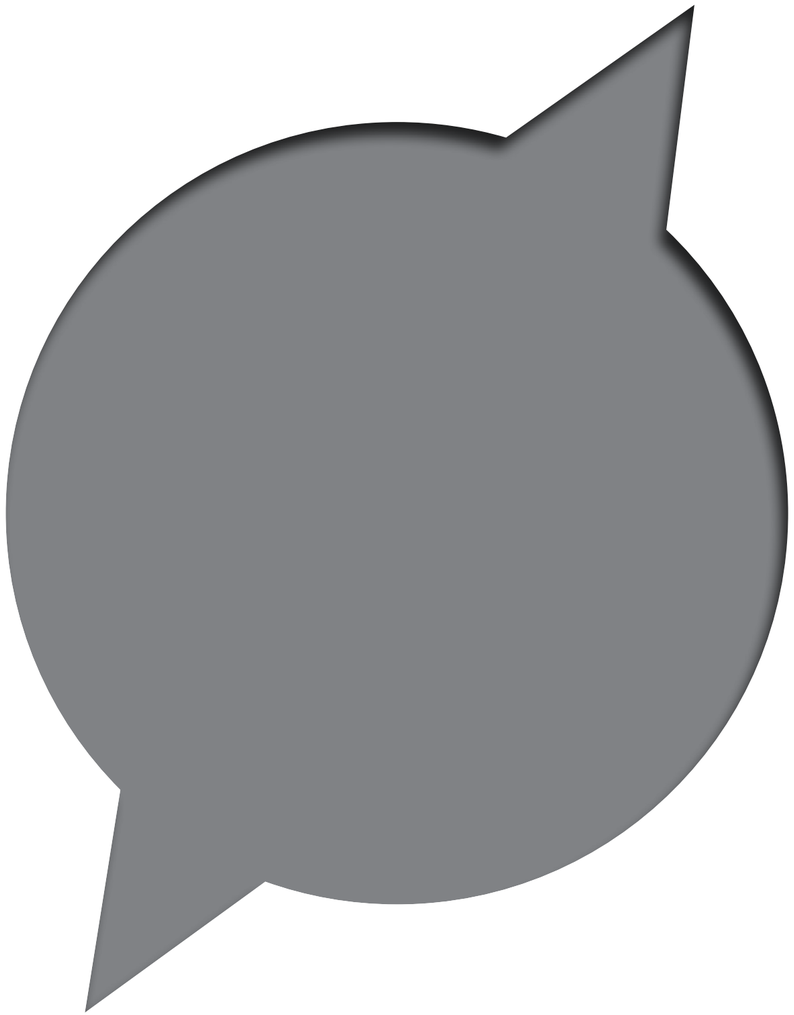
THE PULSE
OF CALGARY
IN THE HEART OF THE SOUTH



THE PULSE OF CALGARY

IN THE HEART OF THE SOUTH

SETON

A NEW URBAN CENTRE FOR SOUTH CALGARY.

Over 10 years ago, Brookfield had a bold vision that would set new precedents for how people engaged with their community.

A vision to create a vibrant and connected urban core in the centre of Calgary's fastest growing south quadrant. Seton is intended to service over 120,000 people in the capture area, which will be larger than Alberta's third largest city (Red Deer).

1.2 million people currently reside in Calgary, and over a quarter of them call South Calgary home. Most are accustomed to driving to the places and spaces that matter most. Seton was envisioned to change that. Seton is the new heart of South Calgary, equipped with all the facets and amenities of an urban core and is the only new community in Calgary to combine residential, commercial, medical, office space, recreation and more in this unique way. Over half of the community will be dedicated to non-residential uses.

1M SQ FT OF RETAIL

CALGARY'S FIRST VIP CINEPLEX

THE LARGEST YMCA IN THE WORLD

3 HOTELS

SOUTH HEALTH CAMPUS

16 ACRE REGIONAL PARK

12,500 JOBS

FUTURE GREEN LINE LRT

1.5M SQ FT OF OFFICE SPACE

A CORE OUTSIDE THE CORE.

MARKET STREET

THE URBAN DISTRICT

GATEWAY DISTRICT

Located at the entrance of Seton, The 'Gateway' District was the first phase of retail to open in Seton with Calgary's first Save-On-Foods grocery store, a Shoppers Drug Mart, BMO and TD Bank amongst other stores and restaurants in 130,000 sq ft of distinctively designed retail space. Designed with sustainability in mind the Gateway District is recognized as a LEED (Leadership in Energy and Environment Design) certified development by the CaGBC (Canada Green Building Council).

