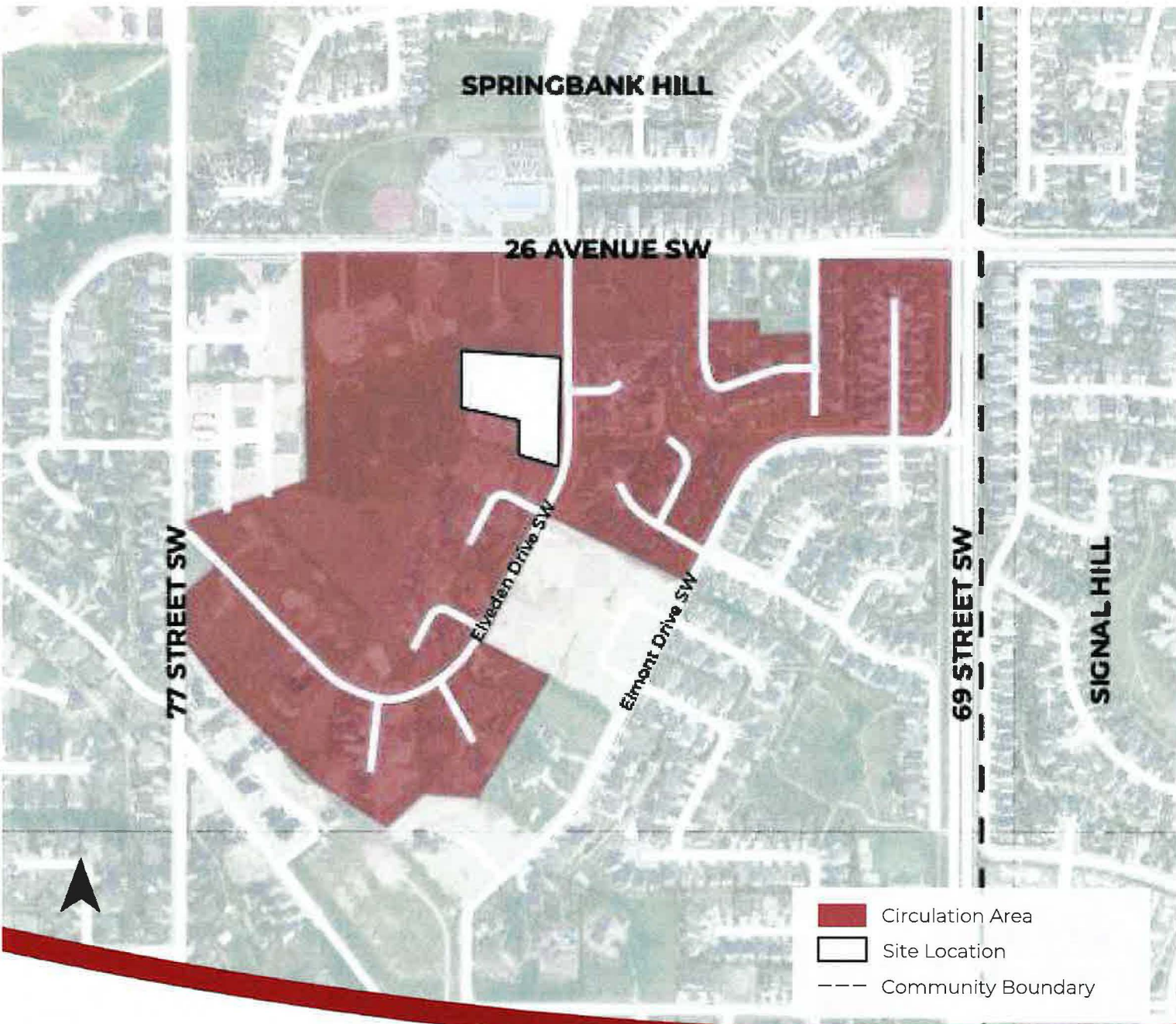




# Elveden Development – Green Cedar Homes

17 Elveden Dr SW  
Land Use Redesignation

CITY OF GREENVIEW  
**RECEIVED**  
IN COUNCIL CHAMBER  
DEC 20 2022  
ITEM: 8.1.2 CFC2022-1132  
*Distrib Presentation*  
CITY CLERK'S DEPARTMENT



