



## Public Submission

CC 968 (R2024-05)

## PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 4(c) of the *Protection of Privacy Act (POPA)* of Alberta, for the purpose of receiving public participation in municipal decision-making and scheduling speakers for Council or Council Committee meetings. Your name, comments, written submission, and video recording (if applicable) will become a permanent part of the Corporate Record, and will be made publicly available online in the Council or Council Committee agenda and minutes. It may also be used to generate content. If you have questions regarding the collection and use of your personal information, please contact City Clerk's Office Legislative Services at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

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## ENDORSEMENT STATEMENT ON TRUTH AND RECONCILIATION, ANTI-RACISM, EQUITY, DIVERSITY, INCLUSION AND BELONGING

The purpose of The City of Calgary is to make life better every day. To fully realize our purpose, we are committed to addressing racism and other forms of discrimination within our programs, policies, and services and eliminating barriers that impact the lives of Indigenous, Racialized, and other marginalized people. It is expected that participants will behave respectfully and treat everyone with dignity and respect to allow for conversations free from bias and prejudice.

First name [required] Kevin & Shelagh

Last name [required] Reghenas

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Sep 9, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters Augusta Villas Development-30 Elveden Drive SW LOC2025-0011

Are you in favour or opposition of the issue? [required] In opposition



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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

We live right across the street of this proposed development. The developer wants to build 42 Row houses across the street from us with roof top patios. These patios will look right into my house & leave us zero privacy in our yard. It increases density by 117%, 19 single family dwellings to 42 townhouse units. We're concerned of the negative impact of these proposed 13 metre high structures that exceed the Area Structure Plan. It goes against the existing character of our neighbourhood and have a detrimental impact on traffic, infrastructure & community life.

If it wasn't for the blanket re-zoning that transitioned the land from R-1 to R-G & now to M-G this development would not even be possible. This blanket re-zoning policy has opened the door for such inappropriate projects that permanently negatively impact our neighbourhood that we purchased & invested largely in our home years ago based on single family homes to be built around us.

Right now there is inadequate infrastructure like lack of sidewalks and unsafe intersections. I have seen many close call accidents of congested traffic & close calls for children walking to school at Griffith Woods Public School already. Imagine the impact of more high density projects adding to the traffic chaos.

There has been no effort from the developer to make provisions to address these future infrastructure shortcomings. This only adds to the pressure on already strained roads.

From their 1 & only zoom presentation, there was a complete lack of essential planning, like completing a shadow study, infrastructure, traffic, safety, drainage and environmental impact. This was either completely overlooked or deferred.

\*Importantly, Ward 6 has been without an elected Councillor since last Nov 2024. It is horrendous for this project would get approved prior to our Ward having elected representation.\*\*

We have lived in our home in Springbank Hill for 9 years, are deeply invested in our home financially, invested in the community and are concerned about the negative impacts & loss of our privacy from these roof top patios peering directly into our home & yard. Unacceptable.

We strongly urge the City Council to delay the decision on this development until after the fall election. Re-zoning is going to be the top issue on the ballot of this upcoming election. We need an "Elected Ward 6 Councilor" to represent our community.

Please consider our concerns & vote against the development.

Sincerely,

Kevin & Shelagh Reghenas



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First name [required] **Stuart**

Last name [required] **Allan**

How do you wish to attend?

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What meeting do you wish to comment on? [required] **Council**

Date of meeting [required] **Sep 9, 2025**

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters **LOC2025-0011**

Are you in favour or opposition of the issue? [required] **In opposition**

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ATTACHMENT\_01\_FILENAME

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ATTACHMENT\_02\_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I ask City Council to postpone a decision on the high-density development proposed for 30 Elveden Drive SW until after the upcoming election on October 20th.

This application has been rushed through in order to take advantage of both the "blanket re-zoning" regulations and the absence of a councillor to represent out ward's interests

A mere 8 months ago in early January 2025 there were 19 separate lots being advertised for sale on realtor.ca. Notwithstanding its troubled history, a transfer of ownership occurred and a new developer is attempting to change the entire neighbourhood.

I object to the proposed development for most of the same reasons as many others have done: increased and unsustainable extra traffic, lack of sufficient parking, gross shadowing impact of neighbouring properties (the shadow plan submitted extends to 4pm in summer and fall, what about 6pm or 8pm in winter and spring?), effect of such isolated high density on neighbouring property values, zero "affordable homes" proposed, violation of Area Structure Plan, etc., etc.



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First name [required]                      Ian

Last name [required]                      Williams

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What meeting do you wish to comment on? [required]                      Council

Date of meeting [required]                      Sep 9, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters                      Proposed Augusta Villas development at 30 Elveden Drive SW

Are you in favour or opposition of the issue? [required]                      In opposition



**Public Submission**

CC 968 (R2024-05)

ATTACHMENT\_01\_FILENAME

Objection to 30 Eleveden Dr Development.pdf

ATTACHMENT\_02\_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Please see my letter attached, explaining my concerns with the proposed development plan changes at 30 Elveden Drive SW

**Re: Opposition to Augusta Villas Development – 30 Elveden Drive SW**

Date: 20<sup>th</sup> August 2025

Calgary City Council,

I am writing to formally express my strong opposition to the proposed Augusta Villas development at 30 Elveden Drive SW. As a resident of Springbank Hill, I am very concerned about the significant negative & irreversible impact this development would have on our neighbourhood's character, safety, and quality of life.

Concerns:

- Lack of representation: Ward 6 does not currently have an elected Councilor, resulting in no representation of the local residents at council. It would seem proper to defer any decision on proposed development in this area until an elected councillor has been installed, and residents are democratically represented. Instead, it appears that this decision is being accelerated to purposely avoid Ward 6 representation.
- Increase in Density: The proposal plans are for the construction of 42 townhouse units, which is more than double the 19 single-family homes originally approved for this site. As well, the proposed 13-meter height exceeds the Area Structure Plan. This resulting population increase is not consistent with the existing character of the neighbourhood and will have irreversible effects on traffic, infrastructure, and community life.
- Traffic and Safety Concerns: The proposed development will increase traffic significantly in an area already dealing with congestion and safety hazards, particularly for children attending Griffith Woods Public School. Elveden Drive is a rural road that does not meet City standards for such high-density development, and as such could not safely support the resulting increased traffic volume. Safety concerns are increased by inadequate infrastructure, lack of sidewalks and unsafe intersections, especially access to and from Elveden Drive to 77<sup>th</sup> Street which is particularly difficult and dangerous.

- Limited or no meaningful planning: Studies of infrastructure, traffic, safety, drainage, environmental impact and many others have been purposely either overlooked or deferred until it will be too late. It is known that drainage is a serious concern at this site, and it appears that this has been willfully ignored.
- Blanket Re-zoning: The undemocratic & shameful forcing of blanket rezoning of this area has allowed this land to transition from R1 to M-G. As such the approval of this proposed development will set a precedent for further imminent projects in the adjacent area that will significantly alter the nature of our neighbourhood. Without the senseless forcing of blanket rezoning this development would not have been possible.
- Lack of Infrastructure Improvements: The developer has neglected to propose any meaningful infrastructure improvements for traffic management or intersection safety. This is of concern, as the development will add significant traffic load to the area.

I have lived in Springbank Hill for 13 years and care about our aesthetics and calmness of this beautiful neighbourhood. I am especially concerned with how this development will significantly affect traffic, pedestrian safety, quality of life, and neighbourhood character.

I strongly urge the City Council to delay the decision on this development until after the fall election, when a new elected Ward 6 Councilor will be in place to properly represent the community's concerns.

Should the City Council proceed to hear the proposal on September 9th, I urge you to vote against the development due to the negative impact of blanket rezoning and the significant concerns raised by the Springbank Hill community.

Thank you for considering my concerns. I trust that the City Council will carefully review the irreversible consequences of this project and ensure that development decisions align with the best interests of Springbank Hill and its residents.

Sincerely,  
Ian Williams  
2837 77<sup>th</sup> St SW.

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First name [required]

AI

Last name [required]

Sinjakli

How do you wish to attend?

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What meeting do you wish to comment on? [required]

Council

Date of meeting [required]

Sep 9, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters

LOC2025-0011/Bylaw 154D2025

Are you in favour or opposition of the issue? [required]

In opposition



### Public Submission

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ATTACHMENT\_01\_FILENAME

City Council Hearing on September 9, 2025 Opposition to Augusta Villas Development for 30 Elveden Drive SW.pdf

ATTACHMENT\_02\_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

City Council Hearing on September 9, 2025 Opposition to Augusta Villas Development for 30 Elveden Drive SW (LOC2025-0011/Bylaw 154D2025)

**To:** Calgary City Council

**Date:** August 25, 2025

**From:** Al Sinjakli

6 Elveden Heights SW, Calgary, AB T3H 0L1



**Subject:** City Council Hearing on September 9, 2025: Opposition to Augusta Villas Development – 30 Elveden Drive SW (LOC2025-0011 and Bylaw 154D2025)

Dear City Council Members,

I am a resident of the Springbank Hill community, directly impacted by the proposed development at 30 Elveden Drive SW. I am writing to express my strong opposition and deep dissatisfaction with this development. The developer's plans appear to prioritize profit over the well-being of our community, threatening its safety, character, and integrity. This application is being rushed to a vote despite Ward 6 currently lacking formal representation on City Council, leaving residents without a voice.

My objections are based on the following serious concerns:

### **1. Lack of Ward 6 Representation**

Ward 6 has been without an elected Councillor since November 2025. While Sonya Sharp is symbolically representing the ward, she cannot vote on our behalf. The developer is pushing for an expedited decision by September 9th, knowing full well that our community is unrepresented. We have requested a delay until after the fall election, but the developer has ignored this. Controversial projects like this should not proceed without proper representation. A fair and democratic process demands postponement until a new Councillor is elected.

### **2. Children's Safety**

The intersection of Elveden Drive and 26th Avenue is already hazardous, especially for children walking to school. Despite existing signage, traffic incidents and near-misses continue. There have been many close calls where kids and adults could have been hit due to increased traffic. This proposed development puts children's safety at even greater risk. I have reported this to 311 on several occasions. The response I received was that nothing else can be done because four-way stop signs and school zone signs are in effect. However, there is an acknowledgment that increased traffic will worsen with the construction of an additional 42 units, further risking the safety of our children. This is

utterly unacceptable, and we have an opportunity to reduce the risk right now before it is too late, as it is not a matter of if but when a fatal accident will occur. Safety should be the City's first and foremost priority over approving new development.

### **3. Traffic Congestion**

The intersections at Elveden Dr/77th St and Elveden Dr/26th Ave are inadequate and incomplete. Increased density will worsen congestion and accessibility for residents.

### **4. Excessive Density**

The proposal seeks to build 42 townhouse units—a 117% increase from the originally approved 19 single-family homes. The proposed 13-metre height with rooftop patios exceeds the Area Structure Plan (ASP) and is incompatible with the existing neighbourhood character.

### **5. Blanket Rezoning**

The shift from R1 to R-G and now to M-G zoning has enabled this development. Blanket rezoning has harmed our community, and this project exemplifies its negative impact. Blanket rezoning will have irreversible, long-lasting effects on traffic, safety, infrastructure, and community life

### **6. Inadequate Infrastructure**

Elveden Drive is a rural road with limited pavement, no curbs, sidewalks, or parking on much of the street. The developer has not committed to any meaningful infrastructure upgrades, which is unacceptable given the strain this project will place on our roads.

### **7. School Overcapacity**

Griffith Woods School is already over capacity with long waitlists. This development will further burden the school system, affecting safety and the quality of education.

### **8. Lack of Comprehensive Planning**

Key planning elements such as shadow studies, traffic analysis, safety assessments, drainage, environmental impacts and many more have been overlooked or deferred in the rush to approve this development.

## 9. Parking Issues

Significant portions of Elveden Drive are a no-parking zone. The proposed M-G zoning allows fewer parking spaces per unit, which will lead to overflow parking and worsen existing issues.

## 10. Disruption of Community Character

The development is incompatible with the estate-style single-family homes that define Springbank Hill. It does not align with the Springbank Hill ASP and will disrupt the peaceful nature of our community.

## 11. Lack of Meaningful Engagement

Despite a petition signed by over 700 residents and concerns raised during a poorly organized virtual town hall, the event drew limited participation, but those attending strongly opposed the development. The developer has ignored requests for in-person engagement and continues to dismiss community feedback.

I have lived in Springbank Hill for over a decade and raised my family here. I do not oppose development, but I do oppose irresponsible development. Growth must be thoughtful, prioritizing safety, infrastructure, environmental impact, and community values. This proposal fails on all counts.

### Call to Action:

- A.** I urge City Council to delay the decision until after the fall election, when Ward 6 will have proper representation.
- B.** Alternatively, I strongly urge Council to vote against the current proposal and revert to the original plan of single-family homes.

Thank you for considering my concerns. This development poses serious risks to our community and reflects a disregard for the interests of Springbank Hill residents.

Yours truly,

Al Sinjakli



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First name [required]

Sara

Last name [required]

Austin

How do you wish to attend?

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What meeting do you wish to comment on? [required]

Council

Date of meeting [required]

Sep 9, 2025

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[required] - max 75 characters

LOC2025-0011, Bylaw 154D2025

Are you in favour or opposition of the issue? [required]

In opposition



**Public Submission**

CC 968 (R2024-05)

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ATTACHMENT\_01\_FILENAME      Letter Calgary City Council - S.Austin.pdf

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ATTACHMENT\_02\_FILENAME

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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

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Calgary City Council  
City Hall  
700 Macleod Trail SE  
Calgary, AB T2P 2M5

August 26, 2025

**Re: Proposed Augusta Villas Development – 30 Elveden Drive SW**

Dear Members of City Council,

I am writing regarding the proposed Augusta Villas development at 30 Elveden Drive SW, which is slated for discussion and decision on September 9, 2025. I wish to formally express my strong objections and to request that Council defer any vote until after the upcoming municipal election, when Ward 6 will have an elected representative able to advocate for the community.

While Councillor Sonya Sharp has been attentive to the concerns raised by Springbank Hill residents, she does not hold a vote for our community. This leaves us without meaningful representation on a decision that will have lasting, potentially irreversible consequences. Councillors Wyness and Chu have kindly scheduled meetings with the community in the days ahead; however, other councillors have not engaged, despite multiple requests. With the election now in its final days, it is understandable that councillors are focused on constituents and campaigns, yet this context underscores the importance of postponing a decision on a project that is both contentious and precedent-setting.

This situation arises directly from blanket rezoning. The parcel was originally designated R1 (single-family residential), but rezoning first to RG and then MG (multi-family general) has enabled this high-density 42-unit development. The proposal conflicts with the Springbank Hill Area Structure Plan (ASP) and the established character of the surrounding single-family community.

Blanket rezoning has become a prominent election issue: three of five mayoral candidates and two of three Ward 6 candidates have pledged to repeal it. These circumstances further highlight why a delay until after the election is essential.

To clarify, the Springbank Hill community is not opposed to development. In fact, Ward 6 has already exceeded multi-family development targets, with five times more multi-family units built than single-family homes over the past five years. Higher-density projects along 77th and 85th Streets SW are better suited for this type of development, and additional projects are planned. The proposed Augusta Villas site is not appropriate for further high-density housing and does not fit the character of a single-family residential area.

Other significant concerns include:

- **Traffic and Safety:** Elveden Drive, 77th Street, and 26th Avenue were not designed for high-density traffic. The intersections are already unsafe, particularly for children walking to school. My child walks to school each day and we witness daily incidents where children's lives are jeopardized due to the high volume of traffic and the inadequate parking and sidewalks. This situation will be dangerously compounded once 42 townhouse units are built, adding up to an additional 42 – 84 car driving on these roads each day.

- **Parking:** The M-G zoning requires fewer parking spaces than necessary, leading to overflow on local streets. As a resident who is already experiencing the impacts of existing parking demands along Elveden Drive, I can assure you there simply isn't sufficient space to accommodate such a highly dense development.
- **Strain on Schools:** Griffith Woods School is already over capacity, and this development will add further pressure. Some local residents have waited more than a year to access the local school, and while school funding is a provincial matter, the city has an obligation to ensure that communities are well planned in accordance with local infrastructure.
- **Density Misrepresentation:** The Developer's claim that Augusta Villas adds only eight units is misleading. The previously approved plan is for 16 units per hectare (which amounts to 19 on the total lot), whereas the proposed development includes **42 townhouse units**—13 meters high with rooftop patios—representing a **117% increase in density** from the 19 single-family homes originally approved for the site. This is a significant change to the character of our neighbourhood that is the result of blanket rezoning.

Given these concerns, and in light of the absence of an elected Ward 6 representative, I respectfully ask Council to postpone any decision until after the fall election. Delaying the vote is the only fair way to ensure residents' voices are heard and considered before a project that will permanently alter the character and safety of our neighbourhood proceeds.

I would welcome the opportunity to discuss this further or provide additional context in advance of the meeting. Thank you for your time and consideration.

Sincerely,

Sara Austin

Resident of Elveden, Springbank Hill



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First name [required]

Dana

Last name [required]

Tucker

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Council

Date of meeting [required]

Sep 9, 2025

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[required] - max 75 characters

Augusta villa development in springbank Hill

Are you in favour or opposition of the issue? [required]

In opposition



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CC 968 (R2024-05)

ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am writing to formally express my strong opposition to the proposed Augusta Villas development at 30 Elveden Drive SW. As a resident of Springbank Hill for the past six years, I am deeply concerned that this development has increased in size which is only possible due to the blanket rezoning - which was strongly opposed by Calgarians.

- Increase in Density: The proposal calls for the construction of 42 townhouse units, a 117% increase in density from the 19 single-family homes originally approved for this site. The proposed 13 metre height of structures with roof-top patios exceeds the Area Structure Plan. This level of intensification is incompatible with the existing character
- Traffic and Safety Concerns: The proposed development will increase traffic significantly in an area already dealing with congestion and safety hazards, particularly for children walking to Griffith Woods Public School. Elveden Drive is a narrow rural road that cannot support the increased traffic volume and does not meet City standards for such high-density development. Inadequate infrastructure, including the lack of sidewalks and unsafe intersections, will only exacerbate these risks.

My young daughter (8 years old) attends this school and was nearly hit by a car not once, but twice while crossing the road in the pedestrian walk way.

- Lack of Infrastructure Improvements: The developer is not proposing any meaningful infrastructure improvements, such as traffic upgrades or intersection improvements. This is a serious concern, as the development will place significant pressure on already strained roads and infrastructure without offering any benefits or enhancements to the community.
- Lack of representation: Ward 6 has been without an elected Councillor since November 2025.

I strongly urge council to oppose this project, or at the very least delay till we have proper representation after the October election



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First name [required] **Dan**

Last name [required] **Kolibar**

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] **Council**

Date of meeting [required] **Sep 9, 2025**

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters **Council Meeting - Public Hearing**

Are you in favour or opposition of the issue? [required] **In opposition**



**Public Submission**

CC 968 (R2024-05)

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ATTACHMENT\_01\_FILENAME      ltr.city council.aug25.docx

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ATTACHMENT\_02\_FILENAME

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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

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August 27, 2025

Dear Members of Calgary City Council,

I am writing to formally express my strong opposition to the proposed Augusta Villas development at 30 Elveden Drive SW. As a resident of Springbank Hill, I am deeply concerned about the significant negative impact this development would have on our neighbourhood's character, safety, and quality of life.

Key Concerns:

- Increase in Density: The proposal calls for the construction of 42 townhouse units, a 117% increase in density from the 19 single-family homes originally approved for this site. The proposed 13 metre height of structures with roof-top patios exceeds the Area Structure Plan. This level of intensification is incompatible with the existing character of the neighbourhood and will have long-lasting effects on traffic, infrastructure, and community life.
- Blanket Rezoning: If it weren't for the blanket rezoning of this area, which transitioned the land from R1 to R-G and now to M-G, this development would not even be possible. The blanket rezoning policy has opened the door for projects that significantly alter the nature of our neighbourhood, and this development is a prime example of that.
- Traffic and Safety Concerns: The proposed development will increase traffic significantly in an area already dealing with congestion and safety hazards, particularly for children walking to Griffith Woods Public School. Elveden Drive is a narrow rural road that cannot support the increased traffic volume and does not meet City standards for such high-density development. Inadequate infrastructure, including the lack of sidewalks and unsafe intersections, will only exacerbate these risks.

- Lack of Infrastructure Improvements: The developer is not proposing any meaningful infrastructure improvements, such as traffic upgrades or intersection improvements. This is a serious concern, as the development will place significant pressure on already strained roads and infrastructure without offering any benefits or enhancements to the community.
- Lack of essential planning, such as complete shadow study, infrastructure, traffic, safety, drainage, environmental impact and many more that were either completely overlooked or deferred.
- Lack of representation: Ward 6 has been without an elected Councillor since November 2025.

#### Personal Impact:

I have lived in Springbank Hill for almost 13 years. I am particularly concerned about how this development will affect traffic and neighbourhood character. We purchased our lot and built our home in 2012 based on the Area Structure Plan that is in place and provides for the significant development of multi-family homes to the west of Elveden Drive (from 77<sup>th</sup> Street to 85<sup>th</sup> Street). We had no reason to expect that a multi-family development would be built across the street from us amongst the large multi-million-dollar homes that people have invested in in light of the hundreds of multi-family complexes being built between 77<sup>th</sup> Street and 85<sup>th</sup> Street. A multi-family development like Augusta Villas is being jammed into an area where no such similar housing exists and could have easily been part of the development between 77<sup>th</sup> Street and 85<sup>th</sup> Street.

As a local resident, I am concerned about the traffic congestion along 26<sup>th</sup> Avenue and Elveden Drive, both of which are narrow roadways which intersect at Griffith Woods Public School. Elveden Drive in particular has not even been fully developed as an urban roadway as there are not curbs and sidewalks along the entire length of the roadway and even the entrance to Elveden Drive from 26<sup>th</sup> Avenue still has a concrete driveway curbing instead of contiguous asphalt like all other urban roadways. The developer of the Augusta Villas has said nothing about

further developing Elveden Drive to accommodate increased pedestrian traffic with sidewalks along Elveden Drive and full curbing to accommodate increased vehicle traffic. We have also been advised that Augusta Villas will have little to no guest parking so guest vehicles will be parked along Elveden Drive at all times making the roadway even narrower and difficult for vehicles to pass by when going opposite directions. Elveden Drive is currently used by many in the community for walking due to the light traffic flow but walking along Elveden Drive will become unsafe due to increased traffic and the lack of sidewalks and curbing along Elveden Drive.

Dropping a multi-family development in the middle of single-family homes puts a significant strain on the local infrastructure that was designed for low density single-family housing. It is noted that when the development along 77<sup>th</sup> Street began the road was widened (appearing to now be wider than Elveden Drive) and sidewalks were constructed.

Approving this development will show complete disregard for the homeowners in this community who made home purchase decisions based on a desire to live in a low density area and pay the extra cost to do so. No one in the community is objecting to the construction of additional single-family homes that are of similar size and quality of those already built. Our expectation is that the Area Structure Plan be adhered to with the continuation of construction of multi-family homes between 77<sup>th</sup> Street and 85<sup>th</sup> Street and that single-family homes continue to be built along Elveden Drive so as to continue to preserve the nature of the neighbourhood's character that was intended when development first commenced in this area of the City.

Request for Action:

I strongly urge the City Council to delay the decision on this development until after the fall election, when a new elected Ward 6 Councillor will be in place to properly represent the community's concerns.

Should the City Council proceed to hear the proposal on September 9th, I urge you to vote against the development due to the negative impact of blanket rezoning and the significant concerns raised by the Springbank Hill community.

Thank you for considering my concerns. I trust that the City Council will carefully review the long-term consequences of this project and ensure that development decisions align with the best interests of Springbank Hill and its residents.

Sincerely,

Daniel Kolibar  
31 Elveden Place SW





## Public Submission

CC 968 (R2024-05)

## PROTECTION OF PRIVACY ACT

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First name [required] Laurie

Last name [required] Shenstone

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Sep 9, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters LOC2025-0011, BYLAW 154D2025

Are you in favour or opposition of the issue? [required] In opposition



## Public Submission

CC 968 (R2024-05)

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ATTACHMENT\_01\_FILENAME

Letter to City Hall.docx

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ATTACHMENT\_02\_FILENAME

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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

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August 28, 2025

Dear Members of Calgary City Council,

I am writing to formally express my **strong opposition** to the proposed **Augusta Villas development at 30 Elveden Drive SW**. As a resident of Springbank Hill, I am deeply concerned about the significant negative impact this development would have on our neighbourhood's character, safety, and quality of life.

