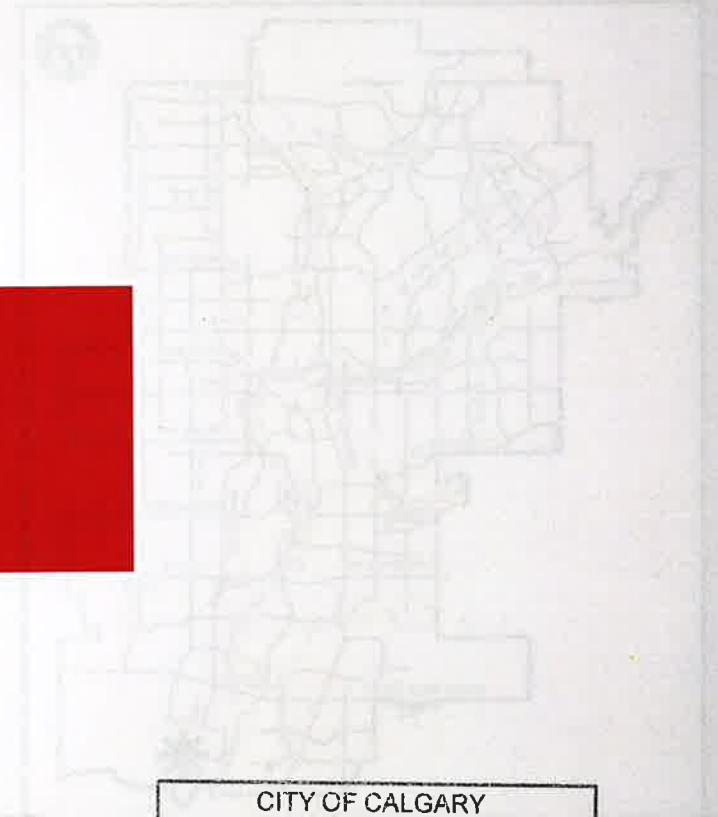




**LOC2020-0085
Land Use Amendment**

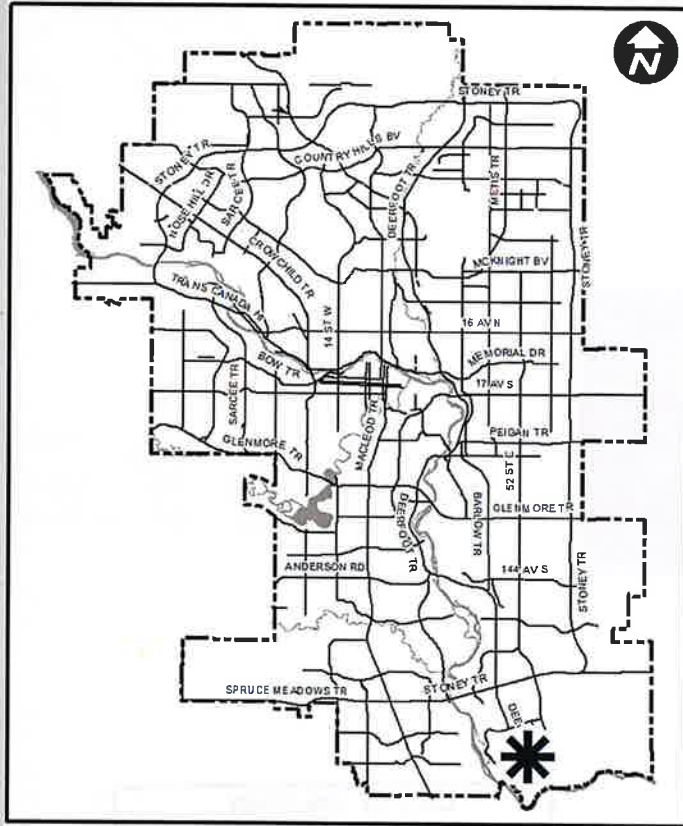


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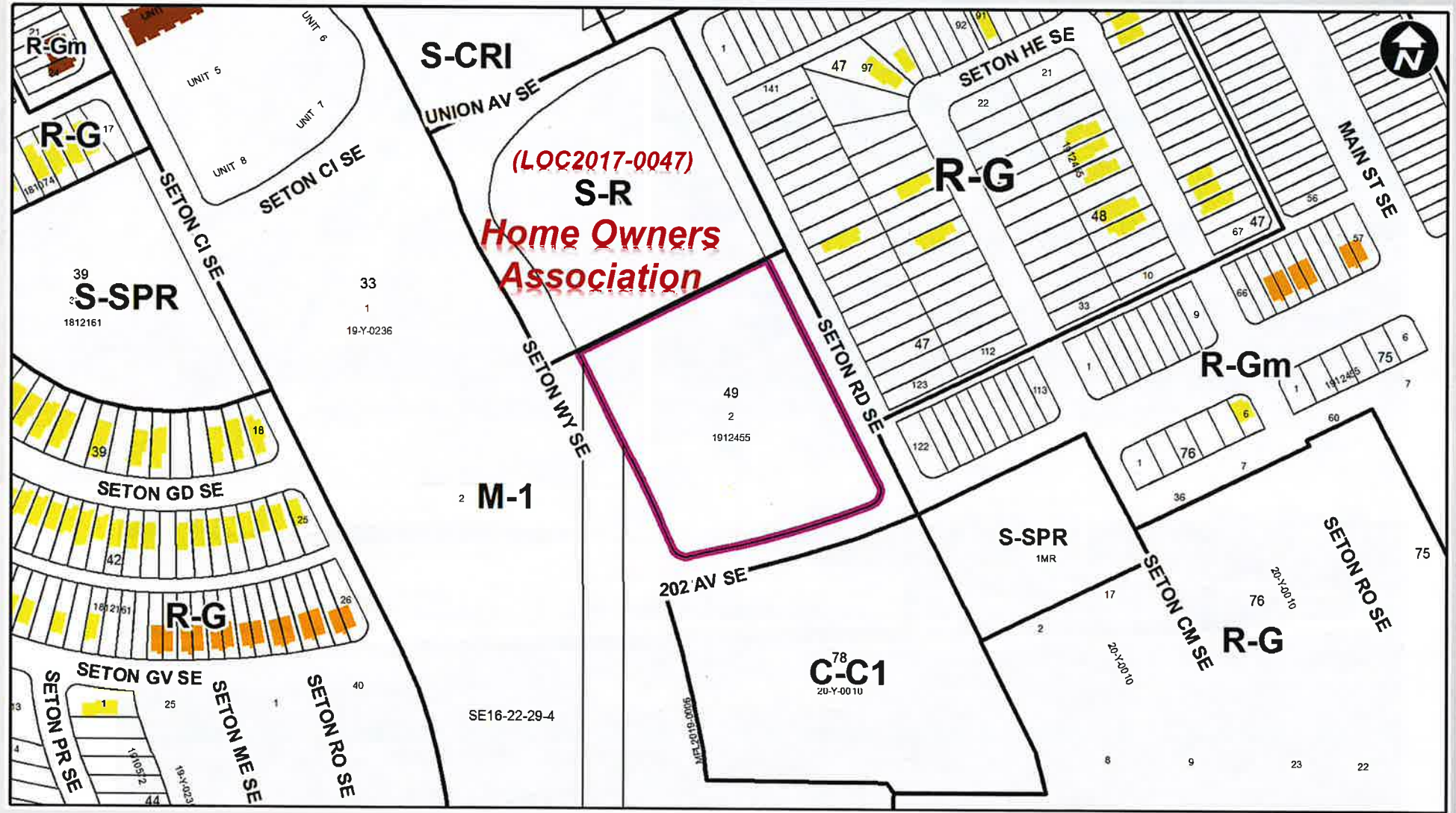




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- LEGEND**
- Residential Low Density
 - Residential Medium Density
 - Residential High Density
 - Commercial
 - Heavy Industrial
 - Light Industrial
 - Parks and Openspace
 - Public Service
 - Service Station
 - Vacant
 - Transportation, Communication, and Utility
 - Rivers, Lakes
 - Land Use Site Boundary



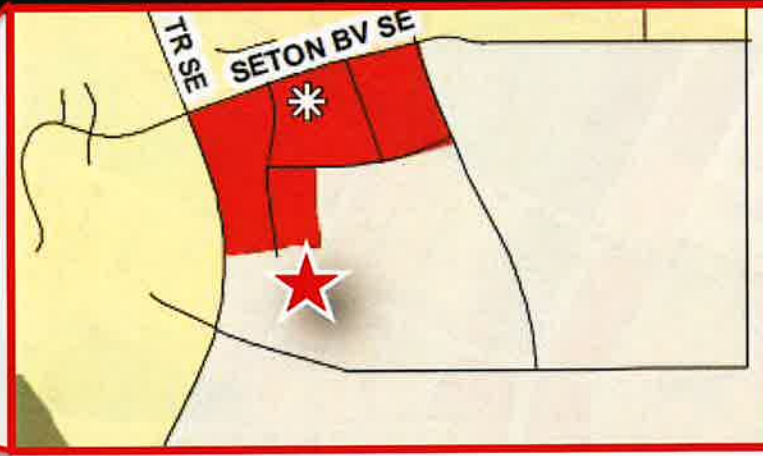
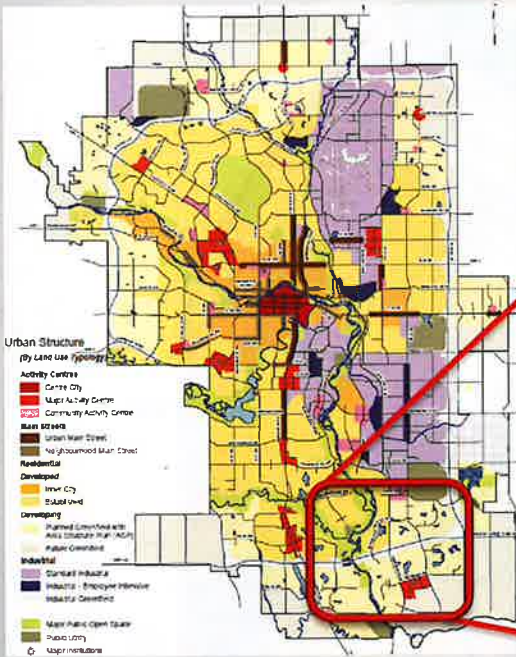


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Municipal Development Plan

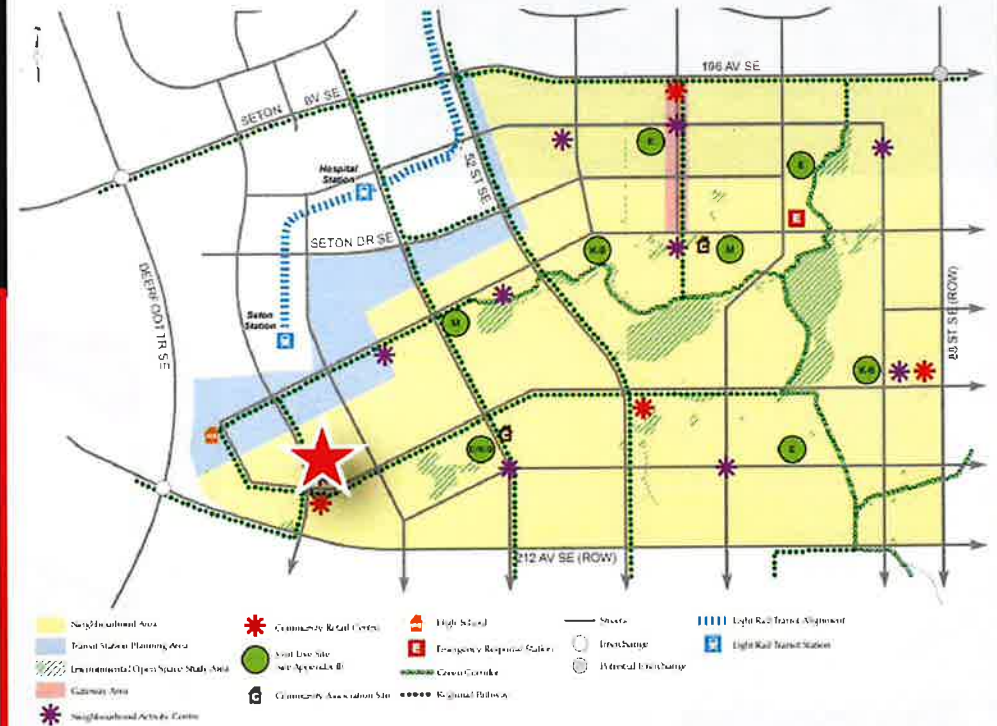
Residential Developing Future Greenfield area

