

# Applicant Submission

This application for land use redesignation and outline plan approval is located within the Belvedere Area Structure Plan, in the proposed community of Huxley (an application for community and street name approval will be submitted to the City of Calgary as a separate application).

The lands, +/- 48 hectares (+/- 120 acres), are currently undeveloped and are envisioned for single-family and multi-family residential development, local commercial services, public parks and wetlands facilities.

The current land use is Special Purpose – Future Urban Development (S-FUD) and proposed land use districts are R-G, R-Gm, MU-1, M-G, C-C1, S-SPR, S-CRI and S-UN. These districts will provide a variety of housing forms and types for future residents of Huxley.

The community is designed on a grid-like format with an emphasis on connectivity and walkability throughout. Two wetlands facilities, on the east and north portions of the community, will be designed to manage stormwater and provide open space amenities in the forms of walking paths, benches and passive open spaces.

The Huxley community has a Neighbourhood Activity Centre (NAC) located in the south-centre area. It will be a mixed-use cell of commercial and multifamily, and will be future node of activity, services and local employment.

The lands are accessed from Memorial Drive to the south, Garden Road to the east and 8th Avenue to the north. The Huxley community connects to future community development lands to the west via local roads and pathways.

The Huxley community is serviced by extensions of water and sanitary connections and will be constructed to full City standards.

On behalf of Truman Development Corporation, Urban Systems respectfully requests approval of the outline plan from Calgary Planning Commission and approval for the land use redesignation from Calgary City Council.