**Key Concerns:**

- **Increase in Density:** The proposal calls for the construction of **42 townhouse units**, a **117% increase** in density from the **19 single-family homes** originally approved for this site. The proposed 13 metre height of structures with roof-top patios exceeds the Area Structure Plan. This level of intensification is incompatible with the existing character of the neighbourhood and will have long-lasting effects on traffic, infrastructure, and community life.
- **Blanket Rezoning:** If it weren't for the **blanket rezoning** of this area, which transitioned the land from **R1** to **R-G** and now to **M-G**, this development would not even be possible. The blanket rezoning policy has opened the door for projects that significantly alter the nature of our neighbourhood, and this development is a prime example of that.
- **Traffic and Safety Concerns:** The proposed development will increase traffic significantly in an area already dealing with congestion and safety hazards, particularly for children walking to Griffith Woods Public School. Elveden Drive is a narrow rural road that cannot support the increased traffic volume and does not meet City standards for such high-density development. Inadequate infrastructure, including the **lack of sidewalks** and **unsafe intersections**, will only exacerbate these risks.
- **Lack of Infrastructure Improvements:** The developer is **not proposing any meaningful infrastructure improvements**, such as **traffic upgrades** or **intersection improvements**. This is a serious concern, as the development will place significant pressure on already strained roads and infrastructure without offering any benefits or enhancements to the community.
- **Lack of essential planning**, such as complete shadow study, infrastructure, traffic, safety, drainage, environmental impact and many more that were either **completely overlooked or deferred**.
- **Lack of representation: Ward 6 has been without an elected Councillor since November 2024.**

**Personal Impact:**

- I have lived in Springbank Hill for 14 years and I am deeply invested in the well-being of our community. I am particularly concerned about how this development will affect **the value of our homes, privacy to our community - as the height of the 42 unit structures are 13 meters high with roof top patios, pedestrian safety, and increase in vehicular traffic.**
- As a local resident, I worry about **the future of our community's character and development. If the proposed high density development is approved , many more high density projects will follow, which will in turn affect local infrastructure, disrupt the community, and create further traffic/safety concerns.**

**Request for Action:**

- I strongly urge the City Council to **delay the decision** on this development until **after the fall election**, when a new elected Ward 6 Councillor will be in place to properly represent the community's concerns.
- Should the City Council proceed to hear the proposal on September 9th, I urge you to **vote against the development** due to the **negative impact of blanket rezoning** and the significant concerns raised by the Springbank Hill community.

Thank you for considering my concerns. I trust that the City Council will carefully review the long-term consequences of this project and ensure that development decisions align with the best interests of Springbank Hill and its residents.

Sincerely,

**Laurie & David Shenstone**  
**29 Elmont View SW**





## Public Submission

CC 968 (R2024-05)

## PROTECTION OF PRIVACY ACT

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First name [required] Glenn

Last name [required] Dagenais

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Sep 9, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters LOC2025-001, Bylaw154D2025

Are you in favour or opposition of the issue? [required] In opposition

ATTACHMENT\_01\_FILENAME      AugustaVillasScan.pdf

ATTACHMENT\_02\_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Cancel the proposed Augusta Villas development. It does not fit within our community.

**Subject: City Council Hearing on September 9, 2025: Opposition to Augusta Villas Development – 30 Elveden Drive SW**

27 August 2025

Dear Members of City Council:

We are writing to express our **opposition** with the proposed Augusta Villas development at 30 Elveden Drive SW.

As long time residents of Springbank Hill we are very concerned with the significant negative impact this development will have on our neighbourhood's character, safety and quality of life. The proposed development will **more than double the density** of the housing from the previously proposed (and approved) development for the area.

Given the current "housing crisis" it is curious that this site was not previously developed as proposed (and approved) several years ago. Now we have another proposal looking for greater density in response to such a "crisis". It should be noted that there a large number of new townhomes and apartment buildings currently under construction nearby in Springbank Hill (south of 17 Avenue SW between 77 Street and 85 Street). This large development adds to the density of Springbank Hill and is more appropriate for the area. Destroying our small neighborhood for nothing more than developer's greed is not solving anything and does not fit with the original city-approved plan for this area. It was this plan that drew us to this neighborhood in the first place. Unfortunately, it appears that recent blanket rezoning within the City of Calgary has done nothing more than enabled developers to go unchecked and do whatever they want with any property.

We have followed the proposed development of 30 Elveden Drive SW ever since the property was first sold several years ago. We remain concerned at the apparent lack of planning with the proposed Augusta Villas development. It is our understanding that there has not been any provision by the developer for infrastructure improvement nor have there been infrastructure, traffic, safety, drainage or environmental impact studies carried out with respect to the proposed development. The rush to now push this development through is extremely concerning, to say the least. It appears that the existing Area Structure Plan regarding our neighborhood has been simply trashed.

As property owners on Elveden Dr SW, we can report that the nearby Griffiths Woods School creates traffic chaos several times per day associated with the operation of the school. Adding higher density housing as proposed would further add to the congestion already occurring on Elveden Dr SW due to the school. Obviously, these safety concerns need to be considered. Additionally, of specific concern to us is that a portion of our property is designated as a catch basin for stormwater purposes. At the time our home was constructed (2010) the area plans did not contemplate such development as is now proposed for 30 Elveden Dr SW (previously a single family home with a large green space). How will all of this proposed extra densification affect the drainage in the area? No one from the City of Calgary or the developer has reached out to us to discuss how this might significantly affect our property. We are concerned that the rush to approve the development has opened up the neighborhood and our property to many possible negative consequences.

**We oppose the proposed Augusta Villas development for 30 Elveden Dr SW** as we do not consider higher density housing to be appropriate for the area. The development, as proposed, will negatively impact the flavor of the neighborhood and the value of the homes in this community. Additionally, we have infrastructure concerns associated with such an increase in housing density. There are drainage concerns, particularly as our property is a designated catch basin for the area. There are also traffic and safety concerns with respect to the operation of Griffiths Woods School due to more proposed housing, and consequently more vehicle traffic, on the street.

**The Augusta Villas development proposal should be denied outright by City Council.** Failing that, and at a minimum, the matter should be deferred until after the upcoming municipal election to ensure that Springbank Hill (Ward 6) has proper representation on City Council in this matter.

Regards  
Glenn & Heather Dagenais  
3 Elveden Place SW  
Calgary, AB T3H0L1





**Public Submission**

CC 968 (R2024-05)

**PROTECTION OF PRIVACY ACT**

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First name [required] **Harry**

Last name [required] **Campbell**

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] **Council**

Date of meeting [required] **Sep 9, 2025**

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters **LOC2025-001, BYLAW 154D2025**

Are you in favour or opposition of the issue? [required] **In opposition**



## Public Submission

CC 968 (R2024-05)

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ATTACHMENT\_01\_FILENAME

Submission to City of Calgary re LOC2025-0011 Bylaw 154D2025.docx

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ATTACHMENT\_02\_FILENAME

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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

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## LAND USE REDESIGNATION

### SPRINGBANK HILL

#### LOC2025-0011

#### BYLAW 154D2025

We reside on property adjacent to and below the proposed August Villas development at 30 Elveden Drive S. W. For all the reasons enunciated below, we are opposed to the proposed development. For several years, we had disputes with the initial developer. Our community has been flooded several times. We have filed lawsuits and obtained judgment. The lands were transferred from one company to another numbered company, which shared common directors to avoid dealing with our judgment. This whole mess (and it is a mess) started when the City required the initial developer to increase the grade of the west parcel. A mountain of fill was built. This resulted in flooding. The increased slope requires expensive support, and this has resulted in the City considering this bizarre and inappropriate proposal. We request that you do not simply rubber stamp this proposed change.

For the record we are repeating the key concerns.

**Increase in Density:** The proposal calls for the construction of 42 townhouse units, a 117% increase from the 19 single-family homes originally approved for this site. The proposed 13 metre height of structures with roof-top patios exceeds the Area Structure Plan. This level of intensification is incompatible with the existing character of the neighbourhood and will have long-lasting effects on traffic, infrastructure, and community life.

