

## **Seton HOA AGM Question:**

### ***When will the HOA facility & onsite amenities commence?***

The development permit and development site servicing plan have been approved by the City of Calgary. The Brookfield team is working diligently through the building permit process with our consultants, contractors and the City approving authority. Supply chain, labour and material costs are being monitored to ensure the project is most successful. The anticipated construction commencement is summer 2023.

### ***When are HOA fees implemented?***

HOA fees will be due once the facility is fully open & operating for resident use.

### ***Can you address the re-zoning of the land for LRT use.***

There is no re-zoning of the designated LRT Park & Ride lands.

### ***When is Seton getting a dog park?***

The permanent Dog Park will be located in the future lands of Seton Passage & 42nd Street ( 1 acre green space south west of Joane Cardinal-Schubert High School). The temporary Dog Park is now open & located on the future LRT Park & Ride lands at the corner of Seton Way & Union Avenue.

### ***Can we get all of the pathways cleared in the park this winter?***

Not at this time. Brookfield currently adheres to the City of Calgary snow clearing programming & bylaws. Snow clearing of any public lands can be a future negotiation with the City of Calgary and the Seton HOA once operational.

### ***How are you dealing with thieves and lack of security in the neighbourhood?***

The Calgary Police Service addresses all suspicious activity within all neighborhoods. You can report suspicious activity to:

911 – Emergency or Crime in Progress

403.266.1234 – Non-emergency police line for public safety matters &/or reports of Crime not in Progress

[www.calgary.ca/cps](http://www.calgary.ca/cps) – General information

[www.calgary.ca/cps/report-a-crime](http://www.calgary.ca/cps/report-a-crime) – Report a crime online

***What will be built across from Seton Circle & can we see what it will look like?***

The large land parcels adjacent to Seton Way are &/or will be home to Multi-Family Projects including multi story condominiums/apartments as well as town homes. As new builder development permits are approved by the City, renderings of the projects will be posted on the Seton Connect website. Current & Future Projects throughout the community include:

Avalon Master Builder – [www.avalonmasterbuilder.com](http://www.avalonmasterbuilder.com)

Brookfield Residential – [www.brookfieldresidential.com](http://www.brookfieldresidential.com)

Cedarglen Living – [www.cedarglenliving.com](http://www.cedarglenliving.com)

Jayman Built – [www.jayman.com](http://www.jayman.com)

Logel Homes – [www.logelhomes.com](http://www.logelhomes.com)

Rohit Communities – [www.rohitcommunities.com](http://www.rohitcommunities.com)

Trico Homes – [www.tricohomes.com](http://www.tricohomes.com)

***Why so many condos?***

Through a Community Outline Plan and Land Use approval process the City of Calgary, requires areas to be designated for higher density residential living. The larger parcels identified in orange &/or brown on the Seton Community Plan have always been designated as Multi-Family Residential. Parcels are then sold and developed by the builders as market conditions and demands allow.

***What is the short- & long-term vision for Seton as a community and are we on track for the planned development?***

The community of Seton is a 695-acre development. Seton's master plan offers a variety of housing options including residential low-density mixed single-family lots, medium density multi-family parcels throughout the area and a 3-acre commercial site. Home to the future terminus LRT Park and Ride and four future school sites, there is over 75-acres of greenspace designed with active healthy living in mind including the 6- acre Homeowner Association site right in the heart of the community.

The Seton vision & guiding principles are as follows:

Healthy Living – promote activity & accessibility, connect people to nature and places

Connectivity – promote gathering spaces highlighting the HOA facility & public spaces

Iconic Open Spaces – create unique features, vitality & energy for an urban environment

Sustainability – bring sustainable practices, buildings & programs to the community

Urban – enhance the urban character through design & architecture

Sense of place – providing residents the ability to work, play, and shop close to home

Growth – customers for life, allow people to live here throughout their lives

Variety – provide different housing forms for diverse family needs

Unique – the urban social hub of the south

Yes, we are on track for the planned development.

***Current & upcoming projects for both Seton & Seton Urban District can be viewed on the following websites:***

[www.brookfieldresidential.com](http://www.brookfieldresidential.com)

[www.thesetonexperience.com](http://www.thesetonexperience.com)

[www.seton-connect.com](http://www.seton-connect.com)

***Construction continues in the new phases of 117 & 118, these phases will provide an additional 528 lots for the various single family builder segments (semi-d, single family laned, move up & street towns), visit our trusted builder partner websites for additional information:***

Brookfield Residential – [www.brookfieldresidential.com](http://www.brookfieldresidential.com)

Cedarglen Homes – [www.cedarglenhomes.com](http://www.cedarglenhomes.com)

Jayman Built – [www.jayman.com](http://www.jayman.com)

Trico Homes – [www.tricohomes.com](http://www.tricohomes.com)