

Applicant Submission



September 12, 2022

File: 2197.0013.02

The City of Calgary
Community Planning
Planning & Development, #8073
P.O. Box 2100, Station M
Calgary, AB T2P 2M5

Attention: Mr. Cameron Thompson, Planner

RE: LOC 2021-0212 – APPLICANTS SUBMISSION - HUXLEY OUTLINE PLAN AND LAND USE REDESIGNATION

On behalf of Genesis Developments, Urban Systems is pleased to submit this application for outline plan and land use redesignation in southeast Calgary. The subject lands are within the Belvedere Area Structure Plan (ASP) and are not subject to a Growth Management Overlay.

The outline plan conforms to the ASP through the provision of varied housing types and densities, strategically placed and programmed public open spaces, a school site, a grid-based layout, and efficient servicing strategies. The plan comprises approximately 67 hectares (167 acres) bounded by 8th Avenue to the north, undeveloped lands to the east, future Memorial Drive to the south and 84th Street to the west. The site is undeveloped and has historically been used for agricultural uses. There is an existing low area in the central portion of the plan, and it is proposed to be a reconstructed stormwater wetland facility. The community is based on a modified grid design which enables strong connectivity and short walking distances throughout. Various forms of residential land use districts are proposed and will provide diversity and choice of housing for future residents. Residential land uses proposed are R-G, R-Gm and a DC based on low/medium density product. The plan achieves all City of Calgary requirements for density and intensity.

Reserves are provided throughout the community with a school site located in the northwest corner, five neighbourhood parks and a central storm pond surrounded by open space. These parks have been thoughtfully located, and specifically programmed to be easily accessible via foot, bicycle or car and meet the active and passive recreational interests of residents. The community is fully serviceable with water, sanitary sewers, and stormwater management. Details regarding the servicing strategies are submitted to the City under separate cover. The primary access to the community is from Memorial Drive to the south onto Huxley Boulevard. Two accesses are also provided from 84th Street to Huxley Drive and Huxbury Avenue. As well, the community is easily accessed from four

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intersections on 8th Avenue – Huxbury Common, Huxbury Boulevard, Huxview Gate and Huxview Link, as well from the future adjacent community to the east.

An application for the community's name of Huxley and associated street names will be submitted to the City of Calgary under separate cover. On behalf of Genesis Developments, Urban Systems respectfully requests approval of the outline plan by Calgary Planning Commission and approval of the land use amendments by Calgary City Council.

Sincerely,

URBAN SYSTEMS LTD.



David Capper, MCIP
Senior Planner

cc: Genesis Land – Arnie Stefaniuk and Brendan McCashin
Urban Systems –Becky Soby