**Blanket Rezoning:** If it were not for blanket rezoning of this area, which transitioned the land from R1 to R-G and now to M-G, this development would not even be possible. The blanket rezoning policy has opened the door for projects that significantly alter the nature of our neighbourhood, and this development is a prime example of that.

**Traffic and Safety Concerns:** The proposed development will increase traffic significantly in an area already dealing with congestion and safety hazards, particularly for children walking to Griffith Woods Public School. Elveden Drive is a narrow rural road that cannot support the increased traffic volume and does not meet City standards for such high-density development. Inadequate infrastructure, including the lack of sidewalks and unsafe intersections, will only exacerbate these risks.

**Lack of Infrastructure Improvements:** The developer is not proposing any meaningful infrastructure improvements, such as traffic upgrades or intersection improvements. This is a serious concern, as the development will place significant pressure on already strained roads and infrastructure without offering any benefits or enhancements to the community.

**Lack of Essential Planning**, such as a complete shadow study, infrastructure, traffic, safety, drainage, environmental impact and many more that were either completely overlooked or deferred.

**Lack of Representation:** Ward 6 has been without an elected Councillor since November of 2024.

Thank you for considering our concerns. We trust that the City Council will carefully review the long-term consequences of this project and ensure that development decisions align with the best of all residents.



## Public Submission

CC 968 (R2024-05)

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First name [required] Paul

Last name [required] Jung

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Sep 9, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters LOC2025-001, Bylaw 154D2025

Are you in favour or opposition of the issue? [required] In opposition

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ATTACHMENT\_01\_FILENAME      Elveden - Augusta Development 202508.docx

ATTACHMENT\_02\_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Opposition to Augusta Villas Development - 30 Elveden Drive SW  
LOC2025-001, Bylaw 154D2025

Subject: City Council Hearing on September 9th: Opposition to Augusta Villas Development – 30 Elveden Drive SW

August 29, 2025

Dear Members of Calgary City Council,

I am writing to formally express my strong opposition to the proposed Augusta Villas development at 30 Elveden Drive SW. As an adjacent landowner to 30 Elveden Dr SW, I am deeply concerned about the significant negative impact this development would have on our neighbourhood's character, safety, and quality of life.

Key Concerns:

- Increase in Density: The proposal calls for the construction of 42 townhouse units, a huge increase in density from the 19 single-family homes originally approved for this site. When we moved here in 2004, the original Area Structure Plan was set for 8 single-family homes (minimum 1/4 acre lots). This level of intensification is incompatible with the existing character of the neighbourhood and will have long-lasting effects on traffic, infrastructure, and community life.
- Blanket Rezoning: If it weren't for the blanket rezoning of this area, which transitioned the land from R1 to R-G and now to M-G, this development would not even be possible. The blanket rezoning policy has opened the door for projects that significantly alter the nature of our neighbourhood, and this development is a prime example of that. The purpose of blanket rezoning, in my opinion, was to build additional "affordable" housing to meet the city's growing demand. This Elveden development will not cater to "affordable" housing, as prices will most likely start in the \$700,000-\$800,000+ range per unit, as per similar ones in the area.
- Traffic and Safety Concerns: The proposed development will increase traffic significantly in an area already dealing with congestion and safety hazards, particularly for children

walking to Griffith Woods Junior High and Ernest Manning High Schools. Elveden Drive is a narrow rural-like road that cannot support the increased traffic volume and does not meet City standards for such high-density development. Inadequate infrastructure, including the lack of sidewalks and unsafe intersections, will only exacerbate these risks.

- Lack of Infrastructure Improvements: The developer is not proposing any meaningful infrastructure improvements, such as traffic upgrades or intersection improvements. This is a serious concern, as the development will place significant pressure on already strained roads and infrastructure without offering any benefits or enhancements to the community.
- Lack of essential planning studies have not been fully completed and reviewed by experts.
- Lack of representation: Ward 6 has been without an elected Councillor since November 2025. Therefore, the September 9<sup>th</sup> City Council meeting will have one less vote on this important matter.

#### Personal Impact:

I have lived on Elveden Drive for over 20 years and I am deeply invested in the well-being of our community. I am particularly concerned about how this development will affect our quiet rural-like street, pedestrian safety, traffic, congested street parking, quality of life, and neighbourhood character.

This type of large density development should be located on roads that are wider, serviced by a regular bus route or near a LRT station, similar to the nearby new Aspen developments on 17 Ave/77 Street SW.

#### Request for Action:

I strongly urge the City Council to delay the decision on this development until after the October fall election, when a new elected Ward 6 Councillor will be in place to properly represent the community's concerns.

Should the City Council proceed to hear the proposal on September 9th, I urge you to vote against the development due to the negative impact of blanket rezoning, lack of pertinent studies (i.e. street, traffic, drainage, shadow) and the significant concerns raised by the Springbank Hill community.

Thank you for considering my concerns. I trust that the City Council will carefully review the long-term consequences of this project and ensure that development decisions align with the best interests of Springbank Hill and its residents.

Sincerely,

Paul and Betty Jung  
27 Elveden Dr SW





**Public Submission**

CC 968 (R2024-05)

**PROTECTION OF PRIVACY ACT**

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First name [required] **VIRPAL**

Last name [required] **SOHI**

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] **Standing Policy Committee on Community Development**

Date of meeting [required] **Sep 3, 2025**

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters **The town homes should not be allowed only single family homes .**

Are you in favour or opposition of the issue? [required] **In opposition**



**Public Submission**

CC 968 (R2024-05)

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ATTACHMENT\_01\_FILENAME            30 Elveden Dr. SW.docx

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ATTACHMENT\_02\_FILENAME

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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

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Subject: City Council Hearing on September 9th: Opposition to Augusta Villas Development – 30 Elveden Drive SW

[Aug 28 2025]

Dear Members of Calgary City Council,

I am writing to formally express my strong opposition to the proposed Augusta Villas development at 30 Elveden Drive SW. As a resident of Springbank Hill, I am deeply concerned about the significant negative impact this development would have on our neighbourhood's character, safety, and quality of life.

Key Concerns:

1. **Increase in Density:** The proposal calls for the construction of 42 townhouse units, a 117% increase in density from the 19 single-family homes originally approved for this site. The proposed 13 metre height of structures with roof-top patios exceeds the Area Structure Plan. This level of intensification is incompatible with the existing character of the neighbourhood and will have long-lasting effects on traffic, infrastructure, and community life.
2. **Blanket Rezoning:** If it weren't for the blanket rezoning of this area, which transitioned the land from R1 to R-G and now to M-G, this development would not even be possible. The blanket rezoning policy has opened the door for projects that significantly alter the nature of our neighbourhood, and this development is a prime example of that.
3. **Traffic and Safety Concerns:** The proposed development will increase traffic significantly in an area already dealing with congestion and safety hazards, particularly for children walking to Griffith Woods Public School. Elveden Drive is a narrow rural road that cannot support the increased traffic volume and does not meet City standards for such high-density development. Inadequate infrastructure, including the lack of sidewalks and unsafe intersections, will only exacerbate these risks.
4. **Lack of Infrastructure Improvements:** The developer is not proposing any meaningful infrastructure improvements, such as traffic upgrades or intersection improvements. This is a serious concern, as the development will place significant pressure on already strained roads and infrastructure without offering any benefits or enhancements to the community.
5. **Lack of essential planning,** such as complete shadow study, infrastructure, traffic, safety, drainage, environmental impact and many more that were either completely overlooked or deferred.
6. **Lack of representation:** Ward 6 has been without an elected Councillor since November 2024.

Personal Impact:

1. I have lived in Springbank Hill for 1 year and I am deeply invested in the well-being of our community. I am particularly concerned about how this development will affect [specific personal concerns, such as privacy, pedestrian safety, traffic, quality of life, and neighbourhood character].
2. As a local resident, I worry about [insert personal impact here], and how the proposed development will [affect local infrastructure, disrupt community, create traffic/safety concerns, etc.].

Request for Action:

1. I strongly urge the City Council to delay the decision on this development until after the fall election, when a new elected Ward 6 Councillor will be in place to properly represent the community's concerns.
2. Should the City Council proceed to hear the proposal on September 9th, I urge you to vote against the development due to the negative impact of blanket rezoning and the significant concerns raised by the Springbank Hill community.

