



LOC2024-0171 / CPC2026-0020

Outline Plan, Land Use and Policy Amendments

April 16, 2026

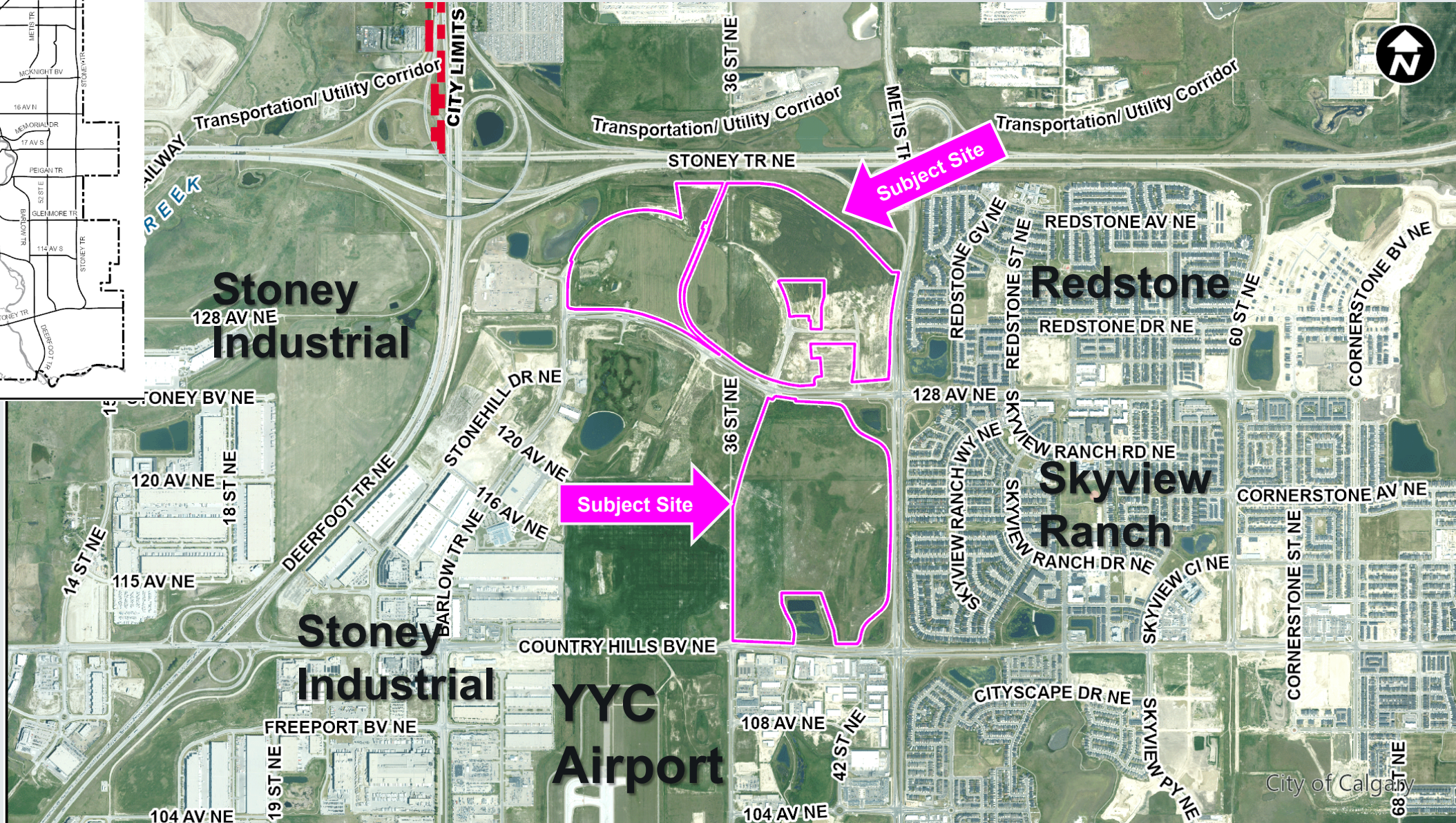
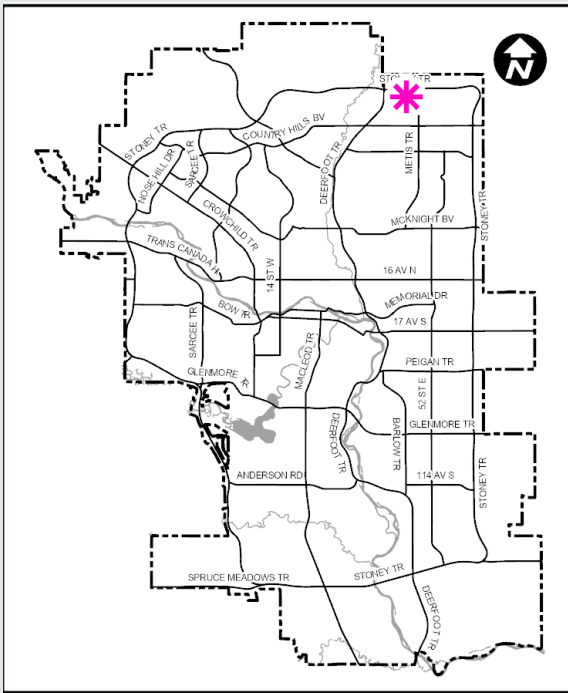
RECOMMENDATIONS:

That Calgary Planning Commission:

1. Forward this report (CPC2026-0020) to the 2026 May 12 Public Hearing Meeting of Council; and
2. APPROVE the proposed Stonegate Landing outline plan to subdivide 194.81 hectares \pm (481.38 acres \pm), with conditions (Attachment 2).

That Calgary Planning Commission recommend that Council:

3. Give three readings to the proposed bylaw for the amendments to the Municipal Development Plan (Attachment 8); and
4. Give three readings to the proposed bylaw for the amendments to the Northeast Industrial Area Structure Plan (Attachment 7); and
5. Give three readings to the proposed bylaw for the land use redesignation of 194.81 hectares \pm (481.38 acres \pm) located in Stonegate Landing (Attachment 5).

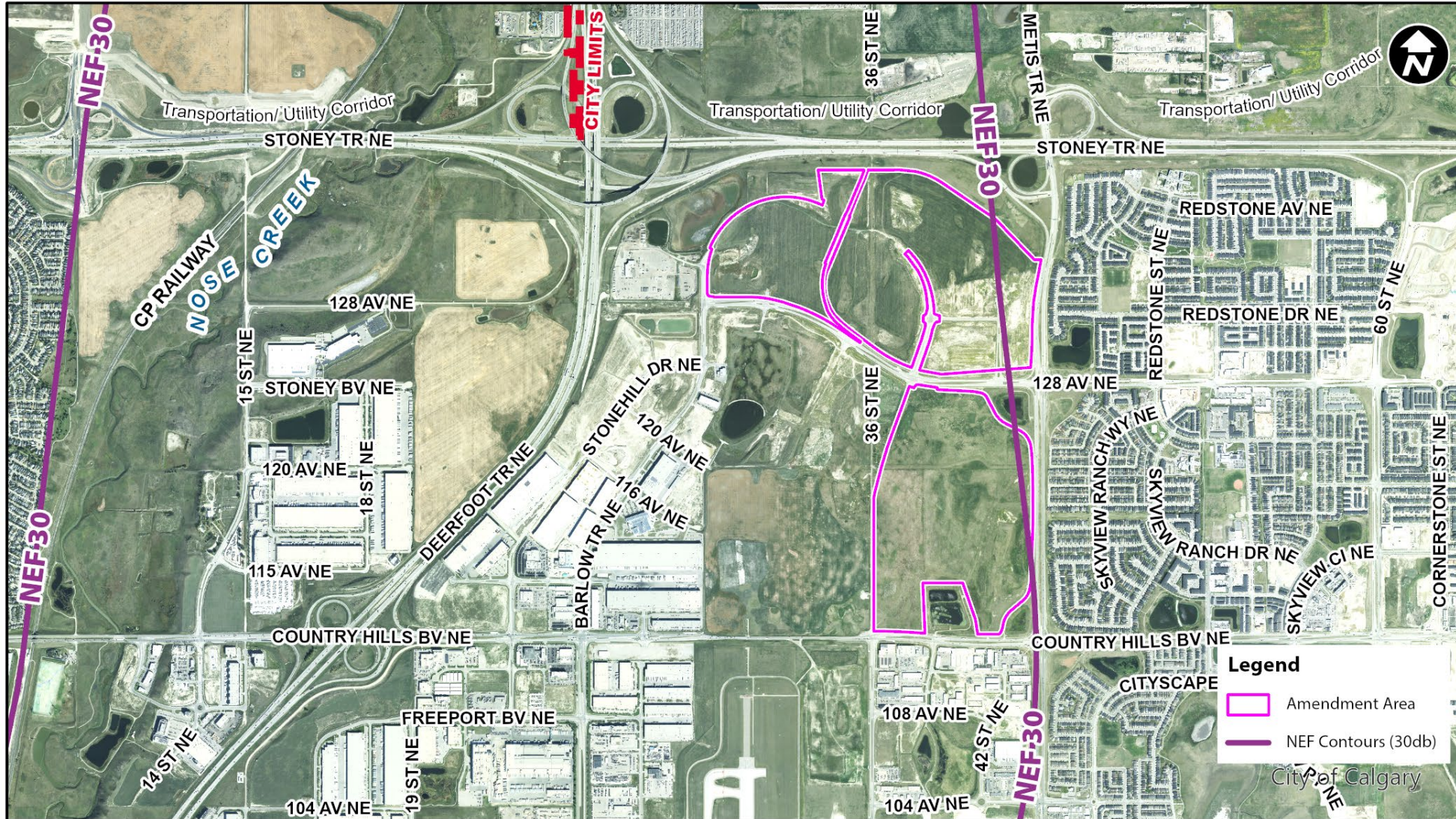


Parcel Size:

