

Applicant's Submission

This application for Outline Plan and Land Use Redesignation approval pertains to lands located in Cell C of the Southeast Planning Area Regional Policy Plan and in Community A within the Rangeview Area Structure Plan. These lands also form part of the proposed community of Seton, and are referred to as Stage 1C.

The southern areas of Seton, of which Stage 1C is the largest part, consist of four neighbourhoods linked by shared amenities, all-mode connections, and vibrant public spaces. For the purposes of the Outline Plan and Land Use Report these neighbourhoods will be known collectively as "South Seton", but are ultimately a part of the broader Seton community- of which, the Seton Urban District, is already being constructed to the north.

South Seton is adjacent to the Seton Urban District, a 365-acre mixed-use development that features over 2.5 million square feet of office and retail space, a 16-acre regional park and Seton recreation centre, a public library, an emergency response station, a public high school, an active main street, multi-family residences, and the South Calgary Health Campus – all serviced by the future Light Rail Transit (LRT) Green Line and a well-connected regional road network. Together South Seton and the Seton Urban District support the creation of a complete community as envisioned by the City of Calgary's Municipal Development Plan (MDP).

The Stage 1C lands are approximately 248.63 hectares (614.37 acres). The plan area is legally described as part of S.E. 16-22-29-4 and parts of N.W., N.E., S.W., and S.E. 15-22-29-4. These parcels are owned by South Seton GP Inc. and Carma Ltd., and are currently undeveloped lands designated as Special Purpose- Future Urban Development (S-FUD).

This application proposes to redesignate a portion of the lands within the outline plan to a combination of land uses that will support the complete build out of the community. The lands will be designated from S-FUD to the following land uses:

- Residential- General Low Density (R-G and R-Gm),
- Multi-Residential- At Grade Housing (M-G),
- Multi-Residential- Low Profile (M-1),
- Multi-Residential- Medium Profile (M-2),
- Multi-Residential- Low Profile Support Commercial (M-X1),
- Special Purpose- Schools, Park, and Community Reserve (S-SPR),
- Special Purpose- City and Regional Infrastructure (S-CRI),
- Special Purpose- Recreation (S-R), and
- Commercial- Community 1 (C-C1).

The residential districts will allow for the development of a variety of residential forms, ranging from low-density single detached dwellings to higher density multi-storey, multi-family apartments in areas closer to Light Rail Transit (LRT) stations and the Seton Urban District. Complementing this, the commercial parcel will permit community-scale uses that are intended to serve the daily needs of South Seton residents, and the Special Purpose districts will allow for the development of key institutional, servicing, and recreational amenities.

South Seton has been designed to create a bold and distinct new community in Calgary's southeast. The community will be comprised of a series of four neighbourhoods, energized by

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purposeful, vibrant nodes and connected by diverse, multi-modal corridors. These elements come together to create a unique and exciting urban community, rooted in the connections to city-wide transit networks and the Seton Urban District.

South Seton is situated in a unique location that benefits from established amenities such as the vibrant mixed-use development in Seton Urban District, natural greenspace in Fish Creek Provincial Park, convenient transportation options (including two future Light Rail Transit (LRT) stations), as well as connections to local and regional pathway networks. This setting is ideal for a residential community that includes a variety of housing options, open spaces, and community amenities to complement the adjacent uses in Calgary's southeast.

Stage 1C builds from the approved stages of the South Seton community: Stages 1A and 1B. The plan completes the vision for South Seton as a fully integrated residential community, through the establishment of strong links to non-residential uses in the Seton Urban District. The community's street network and block layouts have been designed to emulate a grid system, with adaptations to allow for the community's major amenities, unique features, varying block layouts, and irregularly shaped boundaries.

On behalf of Brookfield Residential, Urban Systems respectfully requests approval for the Outline Plan from the Calgary Planning Commission, and approval for the Land Use Redesignation application by City Council.