Thank you for considering my concerns. I trust that the City Council will carefully review the long-term consequences of this project and ensure that development decisions align with the best interests of Springbank Hill and its residents.

Sincerely,

Virpal Sohi

21 Elveden Point SW

[REDACTED]

[REDACTED]



## Public Submission

CC 968 (R2024-05)

## PROTECTION OF PRIVACY ACT

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First name [required] RAMPAL

Last name [required] SOHI

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Standing Policy Committee on Community Development

Date of meeting [required] Sep 3, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters the town homes on 30 Elveden Dr. should not be allowed .

Are you in favour or opposition of the issue? [required] In opposition



**Public Submission**

CC 968 (R2024-05)

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ATTACHMENT\_01\_FILENAME      30 Elveden Dr. SW.pdf

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ATTACHMENT\_02\_FILENAME

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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

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Subject: City Council Hearing on September 9th: Opposition to Augusta Villas Development – 30 Elveden Drive SW

[Aug 28 2025]

Dear Members of Calgary City Council,

I am writing to formally express my strong opposition to the proposed Augusta Villas development at 30 Elveden Drive SW. As a resident of Springbank Hill, I am deeply concerned about the significant negative impact this development would have on our neighbourhood's character, safety, and quality of life.

Key Concerns:

1. **Increase in Density:** The proposal calls for the construction of 42 townhouse units, a 117% increase in density from the 19 single-family homes originally approved for this site. The proposed 13 metre height of structures with roof-top patios exceeds the Area Structure Plan. This level of intensification is incompatible with the existing character of the neighbourhood and will have long-lasting effects on traffic, infrastructure, and community life.
2. **Blanket Rezoning:** If it weren't for the blanket rezoning of this area, which transitioned the land from R1 to R-G and now to M-G, this development would not even be possible. The blanket rezoning policy has opened the door for projects that significantly alter the nature of our neighbourhood, and this development is a prime example of that.
3. **Traffic and Safety Concerns:** The proposed development will increase traffic significantly in an area already dealing with congestion and safety hazards, particularly for children walking to Griffith Woods Public School. Elveden Drive is a narrow rural road that cannot support the increased traffic volume and does not meet City standards for such high-density development. Inadequate infrastructure, including the lack of sidewalks and unsafe intersections, will only exacerbate these risks.
4. **Lack of Infrastructure Improvements:** The developer is not proposing any meaningful infrastructure improvements, such as traffic upgrades or intersection improvements. This is a serious concern, as the development will place significant pressure on already strained roads and infrastructure without offering any benefits or enhancements to the community.
5. **Lack of essential planning,** such as complete shadow study, infrastructure, traffic, safety, drainage, environmental impact and many more that were either completely overlooked or deferred.
6. **Lack of representation:** Ward 6 has been without an elected Councillor since November 2024.

Personal Impact:

1. I have lived in Springbank Hill for 1 year and I am deeply invested in the well-being of our community. I am particularly concerned about how this development will affect [specific personal concerns, such as privacy, pedestrian safety, traffic, quality of life, and neighbourhood character].
2. As a local resident, I worry about [insert personal impact here], and how the proposed development will [affect local infrastructure, disrupt community, create traffic/safety concerns, etc.].

Request for Action:

1. I strongly urge the City Council to delay the decision on this development until after the fall election, when a new elected Ward 6 Councillor will be in place to properly represent the community's concerns.
2. Should the City Council proceed to hear the proposal on September 9th, I urge you to vote against the development due to the negative impact of blanket rezoning and the significant concerns raised by the Springbank Hill community.

Thank you for considering my concerns. I trust that the City Council will carefully review the long-term consequences of this project and ensure that development decisions align with the best interests of Springbank Hill and its residents.

Sincerely,

Rampal Sohi

47 Elveden Park SW

[REDACTED]

[REDACTED]



## Public Submission

CC 968 (R2024-05)

## PROTECTION OF PRIVACY ACT

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First name [required] Spilios

Last name [required] Kousiniotis

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Sep 9, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters LOC2025-001, Bylaw 154D2025

Are you in favour or opposition of the issue? [required] In opposition



**Public Submission**

CC 968 (R2024-05)

ATTACHMENT\_01\_FILENAME

City fo Calgary - Augusta Villa objection.pdf

ATTACHMENT\_02\_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

**Subject: City Council Hearing on September 9th: Opposition to Augusta Villas Development – 30 Elveden Drive SW**

August 29, 2025

Dear Members of Calgary City Council,

I am writing to formally express my **strong opposition** to the proposed **Augusta Villas development at 30 Elveden Drive SW**. As a resident of Springbank Hill, I am deeply concerned about the significant negative impact this development would have on our neighbourhood's character, safety, and quality of life.

**Key Concerns:**

- **Increase in Density:** The proposal calls for the construction of **42 townhouse units**, a **117% increase** in density from the **19 single-family homes** originally approved for this site. The proposed 13 metre height of structures with roof-top patios exceeds the Area Structure Plan. This level of intensification is incompatible with the existing character of the neighbourhood and will have long-lasting effects on traffic, infrastructure, and community life.
- **Blanket Rezoning:** If it weren't for the **blanket rezoning** of this area, which transitioned the land from **R1** to **R-G** and now to **M-G**, this development would not even be possible. The blanket rezoning policy has opened the door for projects that significantly alter the nature of our neighbourhood, and this development is a prime example of that.
- **Traffic and Safety Concerns:** The proposed development will increase traffic significantly in an area already dealing with congestion and safety hazards, particularly for children walking to Griffith Woods Public School. Elveden Drive is a narrow rural road that cannot support the increased traffic volume and does not meet City standards for such high-density development. Inadequate infrastructure, including the **lack of sidewalks** and **unsafe intersections**, will only exacerbate these risks.
- **Lack of Infrastructure Improvements:** The developer is **not proposing any meaningful infrastructure improvements**, such as **traffic upgrades** or **intersection improvements**. This is a serious concern, as the development will place significant pressure on already strained roads and infrastructure without offering any benefits or enhancements to the community.
- **Lack of essential planning**, such as complete shadow study, infrastructure, traffic, safety, drainage, environmental impact and many more that were either **completely overlooked or deferred**.
- **Lack of representation: Ward 6 has been without an elected Councillor since November 2024.**

**Personal Impact:**

- I have lived in Springbank Hill for ten years and I am deeply invested in the well-being of our community. I am particularly concerned about how this development will affect

the character of the neighbourhood. Moreover, I would ask counsel to refrain from adopting measures outlined by third parties and or consulting reports. Instead, counsel should adopt a modicum of common sense and listen to the people who voted them in. Community can not adequately be represented in a classroom or outlined by professor. Community is a function of life and the experiences associated therein. Please do the right thing. This project is a detriment to the community.

**Request for Action:**

- I strongly urge the City Council to **delay the decision** on this development until **after the fall election**, when a new elected Ward 6 Councillor will be in place to properly represent the community's concerns.
- Should the City Council proceed to hear the proposal on September 9th, I urge you to **vote against the development** due to the **negative impact** of **blanket rezoning** and the significant concerns raised by the Springbank Hill community.

Thank you for considering my concerns. I trust that the City Council will carefully review the long-term consequences of this project and ensure that development decisions align with the best interests of Springbank Hill and its residents.

Sincerely,  
**Spil Kousinioris**





## Public Submission

CC 968 (R2024-05)

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First name [required] zhiguo

Last name [required] li

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Standing Policy Committee on Community Development

Date of meeting [required] Sep 9, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters Opposition to Augusta Villas Development-30 Elveden Drive SW

Are you in favour or opposition of the issue? [required] In opposition

ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am deeply concerned about the significant negative impact of this development as a resident of Spring bank Hill and direct neighbor of this project.

Following are the reasons:

1. It significant increase in density from 19 single family home approved to 42 town-house units.

2. It is totally due to blanket rezoning policy. This Blanket rezoning doesn't fit everywhere.

3. Lack of infrastructure improvement.

4. Lack of proper planning and consultation of local community.

This development will significant impact our neighborhood character, including privacy, pedestrian, traffic and quality of life.

I strongly urge the city council delay the decision on this development after the fall election. Please vote against the development.

Thanks!