194.81 hectares
(481.38 acres)

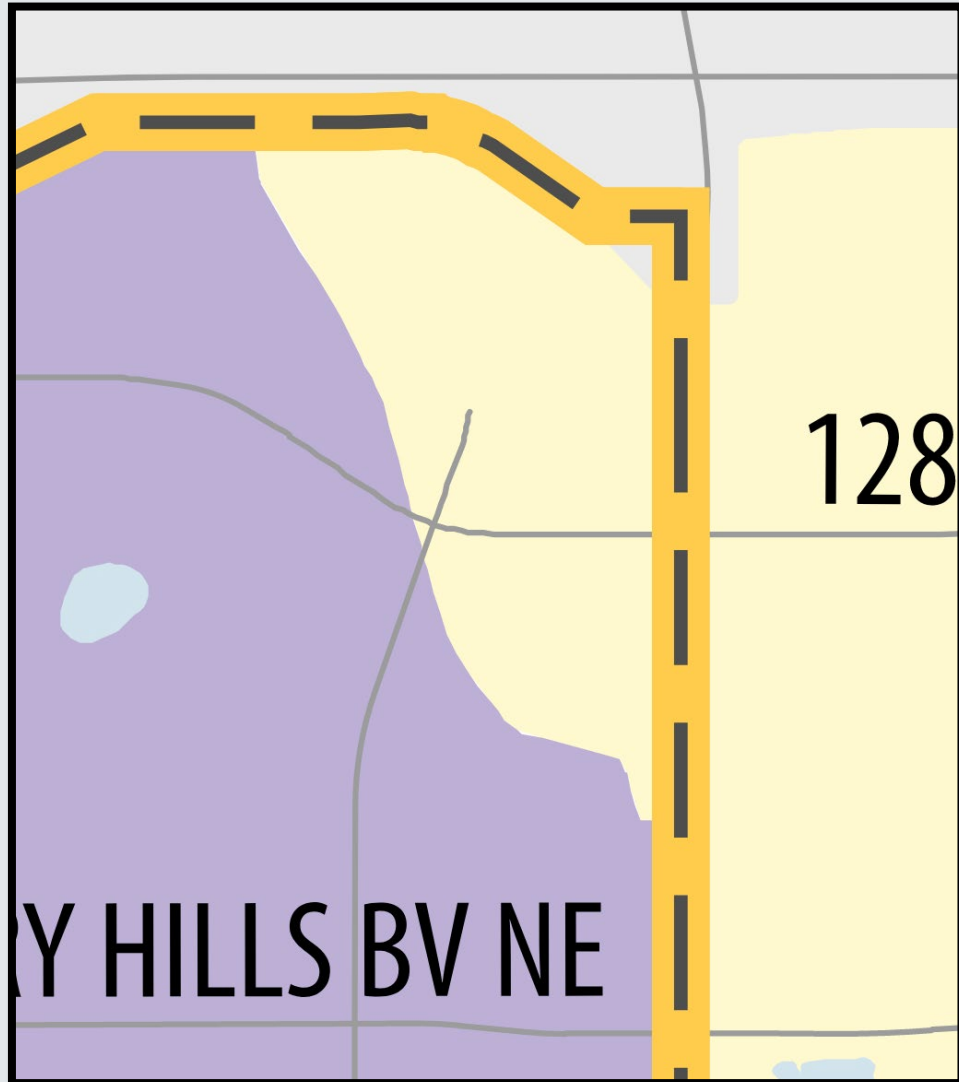




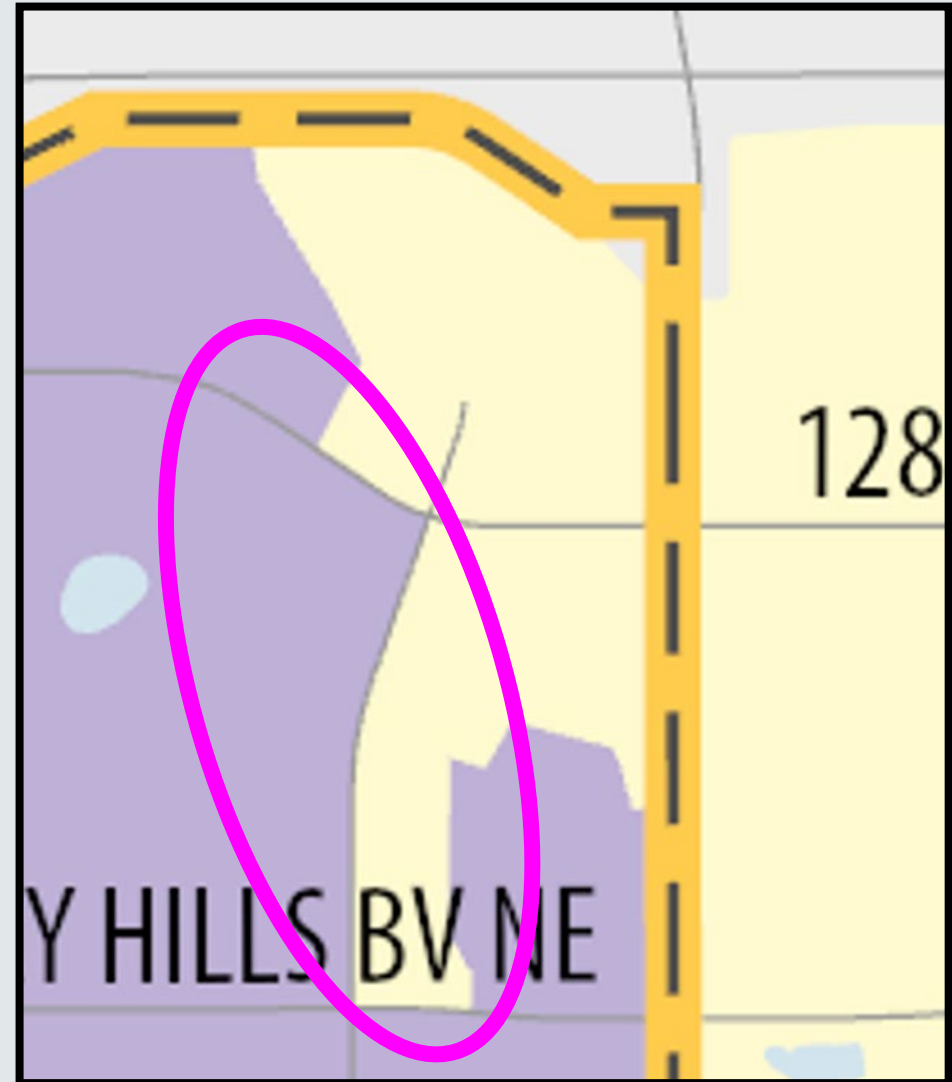


Previous NEF Contours (prior to August 2021)

