SETON NORTH RETAIL DISTRICT



ISSUED FOR: **DEVELOPMENT PERMIT** **2026-10-28**

ARCHITECTURE

DP00.00	COVER SHEET
DP00.01	CONTEXT PLAN & PROJECT STATISTICS
DP10.00	REVISED PHASING PLAN
DP10.01	ENLARGED SITE PLAN
DP10.02	SITE DETAILS

CLIENT

Brookfield Residential

ARCHITECTURAL

GGA-ARCHITECTURE
350,140 10 Ave SE, Calgary, Alberta. T2G 0R1
Ph: 403.233.2000 Fax: 403-264-2077

PROJECT NAME
SETON NORTH RETAIL DISTRICT
19587 Seton Crescent SE
T3M 2L3
Calgary, AB

DEVELOPMENT PERMIT:

PROJECT NUMBER:

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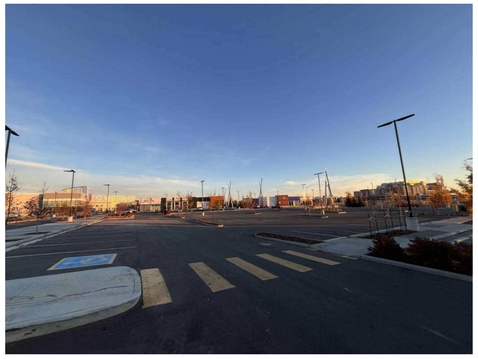
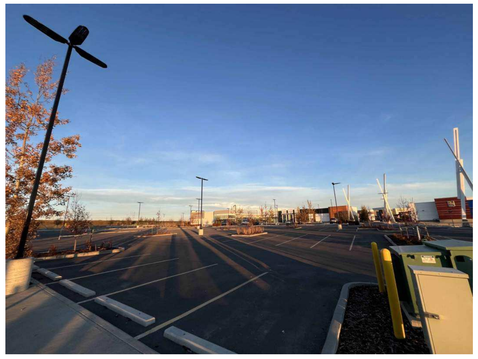
Cover B1 - 2022 Rev 1 (2022-05-05)



1 DP00.01 PHOTO 1-VIEW LOOKING NORTH



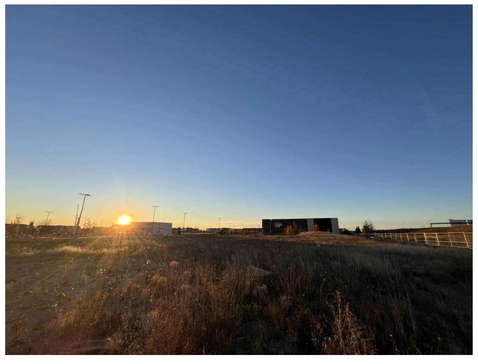
2 DP00.01 PHOTO 2-VIEW LOOKING NORTHWEST



