

# Applicant Submission

On behalf of The Cabana Partnership (of which Brookfield Residential is the managing partner), B&A is submitting an application for an Outline Plan and Land Use Redesignation of +/- 122.26 hectares (302.11 acres) of land from S-FUD to a R-G/R-Gm, M-1, M-X1, S-SPR, S-CRI, and S-SUN to facilitate the development of a new neighbourhood within Community D of the Glacier Ridge Area Structure Plan.

The working name for this neighbourhood has been Cabana, however that will not be the final neighbourhood name which has yet to be determined.

Brookfield has been seeking ways to design the physical environment to improve public health and promote healthier lifestyles by designing for better places to live, work, learn, and play.

The neighbourhood has been designed to facilitate the evolution of the existing landscape into a neighbourhood inspiring a healthy lifestyle through thoughtful design. The neighbourhood will accommodate a range of lifestyles, lifecycles, and incomes through the provision of housing variety and attention to accessibility. The neighbourhood is well connected to the adjacent neighbourhoods and easily traversed through a grid-like street network.

A variety of purposeful design features will ensure a unique sense of place. These include:

- Incorporation of the natural drainage system into the neighbourhood stormwater management system to offer a natural setting for passive recreation,
- A linked pedestrian network connecting schools, commercial uses, and open spaces,
- Connectivity to adjacent neighbourhoods via streets, sidewalks, and pathway networks,
- A diversity of housing options to accommodate a broad range of incomes, lifestyles and life stages,
- Multiple focal points through park spaces and housing intensity, as well as a commercial opportunity and Community Association site.

Neighbourhood Parks are disbursed throughout the plan to provide active play and enhance connectivity. A Neighbourhood Node is situated centrally, at a topographically high point of the neighbourhood, and at a key intersection of roads providing access to adjacent neighbourhoods. The opportunity for a second neighborhood node exists in the NW area of the plan which will be centered around a fire station and the opportunity to expand the site, noted as a dashed line denoting the opportunity for expansion of future municipal facilities which could be added at a future date (i.e., library).

Two school sites are accommodated within the plan area, one full site and one portion of a joint-joint-use site.

A small permanent stream, crosses through the plan area at the southwest corner of the site. This area will be protected and enhanced as a natural amenity for residents to enjoy.

A combination of multi-use pathways and regional pathways are provided throughout the plan to facilitate alternate modes of transportation including cycling.