Approved 2025 March 4



Proposed

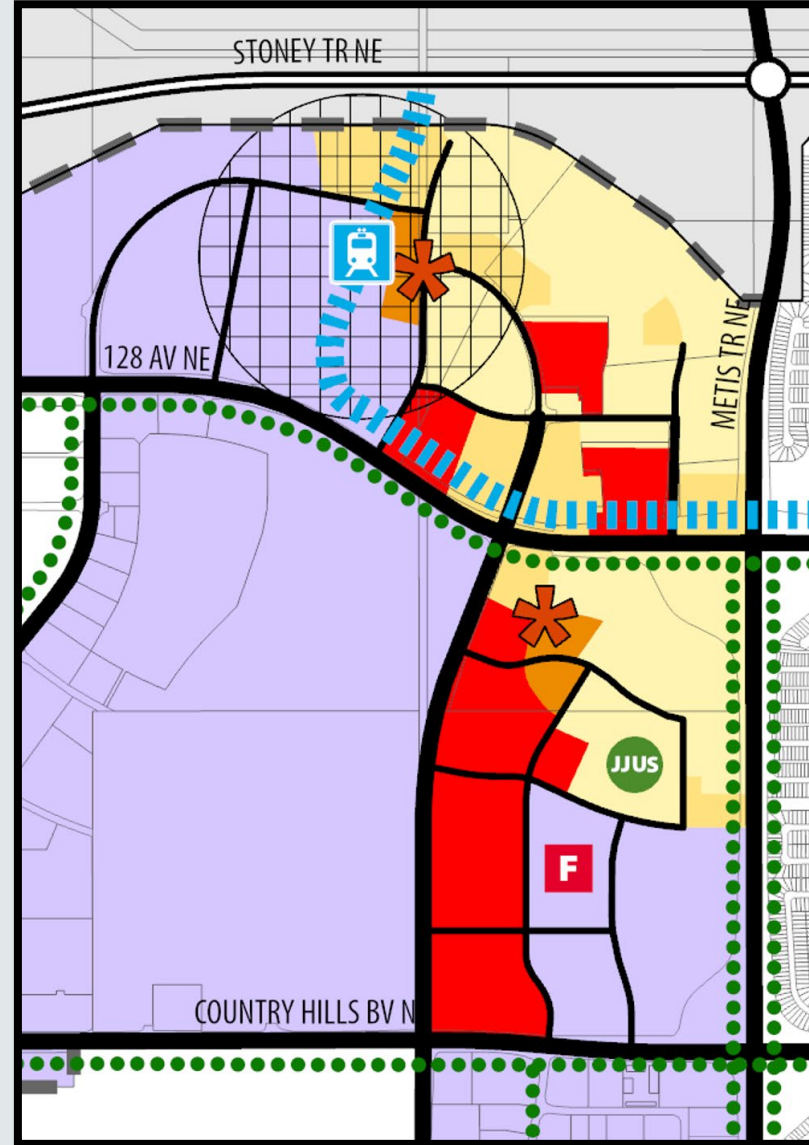
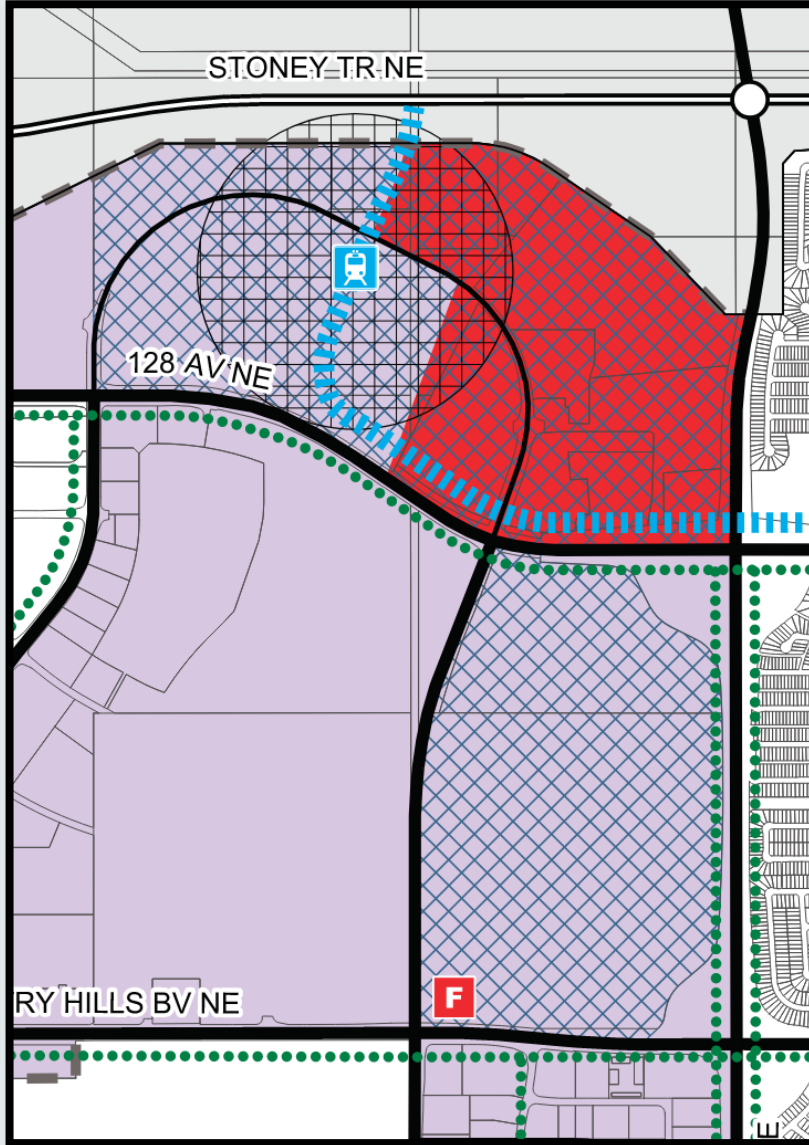


Approved 2025 March 4

Proposed

Legend

- Plan Area Boundary
- - - City Limits
- ▭ Transportation/Utility Corridor
- ▭ Business/ Industrial Area
- ▭ Gateway Commercial Area
- ▭ Regional Athletic Park
- 🚒 Fire Station Site
- ▭ Transit Station Planning Area
- ▭ Comprehensive Planning Overlay
- ⋯ Regional Pathway
- == Expressway (Skeletal Road)
- == Expressway (Skeletal Road) Tunnel
- Major Road (Arterial Street)
- Internal Road
- Full Interchange
- ◐ Partial Interchange
- ⦿ Potential Pedestrian Overpass
- +— Railway
- ▭▭▭ LRT Alignment
- 🚊 LRT Station
- ▭▭▭ Airport Transit Connection (Technology TBD)



Legend

- Plan Area Boundary
- - - City Limits
- ▭ Transportation/Utility Corridor
- ▭ Business/ Industrial Area
- ▭ Commercial Area
- ▭ Regional Athletic Park
- ▭ Mixed Use
- ▭ Multi-Unit Residential
- ▭ Ground-Oriented Residential
- 🚒 Fire Station
- ⊙ Joint Joint Use Site
- ★ Neighbourhood Activity Centre
- ▭ Transit Station Planning Area
- ⋯ Regional Pathway
- == Expressway (Skeletal Road)
- == Expressway (Skeletal Road) Tunnel
- Major Road (Arterial Street)
- Internal Road
- Minor Arterial
- Internal Road
- Full Interchange
- ◐ Partial Interchange
- ⦿ Potential Pedestrian Overpass
- +— Railway
- ▭▭▭ LRT Alignment
- 🚊 LRT Station
- ▭▭▭ Airport Transit Connection (Technology TBD)

Stormwater Management

Retained Wetland

Industrial

Neighbourhood Parks

Commercial

Fire Hall

Multi-Residential

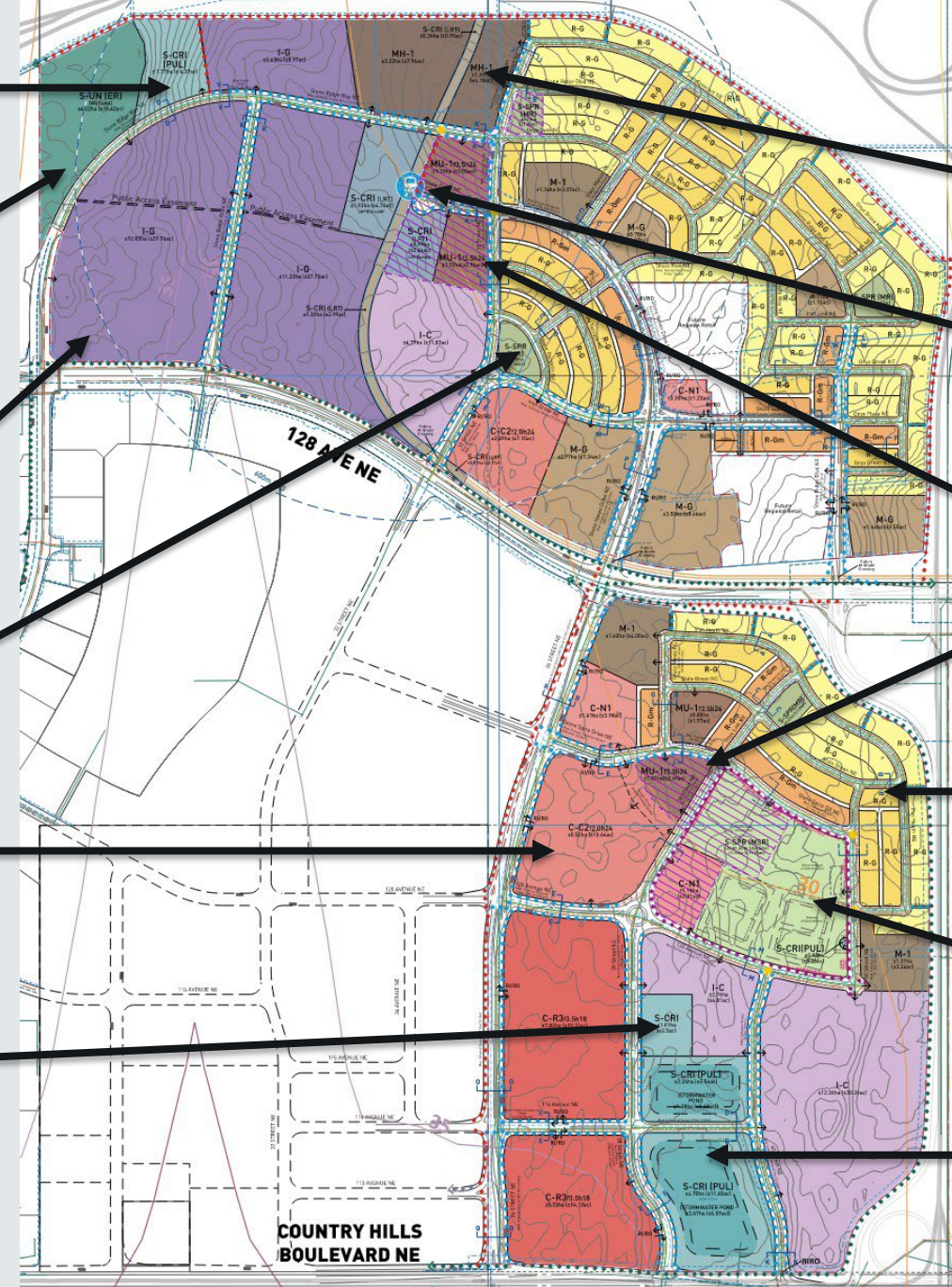
LRT Station

Neighbourhood Activity Centre (NAC)