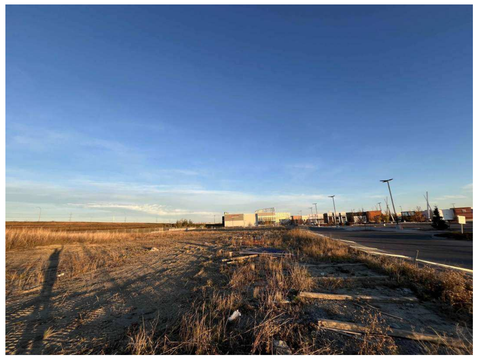
3 DP00.01 PHOTO 3-VIEW LOOKING EAST



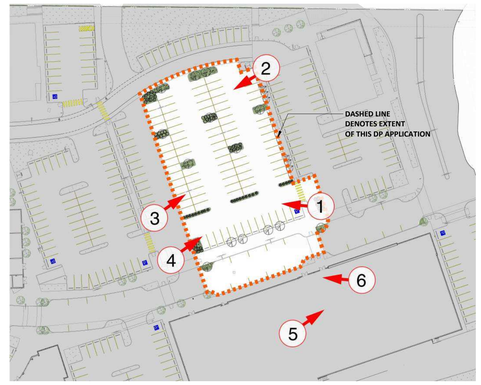
4 DP00.01 PHOTO 4-VIEW LOOKING EAST



5 DP00.01 PHOTO 5- FUTURE DEVELOPMENT



6 DP00.01 PHOTO 6- FUTURE DEVELOPMENT



NORTH

7 DP00.01 KEY PLAN
NTS

PROJECT STATS

LEGAL DESCRIPTION MUNICIPAL ADDRESS	PLAN 1111669 BLOCK 4 LOT 2
MUNICIPAL ADDRESS	19587 SETON CRESCENT SE, CALGARY, AB

VEHICLE ANALYSIS:

AS PER ORIGINAL DP – DP2013-2613

PARKING REQUIREMENT:
BASED ON: BYLAW 2P80-C5 SECTION 18
REGIONAL SHOPPING CENTRE

REQUIRES 5 STALLS PER 93 SQ/M OF N.F.A.
(G.F.A. x 0.85 / 93 SQ/M x 5 =)
18,249 x 0.85 / 93 SQ/M x 5 = 833.96

TOTAL STALLS REQUIRED: 846
TOTAL STALLS PROVIDED: 846

PARKING RATIO: 5.07 STALLS / 93 SQ.M. N.F.A.

REVISED BUILDING AREA & VEHICLE PARKING ANALYSIS – CURRENT DP

BUILDING AREA:

PREVIOUS TOTAL BUILDING G.F.A.: 18,249 SQ.M.
LESS: UNCONSTRUCTED BUILDING 1: 3,804 SQ.M.
REVISED TOTAL BUILDING G.F.A.: 14,445 SQ.M.
REVISED N.F.A. (G.F.A. x 0.85): 12,278.25 SQ.M.

PARKING REQUIREMENT:

REQUIRES 5 STALLS PER 93 SQ/M OF N.F.A.
(G.F.A. x 0.85 / 93 SQ/M x 5 =)
14,445 x 0.85 / 93 SQ/M x 5 = 661
REVISED STALLS REQUIRED: 661

PREVIOUS STALLS PROVIDED: 846
UNCONSTRUCTED STALLS: 13
REVISED STALLS PROVIDED: 833

PARKING SURPLUS: 172

REVISED PARKING RATIO: 6.31 STALLS / 93 SQ.M. N.F.A.

Notes:
- Dimension to face of stud (interior partitions), concrete, concrete block, exterior wall sheathing unless noted otherwise.
- Note when required minimum clear dimensions will be identified.
- Verify all dimensions, elevations, and datum; report any errors and/ or discrepancies to the architect prior to construction.
- Do not scale drawings.
- This drawing supercedes previous issues.
- Do not use alphabetic revision iterations for pricing.

No.	Description	Date (YYYY-MM-DD)
	ISSUED FOR DP	2026-10-28

Issued For / Revisions

Project: SETON NORTH RETAIL DISTRICT
Project Number:
19587 Seton Crescent SE
T3M 2L3
Calgary, AB

Legal Description: PLAN 1111669 BLK 4 LOT 2
Building Permit No.
Development Permit No.
DSSP No.

GGA-ARCHITECTURE
350,140-10 Ave SE
Calgary, Alberta.
T2G 0R1
Ph: 403.233.2000
Fax: 403.264.2077

Drawing Title: CONTEXT PLAN & PROJECT STATISTICS

Drawn by:
Reviewed by:
Manager:
Tech Review:
Scale
Date (YYYY-MM-DD)

Drawing Number: DP00.01
Drawing Package
Revision Number

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SITE LEGEND

- EXISTING CONSTRUCTION TO REMAIN
- SCOPE OF APPLICATION
- CONSTRUCTION PHASING LINE
- PROPERTY LINE
- SETBACK AND UTILITY RIGHT OF WAY
- FUTURE DEVELOPMENT

SETON WAY S.E.

SETON CRESCENT S.E.

SETON CRESCENT S.E.

SETON CRESCENT S.E.