SHOPPING & SERVICES

- BMO Bank of Montreal
- Diva Salon and Spa
- H&R Block
- Orangetheory Fitness
- Petro-Canada
- Save-on-Foods
- Shoppers Drug Mart
- TD Bank

DINING

- Edo Japan
- Fatburger
- Good Earth Coffeehouse
- Papa John's Pizza
- Ricky's All Day Grill
- Starbelly Open Kitchen & Lounge
- Subway
- The Kitchen Table *(located in The Marriott)*
- Tommyfield Gastro Pub

HOTELS

- Courtyard by Marriott Calgary South
- Residents Inn by Marriott Calgary South

NORTH RETAIL DISTRICT

The North Retail District is a 190,000 sq ft open concept regional centre with a variety of shops and businesses. Representing the next phase of retail development within Seton, this area is a continuation of The Seton Gateway experience. This area will host a vast variety of open concept retail, contributing to the innovative shopping experience.

COMING SOON

- Boston Pizza
- CIBC
- MEC
- OPA! Of Greece
- Popeyes Louisiana Kitchen
- RBC Royal Bank
- Tim Hortons

MARKET STREET

Located in the heart of the urban district, Market Street will be a lively pedestrian artery with over 150,000 sq ft of shops, cafes, retail and offices, and will have about 300 condominiums. Market Street will enrich the sense of community in Seton, allowing residents and visitors alike to cross paths and connect at their favourite lunch or after work spots.

LEISURE

In addition to The Orange Theory Fitness, there will be the soon-to-open YMCA recreation centre (the largest YMCA in the world) which will include two multi-purpose ice rinks, sports and leisure pools, a dive tank, surf simulator, gymnasiums, and a fitness centre – and for those not so into sports, an art studio, live performance theatre and library. You'll also find Calgary's first VIP Cineplex for all those movie buffs.

SCHOOLS

Seton will be home to the new Joane-Cardinal-Schubert High School opening fall 2018, with junior high schools, and elementaries close by in Auburn Bay and Cranston. Seton has four additional school sites planned.

- Calgary Catholic School District High School
- Calgary Board of Education Elementary
- Calgary Board of Education Middle
- Calgary Catholic School District k-9

SENIOR CARE

- AgeCare
- Golden Life

HEALTHCARE

The South Health Campus, Calgary's newest hospital, offers the latest in general and specialized healthcare. This state-of-the-art facility currently provides 269 beds, employs 3200 people and has a YMCA gym and fitness centre within the hospital. The staff, visitors and patients will not only enjoy the amenities and services in Seton, but they'll also contribute to its vibrancy. Seton also provides emergency services – the police and fire department – vital to south Calgary.

HEALTH SERVICES

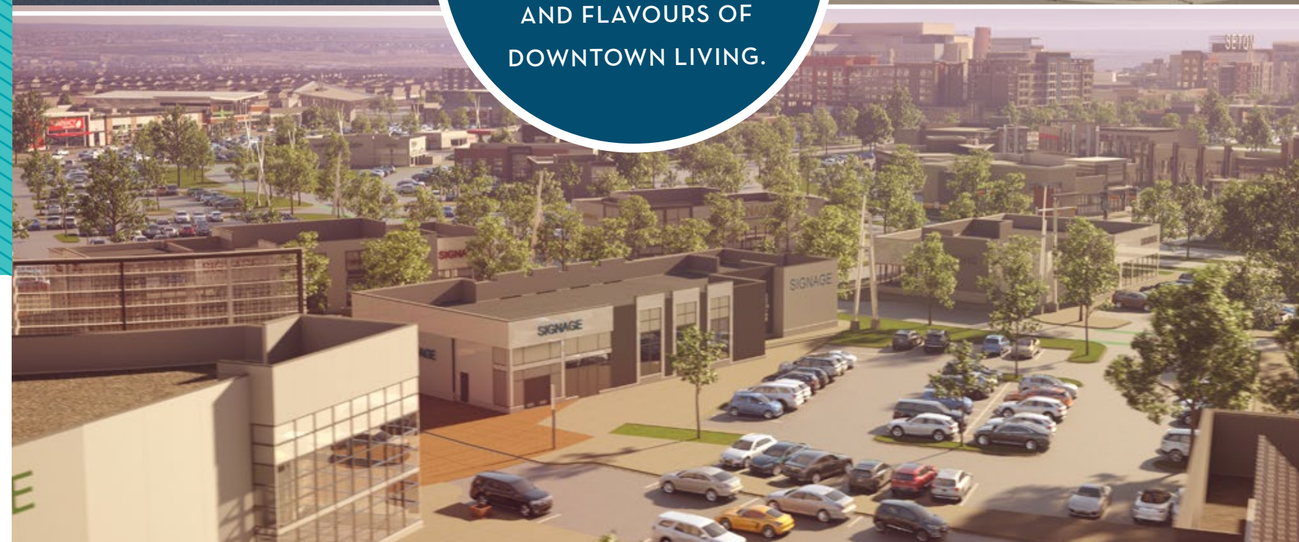
- Seton Professional Centre

  Seton Professional Centre is the first suburban professional medical office building located directly across from the main entrance of the Calgary South Health Campus. Seton Professional Centre is an "A" class building designed to accomodate needs of medical professionals of all sizes in accordance with medical zoning guidelines.