# Engagement



Onsite Signage



Dedicated Team Member & Phone Line  
 • received inquiries from only **4 people**



125 Postcards hand delivered to Community



Outreach to Community Association  
 • tried various methods to contact the CA but **received no response.**



Dedicated Project Email address



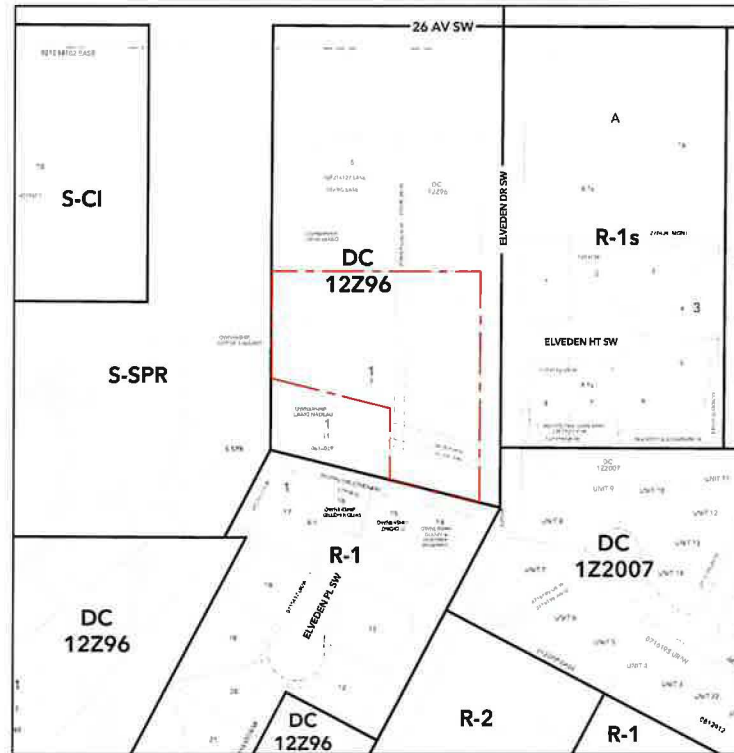
In-person Stakeholder Meetings



Received only 1 DTR and CPC provided unanimous support.

# Purpose

- To redesignate the existing parcel from DC 12Z96 to Residential One Dwelling District (R-1).
- The redesignation will facilitate the future subdivision of eight residential parcels.
- The current DC 12Z96 restricts subdivision of the existing parcel to a single subdivision of no less than 0.2 hectares.
- The redesignation will allow for a contextually appropriate residential development that balances the existing condition along Elveden Height and throughout the Elveden Community. An area average was used to determine these parcel sizes.