Low Density Residential

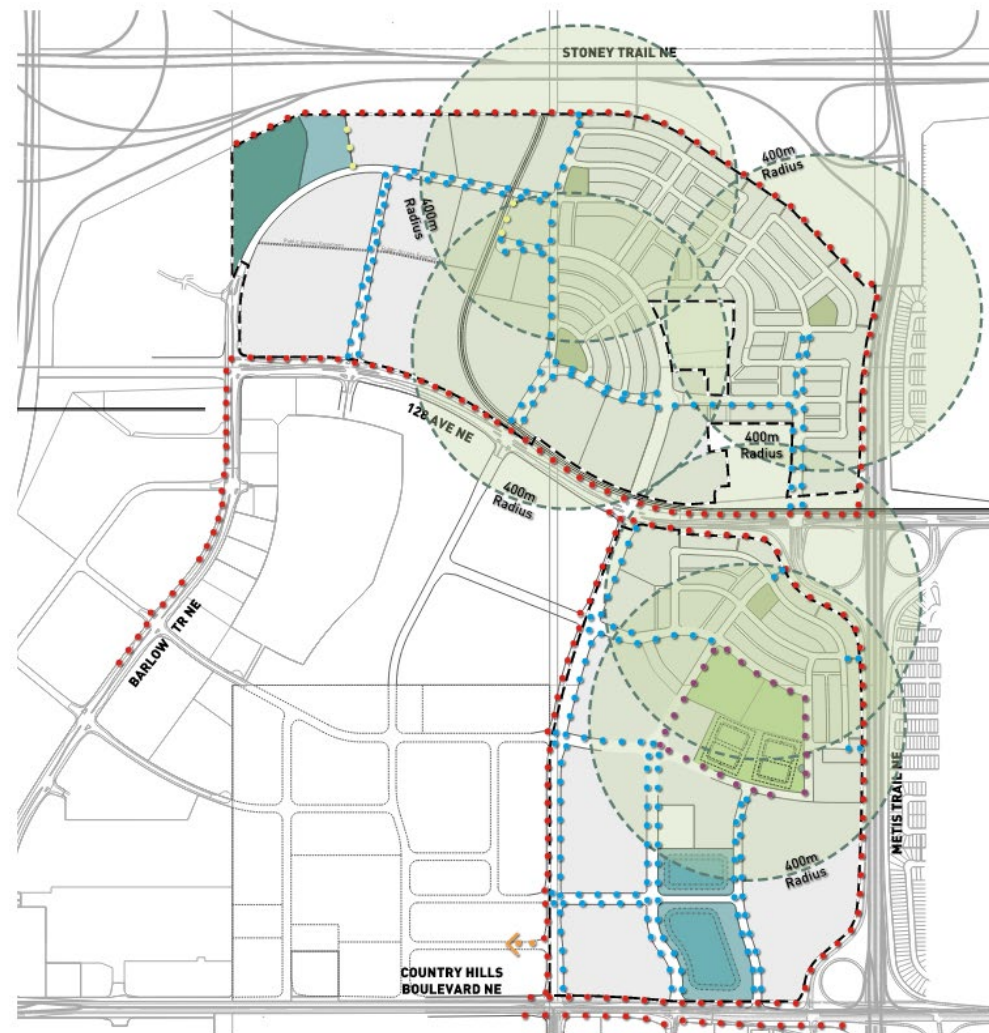
School Site

Stormwater Management



Open Space and Pathways

11



- Subject Lands
- Proposed 3.0m Regional Pathway
- Proposed 3.0m Multi-Use Pathway
- Existing/Approved Regional Pathway
- Existing/Approved Regional Pathway
- Existing/Approved Regional Pathway
- Proposed 3.5m Mono Multi-Use Pathway
- S-SPR: Potential Park
- S-SPR(MSRI): Potential School Site
- S-CRI: Stormwater Pond
- S-UN: Environmental Reserve



1:12,500



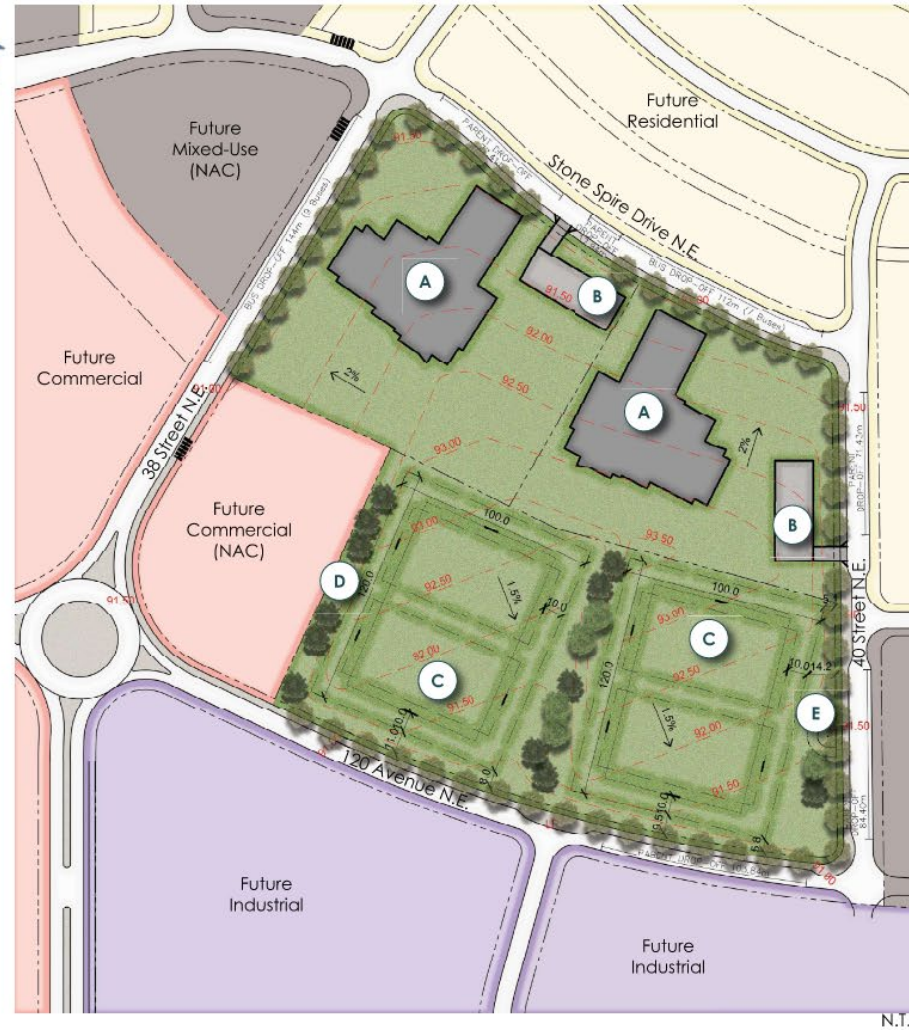
Stonegate
Open Space
Qualico Development



November 2025

Nov 20, 2025 - 12:38pm W:\2024-021_Quadco Developments_Centennial NE_GP15.0 Technical\05.1 Technical Production\05.1.1 AutoCAD\2024-021 DP LU 20251019.dwg Open Space

