

Applicant Submission

Company Name (if applicable):

B&A Studios

LOC Number (office use only):

Applicant's Name:

Chris Andrew

Date:

November 27, 2023

B&A Studios prepared this application, with a team of technical experts, on behalf of Brookfield Residential, in support of the Seton Ridge Outline Plan (OP) and Land Use Redesignation application for approximately 332 acres (134 hectares) of land (hereafter known as the "Subject Lands").

The Subject Lands are located within the Ricardo Ranch Area Structure Plan Area, in the growing southeast sector of Calgary, directly contiguous to approved outline plans and Brookfield's actively developing community of Seton. The Subject Lands are located south of the now constructed 212th Avenue SE, west of 88th Street SE and east of Deerfoot Trail. The approved Southeast Planning Area Regional Policy Plan (2004) and recently approved Ricardo Ranch Area Structure Plan (2019) guide future development of the subject lands, in alignment with Calgary's Municipal Development Plan. Seton Ridge leverages existing capital infrastructure in the area, and offers regional benefit to existing and future residents, providing direct access to the Bow River and network of pathways proposed along the escarpment.

Seton Ridge promotes healthy living with an abundance of natural capital, creating serene and tranquil human-scaled neighbourhoods, adjacent to the abundance of services, amenities and employment located in the Seton Urban District directly north. The Seton Ridge OP will sensitively integrate with Environmentally Significant Areas along the escarpment and the flood fringe in the Bow River valley.

The ASP identifies a residential focus to this portion of the community and Seton Ridge offers a balanced variety of low to medium density housing types. The plan locates a mix of housing forms in close proximity to the abundance of Environmental Reserve to take advantage of the natural setting and views of the Bow River and Rocky Mountains. R-Gm housing has been dispersed throughout the community to offer diverse housing forms in all phases. The plan additionally designates multi-residential at the entrance of the community adjacent to the activity centre in Logan Landing along a future transit route. Seton Ridge also includes a school site and a diversified offering of park spaces. The plan proposes 1,750 units, achieving a residential density of 8.71 upa.