Current Land Use

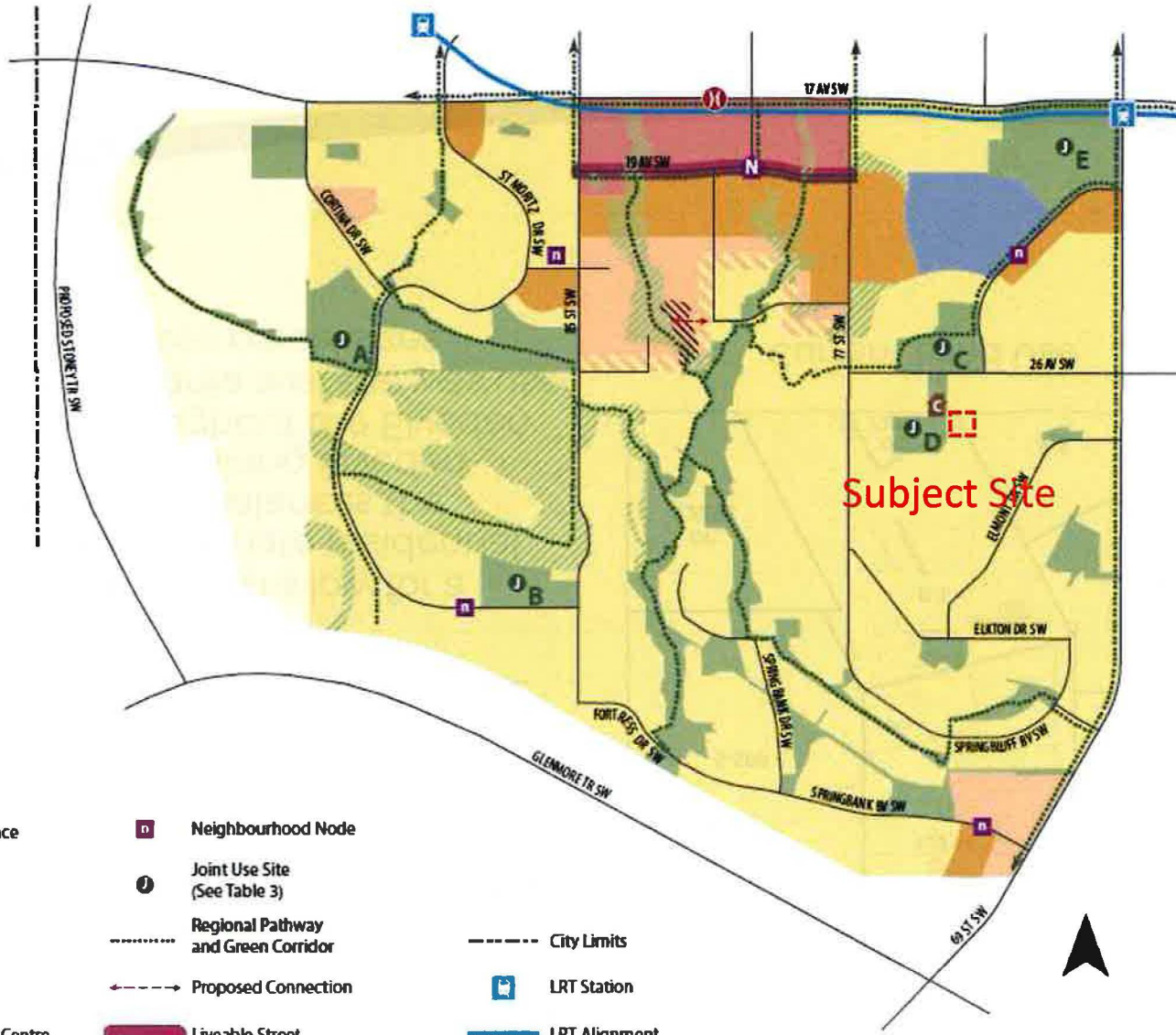


Proposed Land Use

Map 2: Land Use Concept

APPROVED  
28P2017  
AMENDED  
10P2020  
19P2021

- Country Residential
- Standard Suburban
- Low Density Contextual
- Low Density
- Medium Density
- Mixed-Use
- University Campus
- Existing Open Space
- Environmental Open Space Study Area
- Policy Review Area
- Active Modes Crossing
- Community Association
- Neighbourhood Activity Centre
- Neighbourhood Node
- Joint Use Site (See Table 3)
- Regional Pathway and Green Corridor
- Proposed Connection
- Liveable Street
- City Limits
- LRT Station
- LRT Alignment



Note: Map is conceptual only. No areas or distances should be measured or assumed. EOS study area identifies areas to be further evaluated. Areas that do not qualify as Environmental Reserve may be developed provided no other limitations exist.

# Springbank Hill ASP

Meets density targets of the ASP.