EXISTING GATEWAY RETAIL DISTRICT

DEERFOOT TRAIL S.E.

EXISTING BUILDING B4

EXISTING BUILDING B5

EXISTING BUILDING B3

EXISTING BUILDING B6

EXISTING BUILDING B7

EXISTING BUILDING B10

EXISTING BUILDING B8

EXISTING BUILDING B9

EXISTING BUILDING B2

PROPERTY LINE

U.R.W.

6M BYLAW SETBACK

EXISTING PHASE 1A
REFER TO DP2017-2767

EXISTING PHASE 1B
REFER TO DP2017-2767

EXISTING PHASE 2A
REFER TO DP2021-7120

EXISTING PHASE 2B
REFER TO DP2021-7120

SCOPE OF THIS APPLICATION

REVISED PHASE 3 CONSTRUCTED PER ORIGINAL DP2013-2613

FUTURE DEVELOPMENT PARCEL (NOT PART OF THIS APPLICATION)

REFERENCE PARENT DP2013-2613

NORTH

1 DP10.00 REVISED PHASING PLAN

1 : 750

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Drawing Title: REVISED PHASING PLAN

Drawn by:
Reviewed by:
Manager:
Tech Review:
Scale: As indicated
Date (YYYY-MM-DD)

Drawing Number: DP10.00
Drawing Package
Revision Number

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NORTH

1 DP10.01 ENLARGED SITE PLAN
1 : 250

SITE LIGHTING LUMINAIRE SCHEDULE

TAG	DESCRIPTION	DIMENSIONS IMPERIAL/METRIC	MOUNTING	BALLAST	INPUT LOAD	VOLT	LAMP/LUMENS	MANUFACTURER/CAT. NO.	NOTES
2	SITE LIGHTING LUMINAIRE C/W TYPE II DISTRIBUTION, 7.62M/25FT POLE/BASE COVER. SEE BASE DETAIL.	LUMINAIRE 45k/1146mm LENGTH	POLE	2 LED DRIVERS	2x105W (210W)	347V	2-LED.4000K@65.5k	ROADSTAR NO. 180W98LED4K LE3-347	COLOR BLACK C/W BASE COVER
5	SITE LIGHTING LUMINAIRE C/W TYPE II DISTRIBUTION, 7.62M/25FT POLE/BASE COVER. SEE BASE DETAIL.	LUMINAIRE 45k/1146mm LENGTH	POLE	2 LED DRIVERS	2x105W (210W)	347V	2-LED.4000K@65.5k	ROADSTAR NO. 180W98LED4K LE3-347	COLOR BLACK C/W BASE COVER
	SITE LIGHTING POLE C/W ONE LUMINAIRE/TWO LUMINAIRES/THREE LUMINAIRES	SEE DESCRIPTION FOR POLE HEIGHTS	SEE BASE DETAIL	N/A	N/A	N/A	N/A	LUMEC NO. SPS BLACK 16FT/25FT/VARIES	RECEPTACLE WHERE INDICATED



POLE MOUNT LUMINAIRES

TREE AND SHRUB PLANTING LEGEND

TREES

MIDNIGHT SCHUBERT CHOKECHERRY
QTY: 3
80MM CAL.

MIDNIGHT SCHUBERT CHOKECHERRY
QTY: 12
60MM CAL.

TREMBLING ASPEN
QTY: 6
15 GAL SIZE

WHITE SPRUCE
QTY: 1
3.5M HEIGHT

TOTAL TREES: 22

SHRUBS

POTENTILLA GOLD DROP
QTY: 30
#2 GAL SIZE

POTENTILLA ABBOTSWOOD
QTY: 30
#2 GAL SIZE

CRANBERRY
QTY: 21
#5 GAL SIZE

DOGWOOD
QTY: 36
#2 GAL SIZE

COYOTE WILLOW
QTY: 18
#2 GAL SIZE

TOTAL SHRUBS: 135

TOTAL PROPOSED PLANTS: 157

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Tech Review:
Scale: As indicated
Date (YYYY-MM-DD)

Drawing Number: DP10.01
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Revision Number

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