Stonegate



QUALICO[®]
communities

Key Plan



Legend

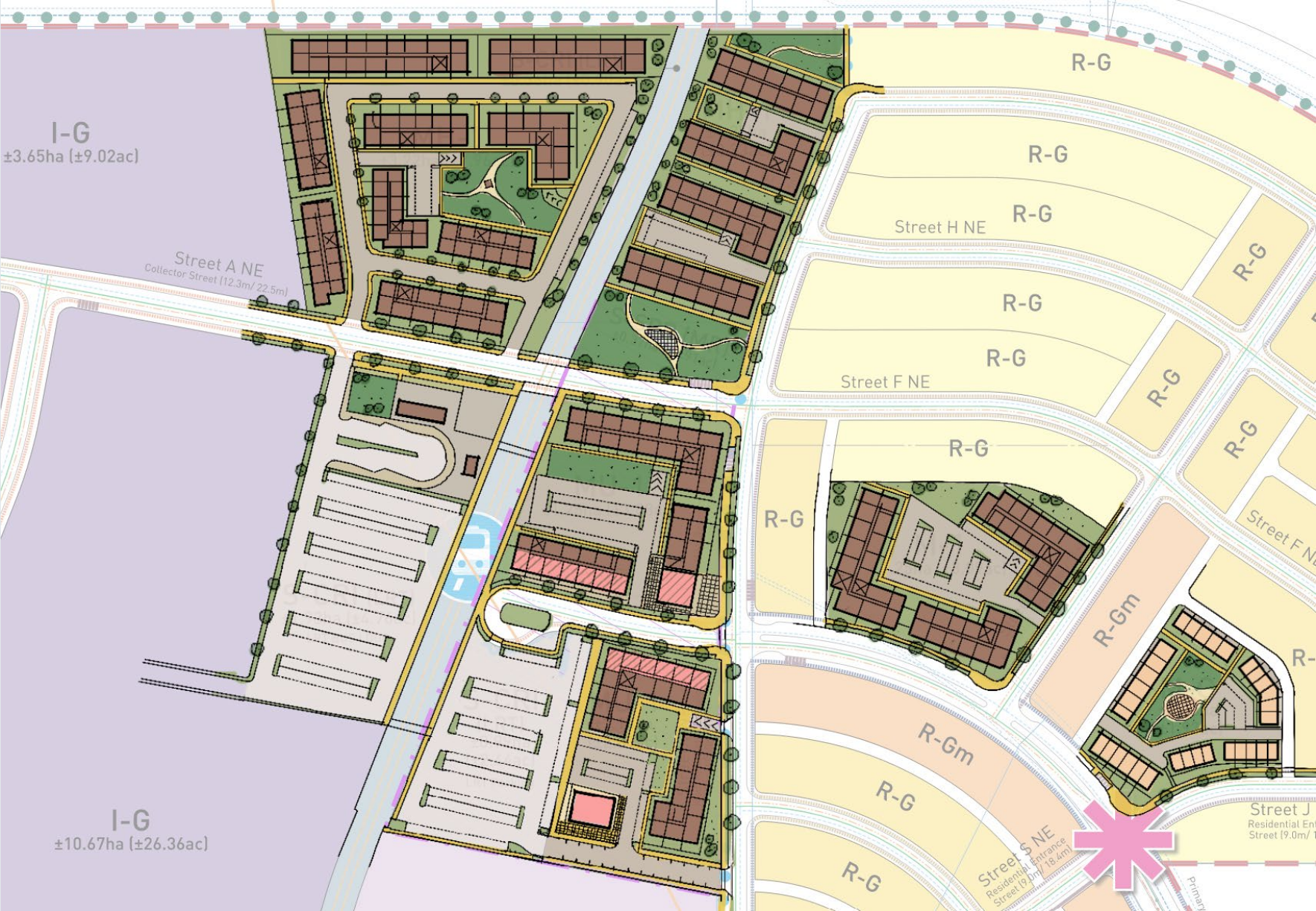
- (A)** Possible Future School Site
- (B)** Site Access / Parking Lot
- (C)** Standard Major / Minor Soccer Fields
- (D)** Buffer Planting at Interface with Adjacent Lots
- (E)** Abandoned Well Site (PUL)

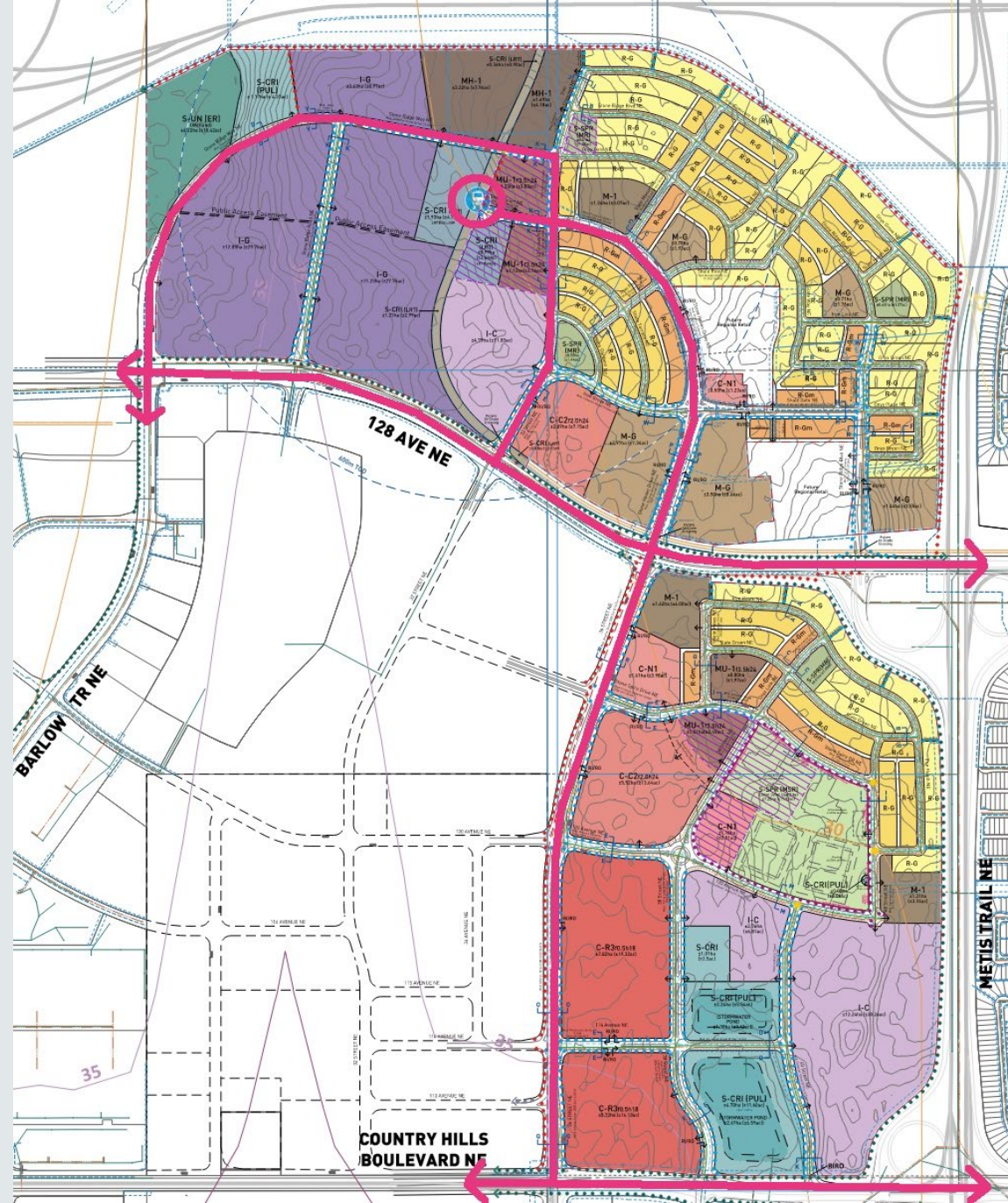
TOTAL MSR SITE = +/- 7.26ha
 BUILDING ENVELOPE = +/- 3.73ha
 PLAYFIELDS = +/- 3.53ha
 PUL = +/- 0.02ha

L.A. West
Landscape ■ Architectural ■ Design

Joint Use Site
Conceptual Plan 5

Subject to Change • November 2025





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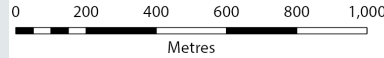
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Supplementary Slides

Northeast Industrial Area Structure Plan

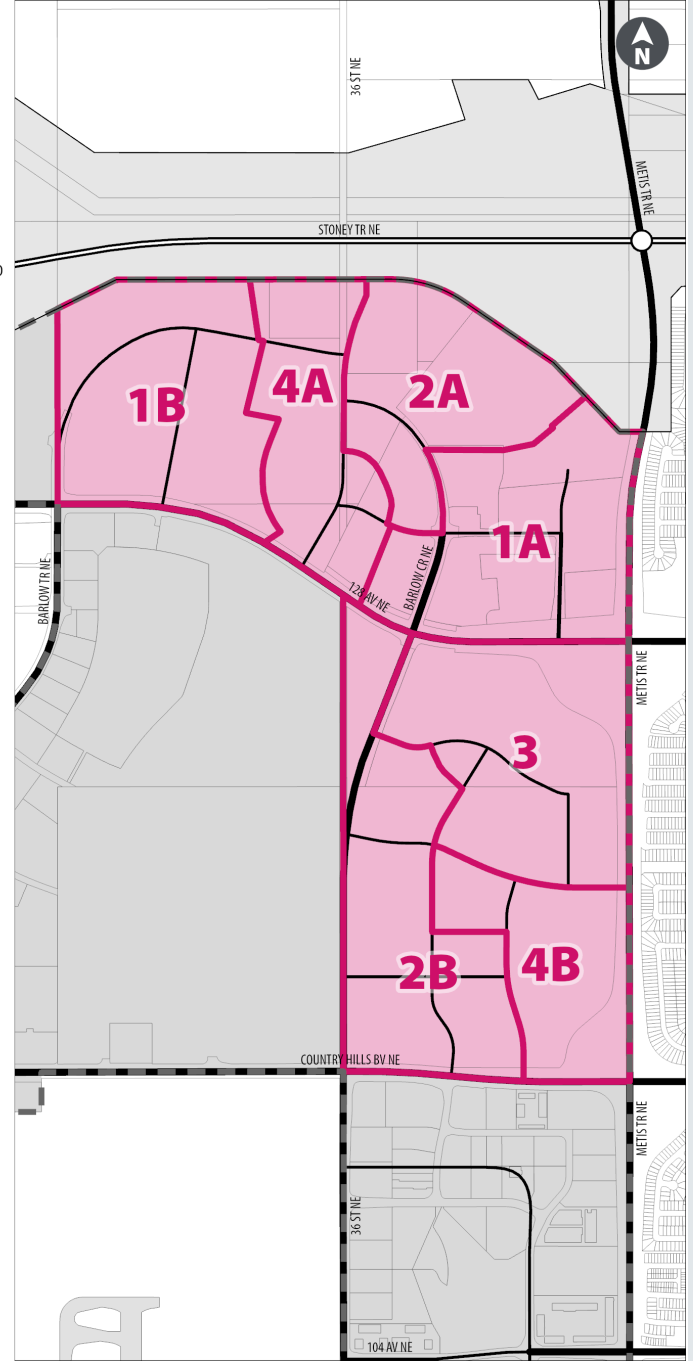
Map 6

Planning Cell A and C Phasing



Legend

- Plan Area
- Transportation/Utility Corridor
- Expressway (Skeletal Road)
- Major Road (Arterial Street)
- Minor Arterial
- Internal Road
- Full Interchange



Phase 1: (1A & 1B): equivalent to 2241 residential units
Phase 2: (2A & 2B): equivalent to 6817 residential units
Phase 3: equivalent to 3679 residential units
Phase 4: (4A & 4B): equivalent to 3772 residential units

This map is conceptual only. No measurements of distances or areas should be taken from this map.