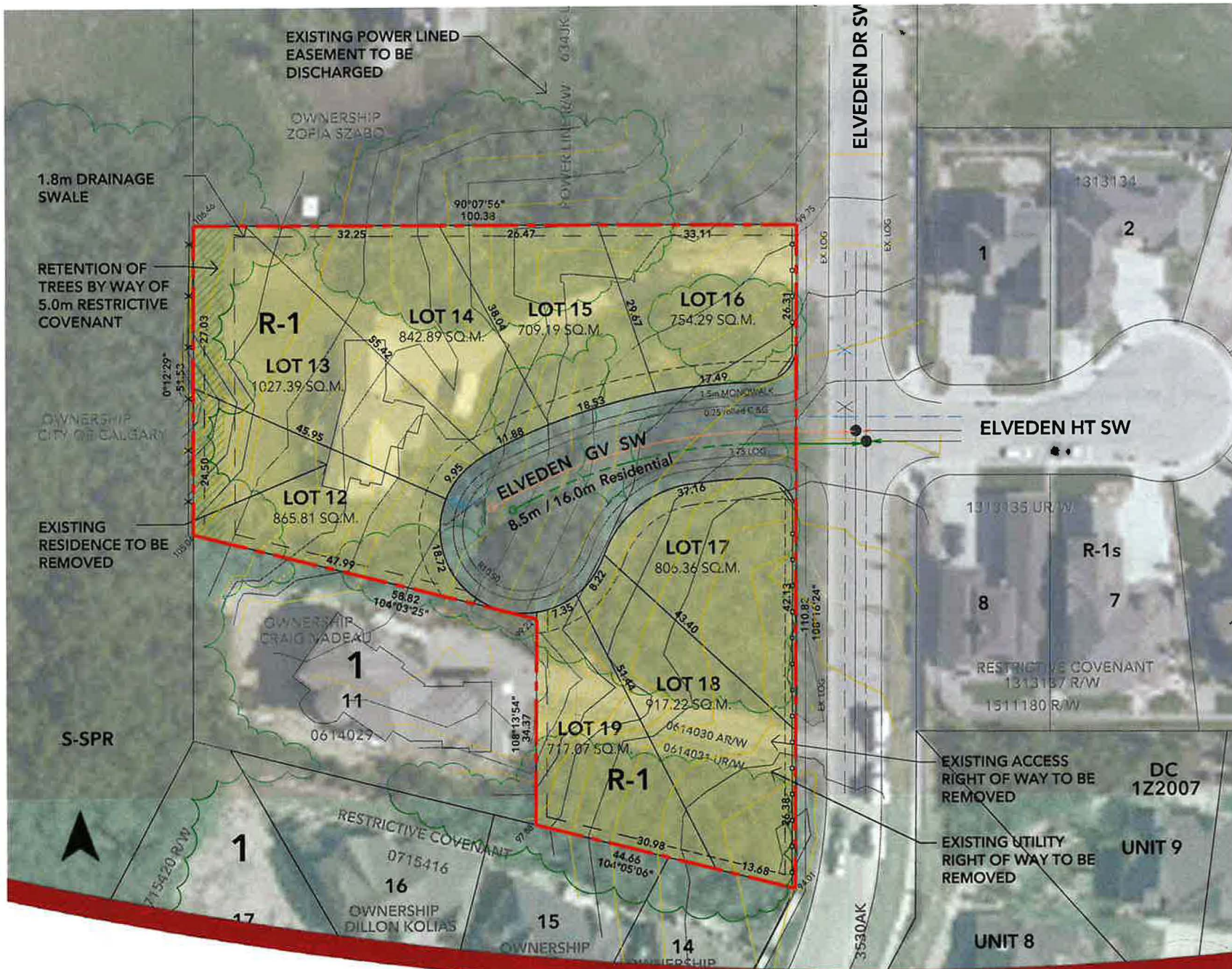
Preserves natural features in alignment with ASP through restrictive covenant, respecting existing Municipal Reserve, and consideration for future slope-adaptive design.

Integrates with the existing community along Elveden drive through urban street design elements such as street-lights, sidewalk and fencing, road standards, and naming conventions.

# Integration & Preservation

The average lot size of the proposed development is contextually appropriate and responds to the size of the surrounding residential lots.