  - EFW Radiology
  - Outdoor Dental
  - Innovative Sport Medicine
  - Premier Eye Care
  - Medi Derm Spa
  - Seton Family Dental Centre
  - Seton Family Health Care
  - Seton Integrative Health Clinic
  - Seton Remedy'sRx (Pharmacy)
  - Seton Medical Clinic
  - Happy Kids Planet

- Wellspring Calgary's Randy O'Dell House

WITH EVERYTHING YOU NEED IN ONE COMMUNITY, IT PROVIDES THE STYLES, TEXTURES AND FLAVOURS OF DOWNTOWN LIVING.



- FUTURE RETAIL
- GATEWAY RETAIL DISTRICT AMENITIES
- HEALTHCARE / EMERGENCY SERVICES
- NORTH RETAIL DISTRICT
- OFFICE DISTRICT
- RECREATION
- FUTURE LRT STATIONS
- FUTURE GREEN LINE
- PROPOSED BIKE PATH
- 1 SOUTH HEALTH CAMPUS
- 2 MARRIOTT HOTEL
- 3 YMCA RECREATION CENTRE/PUBLIC LIBRARY
- 4 JOANE CARDINAL-SCHUBERT HIGH SCHOOL
- 5 HOMEOWNERS ASSOCIATION
- 6 FUTURE SCHOOL SITE
- 7 VIP CINEPLEX
- 8 REAL CANADIAN SUPERSTORE
- 9 SETON PROFESSIONAL CENTRE

TRANSPORTATION

Easy access to work, shopping, entertainment, healthcare and education within the community, and to the rest of Calgary, is a crucial component of the Seton experience.

- Currently serviced by numerous bus routes, with future LRT Green Line service at two stops in the community - South Health Campus/Market Street and within the Office District
- Proximity to key transportation corridors - Deerfoot Trail, Stoney Trail, and 52nd Street - and ample parking within the community will make the trip to, from and within Seton easy and convenient
- An extensive biking pathway network will connect visitors and residents to all that Seton has to offer. This pathway system connects with one of the largest pathway networks in the world, the Rotary/Mattamy Greenway which consists of over 1000 km of trails.

FUTURE HOME TO 17,500 PEOPLE

4,800 MULTI-FAMILY HOMES BEING BUILT

PATHWAYS

SENIORS CARE & ASSISTED LIVING

MOST RESPECTED HOMEBUILDERS

ENGAGING, ENERGETIC, WALKABLE, BIKEABLE

5 SCHOOL SITES COMING SOON

LIVE EASY.

SETON REFLECTS THE VALUES OF THE PEOPLE WHO CHOOSE TO LIVE, WORK, PLAY, LEARN, SETTLE AND THRIVE HERE.

RESIDENTIAL

Welcome to a new way of living. Designed with people in mind, Seton is about healthy living. The community experience Seton will deliver to residents and visitors alike is unrivaled. Curated to connect with and engage current and future residents, the unveiling of what is to come will be unlike any community before it.

Seton, a Brookfield Residential community, is Calgary's new south urban district. From work to working out, dining to shopping, studying to a night at the movies, it's all here. With its new urbanity, Seton reflects the values of the people who choose to live, work, play, learn, settle and thrive here.

Within a mere 15 years, Seton will be home to 17,500 people in 6,514 homes over about 680 acres.

Residents will be able to choose from a variety of home types to fit their lifestyle including condos, townhomes, duplexes, laned and front drive, all built by the top builders in the city.

avalon MASTER BUILDER · Brookfield Residential · cedarglen HOMES · cedarglen LIVING · Jayman BUILT · Rohit · Trico Homes

SETON HOMEOWNERS ASSOCIATION

The Seton Homeowners Association (SHOA) will be the catalyst for healthy, fun, and vibrant living. By providing motivating and inspiring environments, events and programs that support and elevate healthy choices - the Seton HOA is an example of how an exciting urban environment can bring out the best in a community. It supports resident connections and facilitates experiences for all ages and abilities. A strong sense of community spirit that enhances quality of life and a feeling of belonging. The Seton HOA is envisioned to have a distinctive urban facility and private park space for resident use and activation. It will become the place that inspires connection and belonging.

THE SETON HOA IS AN EXAMPLE OF HOW AN EXCITING URBAN ENVIRONMENT CAN BRING OUT THE BEST IN A COMMUNITY.

Community
Garden

166
198
216
042

Brookfield
Residential

Your community is so much more than houses and streets. It's the place where you connect with your family, nurture relationships and enjoy your very own place in the world.

We started developing communities almost 60 years ago in Alberta, and even back then we imagined places that were more than a collection of buildings and streets. Back then, we made our first sketches with pencil and paper, and with every stroke we worked to find ways to build a strong sense of place and belonging. We use innovative design, and find ways to bring people together (like helping establish residents' associations). We look long-term, to build in ways that minimize our impact on the earth and create communities that will last longer than lifetimes. To date, we have thoughtfully developed over 90 communities across Alberta.

Our passion, integrity and community spirit fuel us to build thriving communities. Our commitment to innovation, choice and affordability means that more people can find their place to be.

#BrookfieldYYC

THE**SETON**EXPERIENCE.COM