Stonegate



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communities

Key Plan



Legend

- A** Event Space / Lawn Area
- B** Entry Plaza with Overhead Structure
- C** 3.0m Wide Concrete Walkways with Games Tables
- D** Playground
- E** Seating / Viewing Plaza
- F** 'Woodland' Picnic Area
- G** Basketball Half Court
- H** Skate / Seating Walls
- I** Entry Plaza with Gabion Wall Features
- J** Flowering Tree Grove



N.T.S.

L.A. West

Landscaping • Architectural • Design

North Central MR
Conceptual Plan 1

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communities



Key Plan



Legend

- A** Pedestrian Entry Plaza with Gabion Wall Feature
- B** Informal Open Lawn Area
- C** 2.5m Wide Local Asphalt Pathway
- D** Nature Play Area with Bench Seating & Picnic Tables
- E** Possible Overhead Shade Structure with Picnic Area
- F** Community Gardens with Perimeter Chain Link Fence
- G** Fruit Trees & Perennial Flower Garden
- H** Naturalized Grassland Landforming

L.A. West
Landscape • Architectural • Design

North West MR
Conceptual Plan 2

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Stonegate



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Key Plan



Legend

- A** Informal Open Lawn Area
- B** Playground
- C** Seating Plaza with Possible Shade Structure
- D** Trembling Aspen Grove
- E** Basketball Half Court
- F** 2.5m Wide Local Asphalt Pathway
- G** Entry Plaza with Gabion Wall Feature

L.A. West

Landscape • Architectural • Design

North East MR
Conceptual Plan 3

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N.T.S.

Stonegate



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communities

Key Plan



Legend

- A** Pedestrian Entry Plaza with Gabion Wall Feature
- B** Hill Topography
- C** Orchard Bosque
- D** 2.0m Wide Concrete Sidewalk
- E** Playground
- F** Informal Open Lawn Area
- G** Picnic Plaza with Covered Seating
- H** Basketball Half Court & Bench Seating

L.A. West

Landscape • Architectural • Design

South Central MR
Conceptual Plan 4

Subject to Change • November 2025

Stonegate



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communities

Key Plan



Legend

- A Stormwater Pond
- B Naturalized Landscape Buffer

L.A. West
Landscape • Architectural • Design

Stormwater Pond South
Conceptual Plan 6

Subject to Change • November 2025

Stonegate



QUALICO[®]
communities

Key Plan



Legend

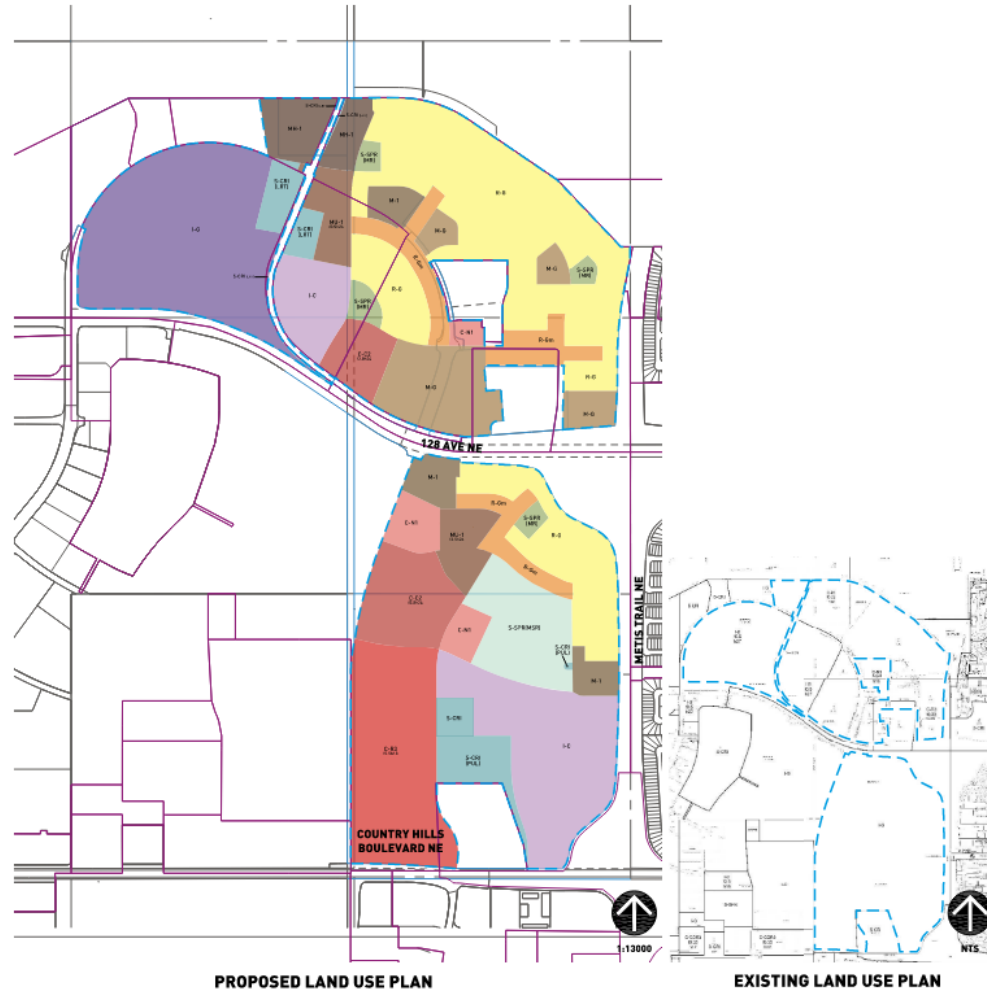
- A** Existing Wetland
- B** Forebay
- C** PUL Maintenance Access
- D** Rip Rap Spillway from Forebay to Wetland
- E** Outlet Control Structure
- F** 3.0m Regional Pathway
- G** Existing / Approved Regional Pathway

Note:
Stormwater Wetland Design based on approved North East Industrial Phase 3 Pond 'E6' Design Report (September 2008) prepared by Stantec Consulting Ltd.

L.A. West
Landscape • Architectural • Design

Storm Pond E6
Conceptual Plan 7

Subject to Change • November 2025



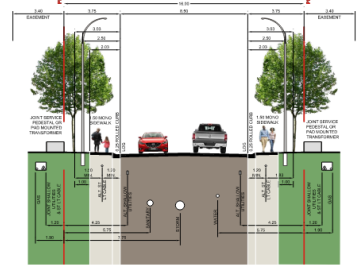
--- Land Use Redesignation Boundary

Stonegate
Proposed Land Use Plan
 Qualico Development

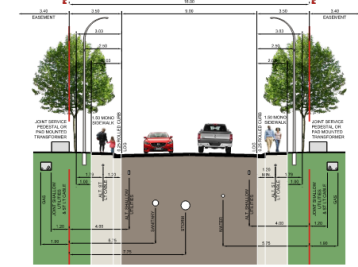


March 2026

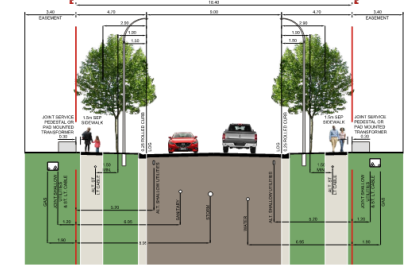
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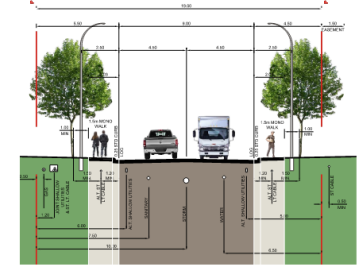
A - MODIFIED RESIDENTIAL STREET "M" (8.5m / 16.0m)
SCALE - 1:200



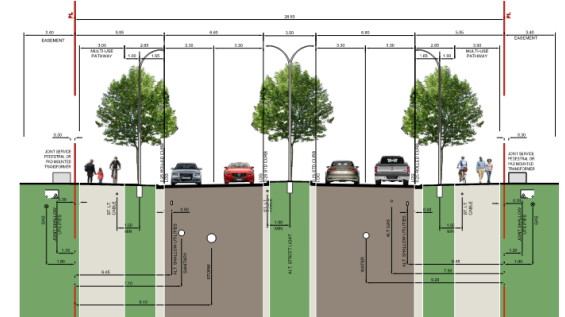
B - MODIFIED RESIDENTIAL STREET - "M-L" (9.0m / 16.0m)
SCALE - 1:200