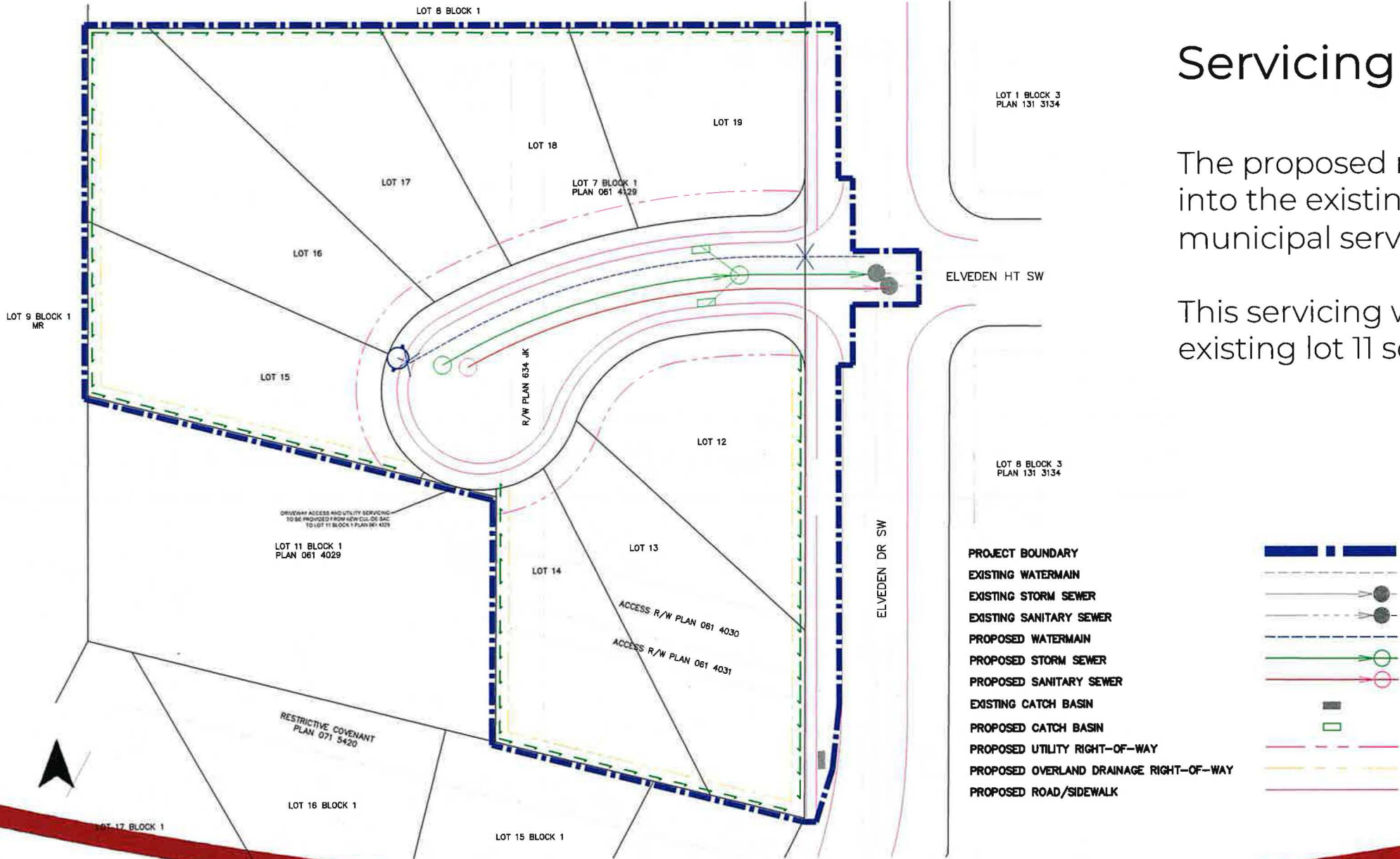
To align with the Springbank Hill ASP, a restrictive covenant will be registered to protect and preserve the existing trees and natural areas adjacent to the parcel.

