

Policy Amendments in Stonegate Landing (Ward 5), LOC2024-0171

RECOMMENDATIONS:

That Council:

1. Give three readings to the proposed bylaw for the amendments to the Municipal Development Plan (Attachment 3); and
2. Give three readings to the proposed bylaw for the amendments to the Northeast Industrial Area Structure Plan (Attachment 4).

HIGHLIGHTS

- This application proposes policy amendments to the *Municipal Development Plan* (MDP) and the *Northeast Industrial Area Structure Plan* (ASP) in the northeast community of Stonegate Landing to allow for the addition of residential land uses in the subject lands.
- The proposed policy amendments will maintain industrial and commercial land uses while introducing residential uses into the plan areas to allow for more housing choice in the northeast quadrant of the city.
- What does this mean to Calgarians? Approval of these policy amendments would enable development adjacent to a future LRT station, create increased housing choice and diversity, as well as maintain industrial and commercial opportunities in the area.
- Why does this matter? Through the proposed amendments, including a Comprehensive Planning Overlay included in the ASP, the subject lands would redevelop over time into two neighbourhoods that will contribute to Calgary's economic health by providing housing, jobs and services for residents, as well as commercial and employment opportunities near to existing and future mobility options.
- In 2021 August, the *Calgary International Airport Vicinity Protection Area Regulation* (AVPA) was amended by the Province of Alberta in response to a joint request made by the City of Calgary and the Calgary Airport Authority. The purpose of the *AVPA Regulation* amendment was to modernize the Noise Exposure Forecast (NEF) contour areas to properly reflect the noise impacts that have changed through advancements in technology and airport operations and to support the continued development in Calgary through appropriate regulation. The NEF contours no longer prohibit residential development on a portion of the subject lands (Attachment 5).
- On 2025 January 28, a Notice of Motion directed Administration to prepare amendments to the MDP and ASP to enable residential land uses within the Stonegate Landing lands through a Comprehensive Planning Overlay and to bring those amendments directly to the Public Hearing of Council on 2025 March 04.
- Outline plan, land use amendment and policy amendment applications (LOC2024-0171) are currently under review for the subject site. Amendments to the MDP and ASP are required to proceed with the review of the outline plan and land use amendment applications to support a transit supportive land use framework that introduces a variety of land uses near a future LRT station.

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DISCUSSION

This policy amendment application, in the northeast community of Stonegate Landing, was submitted by B&A Studios, on behalf of landowners, Qualico Developments West on 2024 June 28 and was deemed complete on 2024 September 20. An outline plan and land use amendment application (LOC2024-0171) has been submitted and is on hold while the policy amendment is under review.

The approximately 200 hectares ± (495 acres ±) are located in the northeast quadrant of the city and are currently vacant and undeveloped. The subject site consists of two areas that are separated by 128 Avenue NE. The northern portion is bounded by Stoney Trail NE, 128 Avenue NE to the south, Barlow Crescent NE to the west and Metis Trail NE to the east. The second portion of the subject lands are bounded by 128 Avenue NE to the north, Country Hills Boulevard NE to the south, 36 Street NE to the west and Metis Trail NE to the east.

As noted in the Applicant Submission (Attachment 2), the policy amendments are being pursued to provide an updated vision for the subject lands by seeking amendments to the MDP and ASP to enable an outline plan and land use amendment application and convert a portion of Industrial lands to Developing Residential which can be found in Attachment 3. The proposed Comprehensive Planning Overlay within the Northeast Industrial ASP Amendments (Attachment 4) seeks to amend the ASP and will guide a future comprehensive review of the outline plan and land use amendment application.

Future amendments to the ASP will be brought forward along with the outline plan and land use amendment applications for final approval. The area was originally planned as industrial and conversion to residential uses requires evaluation of possible location of a future school site, future connectivity, open space, future LRT alignment and transit station planning, future fire station site, and future regional pathway.