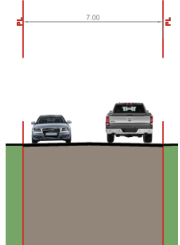
C - MODIFIED RESIDENTIAL STREET - "SW-L" (9.0m / 18.4m)
SCALE - 1:200



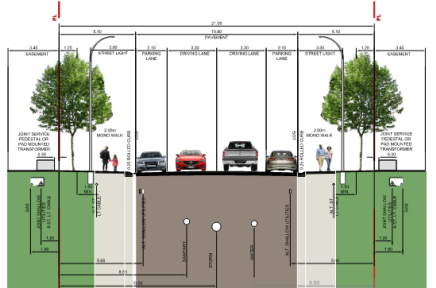
D - MODIFIED INDUSTRIAL STREET (9.0m / 19.0m)
SCALE - 1:200



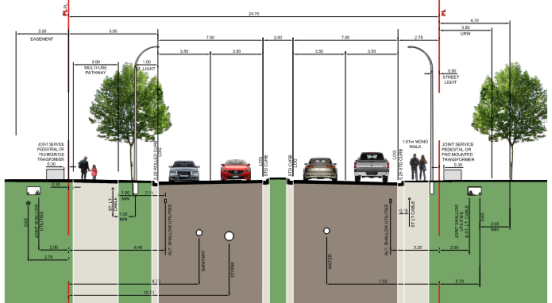
E - MODIFIED PRIMARY COLLECTOR STREET (2@6.6m / 28.6m)
SCALE - 1:200



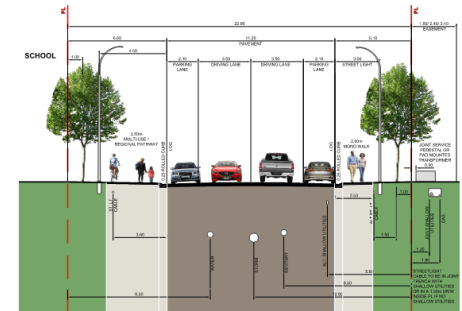
F - LANE (7.0m)
SCALE - 1:150



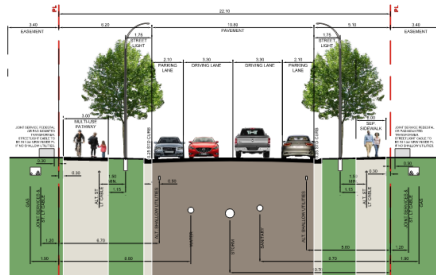
G - MODIFIED COLLECTOR STREET (10.8m / 21.0m)
SCALE - 1:200



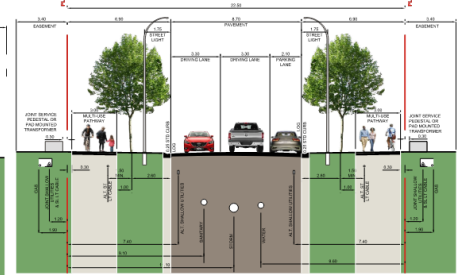
H - MODIFIED PRIMARY COLLECTOR (2@7.0m / 24.7m)
SCALE - 1:200



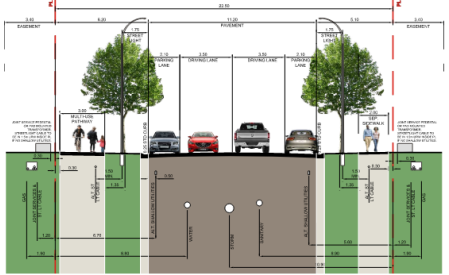
I - MODIFIED COLLECTOR STREET (11.2m / 22.9m)
SCALE - 1:200



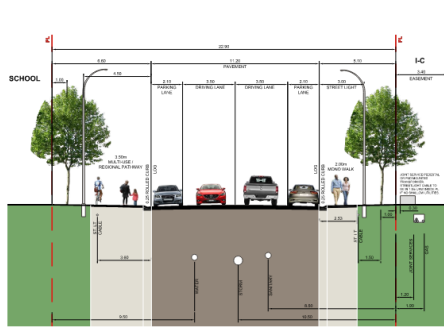
J - MODIFIED COLLECTOR STREET (10.8m / 22.1m)
SCALE - 1:200



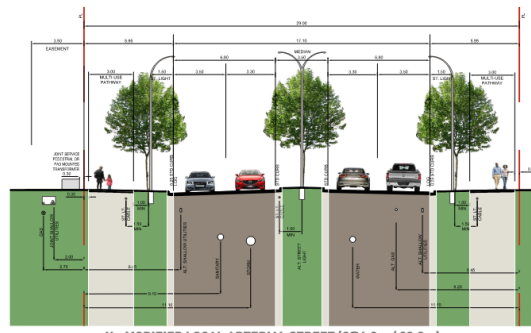
K - MODIFIED COLLECTOR STREET (8.7m / 22.5m)
SCALE - 1:200



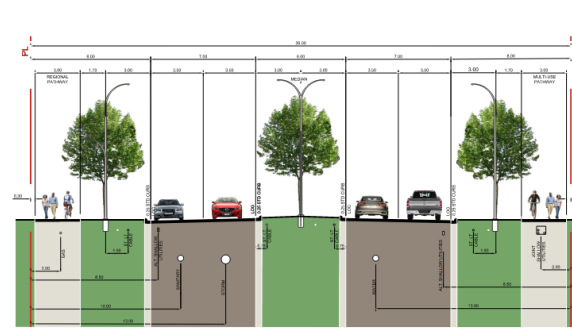
L - MODIFIED COLLECTOR STREET (11.2m / 22.5m)
SCALE - 1:200



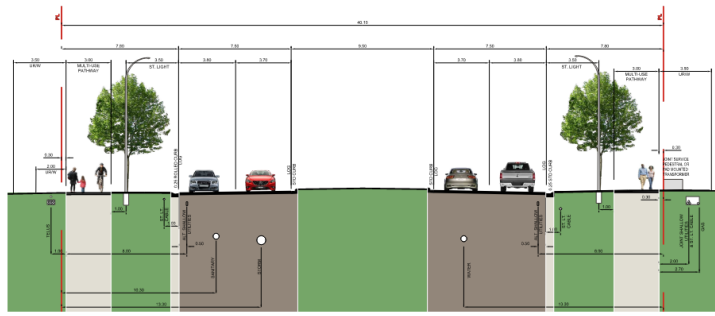
M - MODIFIED COLLECTOR STREET (11.20m / 22.9m)
SCALE - 1:200



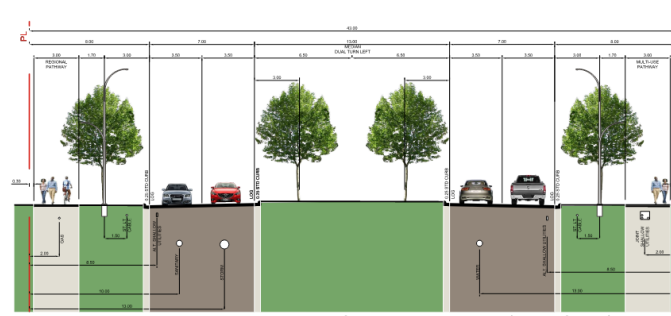
N - MODIFIED LOCAL ARTERIAL STREET (26.8m / 29.0m)
SCALE - 1:200



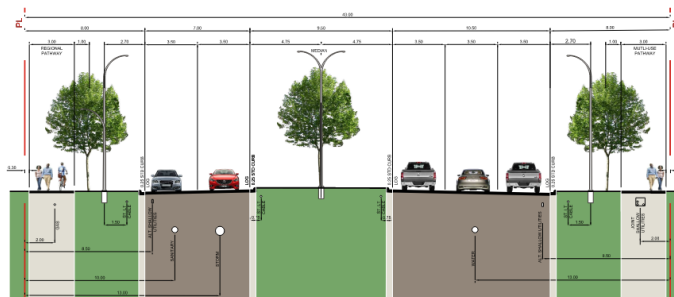
O - MODIFIED ARTERIAL STREET - 4 LANE (27.0m / 36.0m) [APPROVED LOC2018-0145]
(36 STREET NE)
SCALE - 1:200



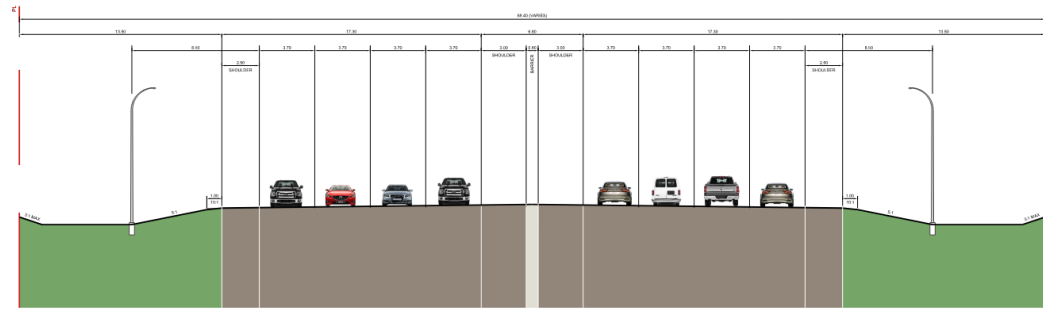
P - MODIFIED ARTERIAL STREET (27.5m / 40.1m)
SCALE - 1:200