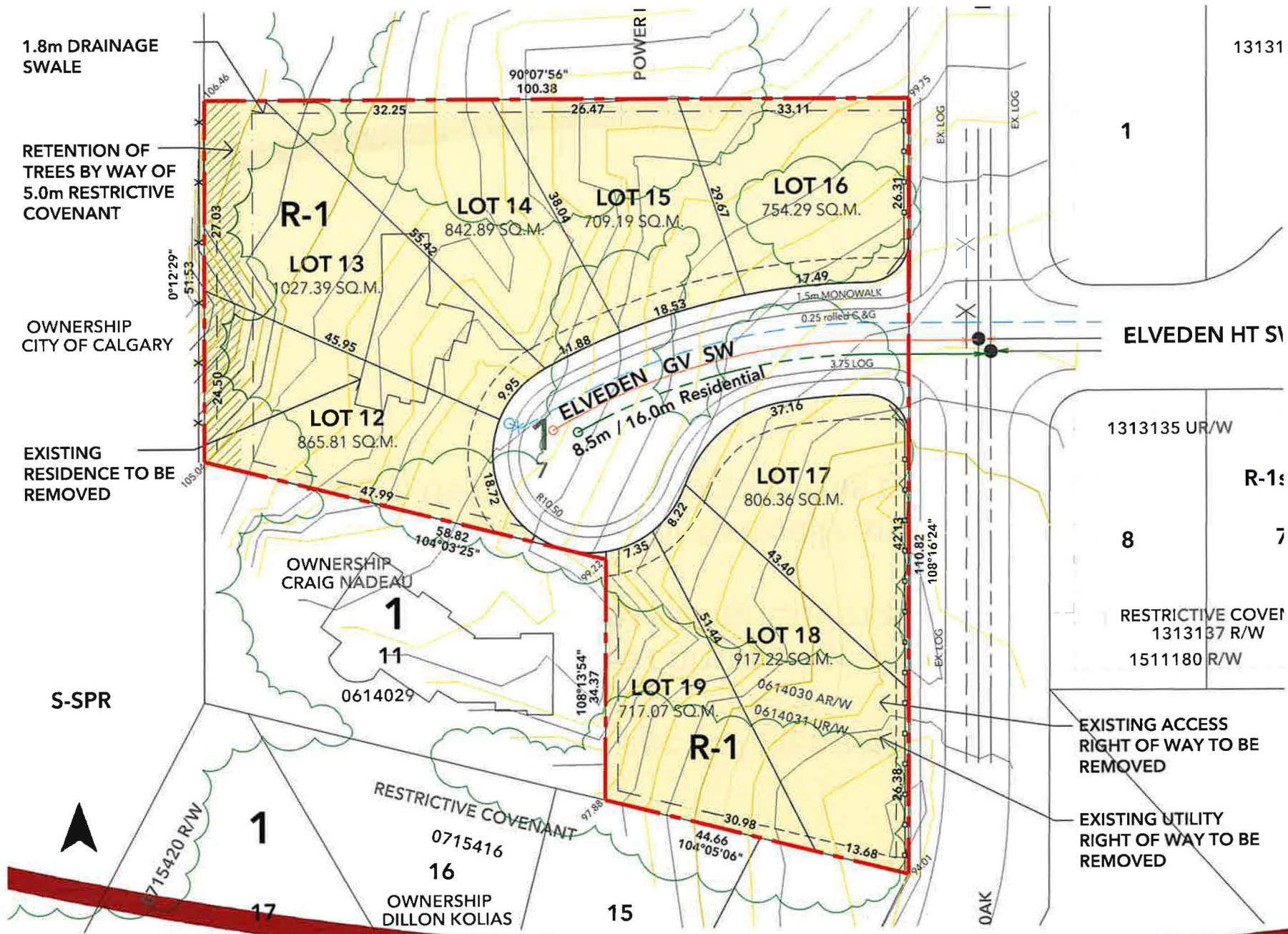


# Servicing

The proposed residential lots will tie into the existing utilities to provide full municipal servicing.

This servicing will be extended to the existing lot 11 south of the site.



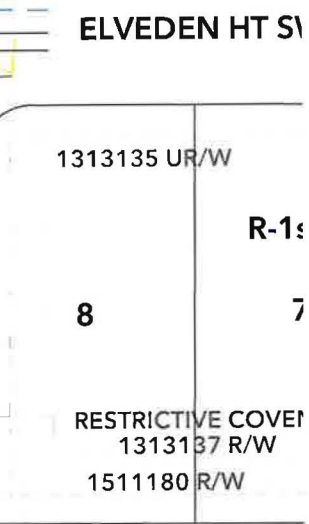


# Completing the Community

The existing Access ROW and Utility ROW will be discharged.

Driveway access to the existing Lot 11 will be provided through the cul-de-sac.

Lot 11 will be connected to Elveden Grove SW and municipal servicing as a means to complete the community around the cul-de-sac.



# Conclusion

The proposed development integrates with the existing community in a sensitive and comprehensive manner.

All the lots around the cul-de-sac will tie into existing servicing.

Township undertook extensive community engagement. We received no feedback from the Community Association and only four inquiries from area residents.

The proposed development is contextually appropriate and supported by policy as it is located in an area that already supports this type of residential development.