- Future urban development to provide a variety of housing types
- Achieve a minimum intensity threshold of 60 p & j /ha



Rangeview Area Structure Plan

Neighbourhood Area & NAC 1



Site Location ★



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Rangeview ASP

Density/Intensity Targets for Community A:

- Density = 24 uph
- Intensity = 75.3 (p & j)/h

- ★ Site location
- Community A boundary





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Administration of the Planning Act

The City of Calgary is seeking approval of the Administration of the Planning Act.





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Seton Home Owners Association





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SETON Amenities Strategy

Note:
Proposed site programming is based on current market trends, community feedback, needs analysis, and the approved outline plan / open space Master Plan. This is thorough representation of the intended 2020 Seton Amenities Strategy, but some changes may occur throughout the evolution of the community.



- A** YMCA OUTDOOR SPORTS PARK
- B** FUTURE REGIONAL PARK
- C** 3.0ac 38MR
 - Multi Use Kids Playground
 - Picnic Pavillion
 - Informal Open Play
 - Social / Public Gathering
- D** 1.0ac Ph 111MR
 - Interface w/ Commercial Site - Urban Intensity
 - Skateboard 'Skate Spot' +/- 350m2 Area
 - Basketball Tri Court
 - Parkour Course
 - Contoured Lawn / Lounging
- E** SETON PRIVATE HOA FACILITY
- F** 1.0ac MR
 - Informal Open Play
 - Formal Dog Park
- G** CCSD HIGH SCHOOL SPORTS FIELDS
- H** 2.91ac Union Park West
 - Modern Urban
 - Contoured Viewing, Staging and Lounging Areas
 - Skateboard 'Community / Regional' scale +/- 3000m2
 - Active Open Recreation Area, Yoga Lawn
- I** 2.91ac Union Park Central
 - Modern Urban
 - Primary Playground
 - Community Gardens
 - Trails and Pathways
 - Central 'Hub' - Pavillion
 - Events Stage and Social Gathering

Brookfield Residential

- J** 8.08ac ER / Wetland
 - Pathway / Trail Loop
 - Seating / Viewing Nodes
 - Interpretive Nodes
- K** 2.0ac CA Site + 0.9ac MR
 - CA Amenities
 - Interface w/ ER / Wetland
 - Trail / Pathway Loop
 - Possible Natural Play Area
- L** CBE MIDDLE SCHOOL PLAYFIELDS
- M** 4.75ac MR + Storm Pond
 - Pathway / Trail Loop
 - Seating / Viewing Nodes
- N** 1.0ac MR
 - Interface w/ K-9 School
 - Multi Use Kids Playground
 - Enhanced Plaza Seating Area
 - Urban Activity Node
- O** CBE ELEMENTARY / CCSD K-9 SCHOOL PLAYFIELDS
- P** 1.0ac MR
 - Multi Use Kids Playground
 - Informal Open Play
 - Covered Picnic Area
- Q** 8.23ac Wetland + Linear MR
 - Pathway / Trail Loop
 - Seating / Viewing Nodes
 - Interpretive Nodes
- R** 2.50ac Union Park East
 - Modern Natural transitioning to Modern Urban
 - Adventure Playground
 - Trails and Pathways
 - Creative Contouring
- S** 1.0ac MR
 - Multi Use Kids Playground
 - Informal Open Play
 - Covered Picnic Area

L.A. West

Landscape ■ Architectural ■ Design

Open Space Programming 1

AUGUST 2020



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