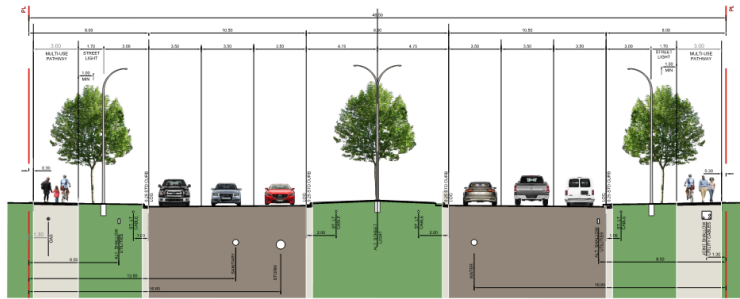
Q - MODIFIED ARTERIAL STREET - 4 LANE w/ SLOTTED DUAL LEFT TURN (27.0m / 43.0m)
(APPROVED LOC2018-0145) (36 STREET NE)
SCALE - 1:200



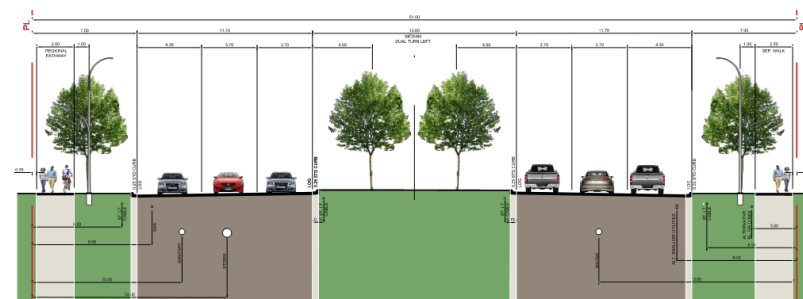
R - MODIFIED ARTERIAL STREET - 5 LANE (27.0m & 10.5m / 43.0m)
(36 STREET NE) SCALE - 1:200



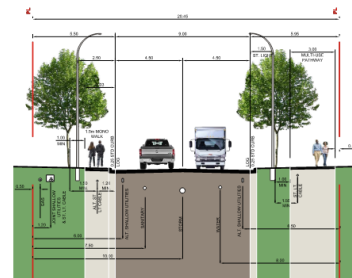
S - EXISTING SKELETAL ROAD (2@17.3m / 68.4m) [METIS TRAIL NE]
SCALE - 1:200



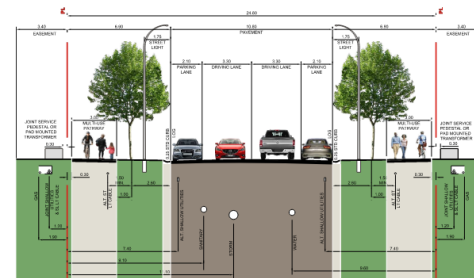
T - EXISTING ARTERIAL STREET (2@10.5m / 46.5m) [128 AVENUE NE]
SCALE - 1:200



U - EXISTING ARTERIAL STREET - 6 LANE (2@11.7m / 51.0m) [APPROVED LOC2018-0145]
[COUNTRY HILLS BLVD NE] SCALE - 1:200



V - MODIFIED INDUSTRIAL STREET (9.0m / 19.0m)
SCALE - 1:200



W - MODIFIED COLLECTOR STREET (10.8m / 24.8m)
SCALE - 1:200

OUTLINE PLAN STATISTICS						
		Hectares (±)	Acres (±)	% of GDA		
Residential Area		91.36	225.75			
Industrial Area		103.45	255.63			
less						
S-UNIER) Wetland		4.22	10.42			
Gross Developable Area (GDA)		190.59	470.96	100%		
Land Use	Lot Width (m) / units per acre (upa)	Frontage (m)	Hectares (±)	Acres (±)	No. of Units	% of GDA
Residential			56.41	139.39		29.60%
R-G	Residential - Low Density Mixed Housing District		30.21	74.64		
	Anticipated number of laned lots based on 7.8m lot width	7.80 m	3,547.78 m	12.10	29.91	455 units
	Anticipated number of laneless lots based on 10.0m lot width	10.00 m	4,853.16 m	18.10	44.73	485 units
						940 units
	Maximum number of lots based on 6.0m lot width	6.00 m				1400 units
R-Gm	Residential - Low Density Mixed Housing District		5.64	13.93		
	Anticipated number of lots based on 6.1m lot width	6.10 m	1,642.91 m			269 units
	Maximum number of lots based on 6.0m lot width	6.00 m				274 units
M-G	Multi-Residential - At Grade Housing		9.41	23.24		
	Anticipated number of units based on 20upa	20 upa				465 units
	Maximum number of units based on 32upa	32 upa				744 units
M-1	Multi-Residential - Low Profile		4.17	10.31		
	Anticipated number of units based on 25upa	25 upa				258 units
	Maximum number of units based on 60upa	60 upa				619 units
M-H1	Multi-Residential - High Density Low Rise		4.91	12.14		
	Anticipated number of units based on 65upa	65 upa				789 units
	Maximum number of units based on 150upa	150 upa				1821 units
MU-1f3.5h24	Mixed Use - General District (50% Residential)		2.07	5.13		
	Anticipated number of units based on 50upa	50 upa				256 units
	Maximum number of units based on 148upa	148 upa				759 units
Total Frontage		10,044 m				
Total Units		Anticipated		2977 units		
		Maximum		5616 units		
Density (Residential Area)		Anticipated		32.6 upha	13.2 upa	
		Maximum		61.5 upha	24.9 upa	
Density (Overall)		Anticipated		32.6 upha	6.3 upa	
		Maximum		61.5 upha	11.9 upa	
Retail/Mixed Use		27.30	67.47	14.32%		
MU-1f3.5h24	Mixed Use - General District (50% Commercial)	2.07	5.13			
C-N1	Commercial - Neighbourhood 1 District	3.28	8.11			
C-C2f2.0h24	Commercial - Community 2 District	8.41	20.79			
C-R3f0.5h18	Commercial - Regional 3 District	13.53	33.44			
Industrial		46.69	115.36	24.49%		
I-G	Industrial - Business District	26.90	66.48			
I-C	Commercial District	19.78	48.88			
Public Service		14.30	35.33	7.50%		
S-CRI	Fire Station	1.01	2.50			
S-CRI(LRT)	Future LRT Area	4.56	11.26			
S-CRI(PUL)	5.0m Setback from Well	0.02	0.06			
S-CRI(PUL)	Ponds & Around Area/PUL	8.70	21.51			
Open Space		19.059	47.096	10.00%		
S-SPR(MR)	Special Purpose - School, Park and Community	1.825	4.510			
S-SPR(MR)	Cash in Lieu (To be Provided)	4.065	10.045			
S-SPR(MR)	Cash in Lieu (Previously Provided)	5.917	14.621			
S-SPR(MSR)	Special Purpose - School, Park and Community	7.252	17.920			
Roadways & Lanes		26.84	66.32	14.08%		

LAND USE STATISTICS			
FROM	TO	AREA	
		ha (±)	ac (±)
C-R3 f0.23h18		1.32	3.26
I-B f0.5h27	M-1	0.20	0.49
I-G		3.48	8.61
C-R3 f0.23h18		9.91	24.48
C-R3 f0.50h18	M-G	1.48	3.66
C-R3 f0.23h18		2.01	4.97
S-CRI	M-H1	0.08	0.20
I-G		3.29	8.13
C-R3 f0.23h18		0.64	1.57
I-B f0.5h27	MU-1	2.36	5.82
S-CRI	f3.5h24	0.08	0.19
I-G		2.99	7.40
C-R3 f0.23h18		30.07	74.31
I-B f0.5h27	R-G	1.85	4.56
I-G		9.62	23.76
C-R3 f0.23h18		4.30	10.63
C-R3 f0.30h18	R-GM	1.02	2.52
I-G		2.97	7.35
I-B f0.5h27		0.86	2.12
C-R3 f0.23h18		0.10	0.24
I-B f0.5h27	S-CRI	3.08	7.62
I-G		4.72	11.67
C-R3 f0.23h18		1.40	3.45
I-B f0.5h27	S-SPR(MR)	0.69	1.70
I-G		0.58	1.44
I-G	S-SPR(MSR)	8.36	20.66
I-B f0.5h27		5.16	12.75
S-CRI	I-C	0.05	0.12
I-G		16.50	40.77
I-B f0.5h27	I-G	25.20	62.27
S-CRI		0.18	0.44
I-G	C-N1	3.74	9.23
C-R3 f0.23h18		0.75	1.85
C-R3 f0.23h18		2.37	5.86
I-G	C-C2 f2.0h24	6.97	17.22
S-CRI		0.02	0.04
I-B f0.5h27		0.95	2.34
S-CRI	C-R3 f0.5h18	0.73	1.80
I-G		16.03	39.61
Total		176.08	435.11