Zhiguo Li

7 Elveden Place SW

Calgary AB



## Public Submission

CC 968 (R2024-05)

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First name [required] Mobin

Last name [required] Muhammad

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Sep 3, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters I am concerned of multi family development on our street

Are you in favour or opposition of the issue? [required] In opposition



ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)



## Public Submission

CC 968 (R2024-05)

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First name [required]

Darren

Last name [required]

Dansereau

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required]

Council

Date of meeting [required]

Sep 9, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters

Opposition to Augusta Villas Development – 30 Elveden Drive SW

Are you in favour or opposition of the issue? [required]

In opposition



**Public Submission**

CC 968 (R2024-05)

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ATTACHMENT\_01\_FILENAME      Letter to City regarding 30 elveden.docx

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ATTACHMENT\_02\_FILENAME

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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

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August 31, 2025

**Subject: City Council Hearing on September 9th: Opposition to Augusta Villas Development – 30 Elveden Drive SW**

Dear Members of Calgary City Council,

I am writing to formally express my **strong opposition** to the proposed **Augusta Villas development at 30 Elveden Drive SW**. As a resident of Springbank Hill, I am deeply concerned about the significant negative impact this development would have on our neighbourhood's character, safety, and quality of life.

**Key Concerns:**

- **Increase in Density:** The proposal calls for the construction of **42 townhouse units**, a **117% increase** in density from the **19 single-family homes** originally approved for this site. The proposed 13 metre height of structures with roof-top patios exceeds the Area Structure Plan. This level of intensification is incompatible with the existing character of the neighbourhood and will have long-lasting effects on traffic, infrastructure, and community life.
- **Blanket Rezoning:** If it weren't for the **blanket rezoning** of this area, which transitioned the land from **R1** to **R-G** and now to **M-G**, this development would not even be possible. The blanket rezoning policy has opened the door for projects that significantly alter the nature of our neighbourhood, and this development is a prime example of that.
- **Traffic and Safety Concerns:** The proposed development will increase traffic significantly in an area already dealing with congestion and safety hazards, particularly for children walking to Griffith Woods Public School. Elveden Drive is a narrow rural road that cannot support the increased traffic volume and does not meet City standards for such high-density development. Inadequate infrastructure, including the **lack of sidewalks** and **unsafe intersections**, will only exacerbate these risks.
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- **Lack of essential planning**, such as complete shadow study, infrastructure, traffic, safety, drainage, environmental impact and many more that were either **completely overlooked or deferred**.

- **Lack of representation: Ward 6 has been without an elected Councillor since November 2024.**

**Personal Impact:**

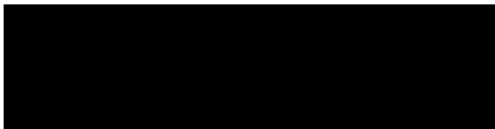
- I have lived in Springbank Hill for one year and I am deeply invested in the well-being of our community. I am particularly concerned about how this development will affect pedestrian safety, traffic and the character of the community.
- As a local resident, I worry about the safety of my three kids and those that go to the Griffith Woods school, and how the proposed development will create traffic concerns.

**Request for Action:**

- I strongly urge the City Council to **delay the decision** on this development until **after the fall election**, when a new elected Ward 6 Councillor will be in place to properly represent the community's concerns.
- Should the City Council proceed to hear the proposal on September 9th, I urge you to **vote against the development** due to the the significant concerns raised by the Springbank Hill community.

Thank you for considering my concerns. I trust that the City Council will carefully review the long-term consequences of this project and ensure that development decisions align with the best interests of Springbank Hill and its residents.

Sincerely,



Darren Dansereau

28 Elveden Bay SW





## Public Submission

CC 968 (R2024-05)

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First name [required]

Trish

Last name [required]

Wiedemann

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required]

Council

Date of meeting [required]

Sep 9, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters

Augusta Villas Development - 3- Elveden Bay

Are you in favour or opposition of the issue? [required]

In opposition



**Public Submission**

CC 968 (R2024-05)

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ATTACHMENT\_01\_FILENAME      elveden development.docx

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ATTACHMENT\_02\_FILENAME

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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

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**Subject: City Council Hearing on September 9th: Opposition to Augusta Villas Development – [30 Elveden Drive SW](#)**

*Aug. 31 2025*

Dear Members of Calgary City Council,

I am writing to formally express my **strong opposition** to the proposed **Augusta Villas development** at [30 Elveden Drive SW](#). As a resident of Springbank Hill, I am deeply concerned about the significant negative impact this development would have on our neighbourhood's character, safety, and quality of life.

**Key Concerns:**

- **Increase in Density:** The proposal calls for the construction of **42 townhouse units**, a **117% increase** in density from the **19 single-family homes** originally approved for this site. The proposed 13 metre height of structures with roof-top patios exceeds the Area Structure Plan. This level of intensification is incompatible with the existing character of the neighbourhood and will have long-lasting effects on traffic, infrastructure, and community life.
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- **Lack of essential planning**, such as complete shadow study, infrastructure, traffic, safety, drainage, environmental impact and many more that were either **completely overlooked or deferred**.
- **Lack of representation: Ward 6 has been without an elected Councillor since November 2024.**

**Personal Impact:**

- I have lived in Springbank Hill for a year and I am deeply invested in the well-being of our community. I am particularly concerned about how this development will affect **pedestrian safety, traffic, and neighbourhood character**.
- As a local resident, I worry about **population increase**, and how the proposed development will create **safety and traffic concerns**

**Request for Action:**

- I strongly urge the City Council to **delay the decision** on this development until **after the fall election**, when a new elected Ward 6 Councillor will be in place to properly represent the community's concerns.
- Should the City Council proceed to hear the proposal on September 9th, I urge you to **vote against the development** due to the **negative impact of blanket rezoning** and the significant concerns raised by the Springbank Hill community.

Thank you for considering my concerns. I trust that the City Council will carefully review the long-term consequences of this project and ensure that development decisions align with the best interests of Springbank Hill and its residents.

Sincerely,  
Trish Wiedemann  
28 Elveden Bay





## Public Submission

CC 968 (R2024-05)

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## ENDORSEMENT STATEMENT ON TRUTH AND RECONCILIATION, ANTI-RACISM, EQUITY, DIVERSITY, INCLUSION AND BELONGING

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First name [required]

Ann

Last name [required]

Dundas

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required]

Council

Date of meeting [required]

Sep 9, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters

LOC2025-0011, Bylaw 154D2025

Are you in favour or opposition of the issue? [required]

In opposition



ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

Subject; City Council hearing on Sept 9: Opposition to Augusta Villas Development 30 Elveden Drive SW

August 31, 2025

Dear Members of Council,

I am writing to formally strongly oppose to the proposed development at 30 Elveden Drive SW. As a 30 year resident on Elveden Drive, I am deeply concerned about most aspects of this proposal. Most obviously, I have issues with safety, character of the neighborhood and the impact on immediate neighborhood.

1. Density: The proposed 42 townhouses represents a nearly 120% increase in density from plans previously approved for this site. It obviously deviates wildly from the EASP which I was involved in drafting years ago, calling for 1-3 units per acre and "maintenance of a semi-rural residential feel" I bought, built and stayed in this community largely based on these plans.

2. Height of proposed buildings: 13 metres is the current height proposal for the townhomes with rooftop patios, it is wholly inconsistent with the nature of the neighborhood and breaks trust with those who chose this area based on previous carefully crafted and negotiated ASPs

3. Blanket Rezoning is incredibly short sighted and will result in a hodge podge of construction projects. It does nothing to address housing shortages. These are projected to be \$1.2-1.5M properties. Hardly affordable housing.

4. Traffic and Safety: Elveden Drive is, on the whole nowhere near City standard. It is common to come around a blind corner and find people walking in the middle of the road. It simply cannot handle much more traffic. The intersection of Elveden Drive and 77th Street is profoundly unsafe already There has been a great increase in cut thru traffic for Griffith Woods School which I do not see how this could have been captured in the developer's traffic study which must have been done in summer. Elveden Drive at 26th avenue is begging for a pedestrian accident.

5. Lack of representation at council: It seems obvious that it is unreasonable to proceed w this when residents have been without representation at council. A decision should be deferred until we have an elected representative.

If Council proceeds with hearing this proposal on Sept 9, I would urge you to vote against the approval of this development

Thank you  
Dr. Callie Dundas BSc MD CCFP  
Ian Dundas BComm, LLB  
58 Elveden Drive SW (x 30 years)

Comments - please refrain from providing personal information in this field (maximum 2500 characters)



## Public Submission

CC 968 (R2024-05)

## PROTECTION OF PRIVACY ACT

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First name [required] Catherine

Last name [required] Unruh

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Sep 9, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters LOC2025-001, Bylaw 154D2025

Are you in favour or opposition of the issue? [required] In opposition

ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Please accept my attached letter which outlines my strong opposition to Augusta Villas Development at 30 Elveden Drive SW urging council to wait until we have proper representation in council.

**Subject: City Council Hearing on September 9th: Opposition to Augusta Villas Development – 30 Elveden Drive SW - LOC2025-001, Bylaw 154D2025**

Aug 31, 2025

Dear Members of Calgary City Council,

This is the first time in my adult and professional life that I have written to city council and I am 44 years old. This is how much I wish to formally express my strong opposition to the proposed Augusta Villas development at 30 Elveden Drive SW.

As a resident of Springbank Hill for 20 years I am deeply concerned about the significant negative impact this development would have on our neighbourhood's character, children's safety, quality of life and the lack of representation we have at council.

Key Concerns:

**Increase in Density:** The proposal calls for the construction of 42 townhouse units, a 117% increase in density from the 19 single-family homes originally approved for this site. The proposed 13 metre height of structures with roof-top patios exceeds the Area Structure Plan. This level of intensification is incompatible with the existing character of the neighbourhood and will have long-lasting effects on traffic, infrastructure, and community life.

**Traffic and Safety Concerns for my children:** The proposed development will increase daily traffic significantly in an area already dealing with congestion and safety hazards, particularly for children walking to Griffith Woods Public School. There are near misses weekly at the School.

Elveden Drive is a narrow rural road that cannot support the increased traffic volume and does not meet City standards for such high-density development. Inadequate infrastructure, including the lack of sidewalks and unsafe intersections, will only exacerbate these risks.

**Blanket Rezoning:** If it weren't for the blanket rezoning of this area, which transitioned the land from R1 to R-G and now to M-G, this development would not even be possible. The blanket rezoning policy has opened the door for projects that significantly alter the nature of our neighbourhood, and this development is a prime example of that.

**Lack of Infrastructure Improvements:** The developer is not proposing any meaningful infrastructure improvements, such as traffic upgrades or intersection improvements. This is a serious concern, as the development will place significant pressure on already strained roads and infrastructure without offering any benefits or enhancements to the community.

**Lack of essential planning,** such as complete shadow study, infrastructure, traffic, safety, drainage, environmental impact and many more that were either completely overlooked or deferred.

**Lack of representation:** Ward 6 has been without an elected Councillor since November 2024.

**Personal Impact:**

As mentioned, my husband and I have lived in Springbank Hill for 21 years and I am deeply invested in the well-being of our community. I volunteer for our scouts group, with school council and regularly build community through events and helping out neighbours, and I am so worried about our community.

I am particularly concerned about how this development will affect crime rates that are on the rise and the lack of infrastructures to support this.

**Request for Action:**

I strongly urge the City Council to delay the decision on this development until after the fall election, when a new elected Ward 6 Councillor will be in place to properly represent the community's concerns.

Should the City Council proceed to hear the proposal on September 9th, I urge you to vote against the development due to the negative impact of blanket rezoning and the significant concerns raised by the Springbank Hill community.

Thank you for considering my concerns. I trust that the City Council will carefully review the long-term consequences of this project and ensure that development decisions align with the best interests of Springbank Hill and its residents.

Sincerely,  
Cathy and Andrew Unruh  
7788 Springbank Way SW





## Public Submission

CC 968 (R2024-05)

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First name [required] Donny

Last name [required] Woo

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Sep 9, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters loc 2025-001, bylaw 154d2025

Are you in favour or opposition of the issue? [required] In opposition



Public Submission

CC 968 (R2024-05)

ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am writing to formally express my strong opposition to the proposed Augusta Villas development at 30 Elveden Drive SW.

Key Concerns:

**Increase in Density:** The proposal calls for the construction of 42 townhouse units, a 117% increase in density from the 19 single-family homes originally approved for this site. The proposed 13 metre height of structures with roof-top patios exceeds the Area Structure Plan. This level of intensification is incompatible with the existing character of the neighbourhood.

**Blanket Rezoning:** If it weren't for the blanket rezoning of this area, which transitioned the land from R1 to R-G and now to M-G, this development would not even be possible. The blanket rezoning policy has opened the door for projects that significantly alter the nature of our neighbourhood, and this development is a prime example of that.

**Traffic and Safety Concerns:** The proposed development will increase traffic significantly in an area already dealing with congestion and safety hazards, particularly for children walking to Griffith Woods Public School. Elveden Drive is a narrow rural road that cannot support the increased traffic volume and does not meet City standards for such high-density development. Inadequate infrastructure.

**Lack of Infrastructure Improvements:** The developer is not proposing any meaningful infrastructure improvements, such as traffic upgrades or intersection improvements. This is a serious concern, as the development will place significant pressure on already strained roads and infrastructure without offering any benefits or enhancements to the community.

**Lack of essential planning.**

**Lack of representation:** Ward 6 has been without an elected Councillor since November 2024.

Personal Impact:

I have lived in Springbank Hill for 6 years and I am deeply invested in the well-being of our community. I am particularly concerned about how this development will affect all aspect of the community now and especially for future developments due to it setting a poor precedent.

This may add housing inventory but at a cost to the look and usability of the neighbourhood for all who already exist currently.

But will it truly add more affordable housing or just more housing we do not need?

Request for Action:

I strongly urge the City Council to delay the decision on this development until after the fall election, when a new elected Ward 6 Councillor will be in place to properly represent the community's concerns.



## Public Submission

CC 968 (R2024-05)

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First name [required] Jeffery

Last name [required] Talbot

How do you wish to attend?

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What meeting do you wish to comment on? [required] Council

Date of meeting [required] Sep 9, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters LOC2025-001, Bylaw 154D2025

Are you in favour or opposition of the issue? [required] In opposition



Public Submission

CC 968 (R2024-05)

ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

Subject: City Council Hearing on September 9th: Opposition to Augusta Villas Development – 30 Elveden Drive SW

September 2, 2025

Members of Calgary City Council,

I am writing to formally express my strong opposition to the proposed Augusta Villas development at 30 Elveden Drive SW. As a resident of Springbank Hill, I am deeply concerned about the significant negative impact this development would have on our neighbourhood's character, safety, and quality of life.

Key Concerns:

- **Increase in Density:** The proposal calls for the construction of 42 townhouse units, a 117% increase in density from the 19 single-family homes originally approved for this site. The proposed 13 metre height of structures with roof-top patios exceeds the Area Structure Plan. This level of intensification is incompatible with the existing character of the neighbourhood and will have long-lasting effects on traffic, infrastructure, and community life.
- **Traffic and Safety Concerns:** The proposed development will increase traffic significantly in an area already dealing with congestion and safety hazards, particularly for children walking to Griffith Woods Public School. Elveden Drive is a narrow rural road that cannot support the increased traffic volume and does not meet City standards for such high-density development. Inadequate infrastructure, including the lack of sidewalks and unsafe intersections, will only exacerbate these risks.
- **Lack of Infrastructure Improvements:** The developer is not proposing any meaningful infrastructure improvements, such as traffic upgrades or intersection improvements. This is a serious concern, as the development will place significant pressure on already strained roads and infrastructure without offering any benefits or enhancements to the community.
- **Lack of essential planning,** such as complete shadow study, infrastructure, traffic, safety, drainage, environmental impact and many more that were either completely overlooked or deferred.
- **Lack of representation:** Ward 6 has been without an elected Councillor since November 2024.

I have lived next to the proposed development for over a year. I made the decision to purchase the property based on the prior proposed development plan at 30 Elveden Dr. SW. It was this plan that help me assess the property value and appropriate living conditions for my family, both of these factors are negatively impacted by this development.

Sincerely,  
Jeff Talbot  
34 Elveden Dr. SW  
[REDACTED]

Comments - please refrain from providing personal information in this field (maximum 2500 characters)