

## Applicant Submission

Urban Systems is requesting redesignation of a parcel in the community of Seton in SE Calgary. It is proposed to re-designate a 3.16 acre (1.28 ha) Multi- Residential M-1 site to Special Purpose - Recreation (S-R) to create a combined 6.16 acres (2.49 ha) S-R site to be dedicated to the Seton Home Owners Association (HOA). Located in the southwest area of Seton, this land is currently allocated within the southwest Neighbourhood Activity Centre (NAC 1) as outlined in the Outline Plan for Stage 1C approved by the Calgary Planning Commission on March 8th, 2018.

After a successful redesignation Brookfield intends to submit DP applications and initiate the construction of the larger HOA site. The site is at a key crossroads within the community by way of the Seton Way and 202th Avenue intersection. This intersection links all corner land uses by connecting the community commercial center to the south, and higher density multifamily areas to the south and west, and to open spaces and the Seton Urban District further north. The HOA will be added as an important community amenity to link the commercial and multifamily areas within the Neighbourhood Activity Centre (NAC 1). This intersection is currently benefiting from high density residential and commercial and the mix of uses will increase even more so by including the HOA site as a vital community feature, and the future heart of the neighbourhood.