The proposed MDP and ASP amendments will allow development of housing in a variety of different formats adjacent to the existing residential communities of Redstone and Skyview Ranch. The inclusion of residential development within Stonegate Landing will create a greater mix of uses in the area, bringing housing within walking distance to employment and commercial uses. Allowing development of a mix of land uses in Stonegate Landing will utilize existing infrastructure and vacant industrial land. The inclusion of industrial and other commercial uses partially retains the benefit of economically productive and employment supporting land uses envisioned in the ASP.

A detailed planning evaluation of the application, including location maps and site context, is provided in the Background and Planning Evaluation (Attachment 1).

ENGAGEMENT AND COMMUNICATION

- Outreach was undertaken by the Applicant
- Public/interested parties were informed by Administration

Applicant-Led Outreach

As part of the review of the proposed policy amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the

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public/interested parties and the respective community association was appropriate. The applicant indicated that outreach would be deferred to the outline plan and land use amendment stage as stated in the Applicant Outreach Summary (Attachment 6).

City-Led Outreach

In keeping with Administration's practices, this application was circulated to the public/interested parties, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners. No public comments were received by the report submission date.

Currently, there is no community association for the Stonegate Landing area. Administration contacted the Skyview Ranch Community Association and has not received a response at the time the report was written.

IMPLICATIONS

Social

The City of Calgary's Housing Strategy has an objective to increase housing supply to meet demand and increase affordability through amending and streamlining planning policy. The MDP identifies sustainability principles including creating a range of housing opportunities and choices, mixing land uses and providing transportation services in an efficient manner. The proposed policy amendments are in alignment with the policies of the MDP and Housing Strategy. Further review can be provided to the outline plan and land use applications to help realize a complete community that delivers diverse housing choice.

Environmental

This policy amendment does not include any specific actions that address the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align development of the subject lands with applicable climate resilience strategies may be explored and encouraged at subsequent outline plan, land use amendment and development approval stages. The policy amendments will create a greater mix of uses in the Stonegate Landing community and reduce travel distance with housing close to employment and commercial uses.

Economic

The subject lands are close to highways and the Calgary International (YYC) Airport that offer ideal site selection criteria for future industrial development. Converting a portion of these lands from industrial to residential will reduce the city's future industrial land supply but will also increase the residential tax base and provide an opportunity to utilize existing infrastructure in Stonegate Landing.

Service and Financial Implications

Other:

The review of the proposed MDP and ASP amendments are at a high level and do not include reviewing the servicing and financial implications. These requirements and costs will be reviewed as part of the detailed analysis in the detailed ASP amendment, land use, and outline plan applications. If the proposal is approved then Administration would determine if any capital and operating cost changes are necessary and would include them in the next budget cycle.

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RISK

There is a risk in deferring the review and analysis of: 1) the location of a future school site, 2) future connectivity, 3) open space, 4) future LRT alignment and transit station planning, 5) future fire station site, and 6) future regional pathway to the outline plan and land use amendment stage. These details are important considerations in building complete communities and the subject lands may not have adequate Municipal Reserve allocation remaining to provide for a school site if deemed necessary. Administration is recommending approval of the policy amendments while acknowledging that these elements have not been fully assessed. These items will be reviewed as part of the outline plan and land use amendment review process and brought back to Council for approval.

Additionally, there is a risk of losing strategically located industrial land supply, which would contribute to the city’s annual tax revenue. The Northeast quadrant of the city has a large inventory of vacant industrial lands, with over 1,200 hectares and accounting for a 45% share of Calgary’s total vacant lands in city-wide industrial areas.

Administration has not determined the extent of capital expenses needed to support the development and this assessment will be done through the outline plan and land use amendment review and will be included in future budgets or developer funded infrastructure.

If Council were to not support the proposed policy amendments to the MDP and ASP, any change in policy would be deferred to a later date, which may have implications for the overall development of the Stonegate lands and may result in a loss of potential development investment.

ATTACHMENTS

1. Background and Planning Evaluation
2. Applicant Submission
3. Proposed Bylaw 27P2025
4. Proposed Bylaw 28P2025
5. Provincially approved changes to NEF Contours
6. Applicant Outreach Summary
7. 2025 March 4 Presentation

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform