

Applicant's Submission



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January 16, 2025

STONEGATE LANDING – MDP AND ASP AMENDMENT

On behalf of Qualico Communities, B&A is proposing an amendment to the Municipal Development Plan (MDP) as well as an amendment to the Northeast Industrial Area Structure Plan (ASP) to allow for a new residential community in northeast Calgary.

The subject lands are located within the northeast community of Stonegate Landing and are currently located in the "Standard Industrial" area according to Map 1: Urban Structure of the MDP. This application proposes to amend the map to change a portion of the lands to the "Developing Residential – Planned Greenfield with ASP" area.

The Stonegate lands have remained underutilized despite having received planning approvals (Northeast Industrial ASP, outline plan and land use) and significant infrastructure investments delivering access, servicing and preliminary grading. The 2021 revisions to the Noise Exposure Forecast (NEF) Contours in the Airport Vicinity Protection Area have opened a portion of this land to residential uses and present an opportunity for an updated vision for the area and to provide additional housing supply to the northeast sector. Industrial land has been maintained in the northwest and southeast areas but can now be activated by proposed residential, where it is now permitted, and appropriately positioned to leverage the future Stoney LRT station. Commercial land uses are positioned to the south with improved access to Country Hills Boulevard NE and continuation of the existing commercial corridor.

Land use amendment, outline plan and ASP amendment applications were submitted to The City on June 28th (LOC2024-0171). The proposed amendments to the MDP and ASP from industrial to residential will support the proposed land use amendment and outline plan application.

We have reviewed Growth Strategy's Evaluation Considerations for Industrial Land Redesignations and have included responses to the specific City considerations in the table below.

City Considerations	City Comments	Applicant Response
Land Use Policies (MDP & ASP)	Evaluate the redesignation requests against relevant MDP and ASP policies.	Appropriate amendments to both the ASP and MDP are proposed to align the policy framework and guide proposed outline plan and land use applications. These lands have undergone a significant change with the 2021 AVPA revisions which originally restricted the vision and land use patterns contemplated in the ASP and MDP. Policy 1.6 of the Northeast Industrial ASP states that "The policies within the Plan shall be monitored to evaluate their effectiveness. Where determined necessary, the policies shall be updated through the plan amendment process either generally or in

		response to a specific issue.” Now is an appropriate time to align the ASP with the updated regulatory framework, to evaluate and improve the effectiveness of the plan, and confirm alignment with newly adopted plans such as the Regional Growth Plan.
Parcel Location	Strategic areas in established and future industrial areas, in close proximity to the primary goods movement network and other important locations (close to airport, rail lines, etc.)	Lands proposed for residential conversion in Stonegate Landing are currently identified for future industrial; however, the area is not established as such. Despite Council approval of Stonegate Landing in 2007 the lands have remained vacant. As noted above, the effectiveness of the plan and parcel location must be further considered. The lands proposed for industrial retention continue to leverage access via the Primary Goods Movement Network (Deerfoot Trail, Country Hills Blvd, 128 th Avenue) while the lands proposed for conversion rely on the Supporting Goods Movement Corridor (Metis Trail). Proximity to the Airport was considered; however, prospective commercial and industrial tenants place higher value on proximity / frontage onto Country Hills Blvd and the opportunity to curate parcel size/land use as part of the proposed Outline Plan development process. Other industrial areas of the City benefit from both proximity to the primary goods movement corridor as well as rail access such as the southeast industrial node and proposed Prairie Economic Gateway. Further, the future Stoney LRT station and proximity to adjacent residential communities of Redstone and Skyview Ranch offer valuable amenities not effectively leveraged with a fixed industrial land use strategy in Stonegate.
Size of Parcel	Parcels larger than 5 ha are not normally recommended for land use conversion. Flexibility will be considered for parcels less than 1 ha in size that may include support commercial uses.	Although the lands are greater than 5 ha, this presents an opportunity for the lands to be comprehensively planned rather than on a parcel-by-parcel basis. The plan maintains commercial and industrial uses in high demand locations. Further understanding of the intent behind the 5 ha size noted and policy guidance supporting this criteria is appreciated. An evaluation of the effectiveness and appropriateness of the current planning framework has been undertaken with industry experts, potential buyers and industrial users to ensure the revised districts and parcel sizes presented are functional in today's marketplace.
Land Supply	Administration will look at the impact on industrial areas	Per the Industrial Area Growth Strategy Consulting Report prepared by Cushman & Wakefield (June 2023), Calgary has a

	<p>compared to the impact on Citywide industrial areas.</p>	<p>supply of approximately 2,400 net hectares of vacant land in its industrial areas. Projections for industrial land demand indicate a requirement to plan for 1,400-1,900 net hectares of lands across Calgary's industrial areas to ensure sufficient supply through 2076. This suggests an oversupply of between 500 -1,000 hectares of existing industrial lands. The Stonegate plan proposes a reduction of only 22 hectares with an activation of the retained industrial through an improved land use mix. The introduction of residential supports proposed commercial and provides opportunities to live in proximity to employment areas (industrial). Further, the relocation of commercial uses along County Hills Boulevard creates active frontage along a busy corridor and builds on the existing commercial uses south of Country Hills Boulevard.</p> <p>The Northeast sector is home to 45% of the City's vacant land in industrial areas, followed by the Southeast, at 41%. Cushman & Wakefield concluded that the Northeast sector has an oversupply of industrial land with traditionally slow absorption rates (22 – 32 net hectares citywide/ per year). As such, the conversion of 22 hectares is well within the range of oversupply and improves positioning of the retained 73 hectares of non-residential lands.</p>
Population/Job Ratio	<p>Administration will evaluate the impact of the population vs job ratio on the areas in question.</p>	<p>Based on the current land uses, the land is estimated to generate 22,598 jobs. This is equal to an intensity of 114 people and jobs per gross developable hectare.</p> <p>Based on the proposed land uses, the land is estimated to generate 7,650 jobs and house 12,420 people which is 20,070 people/jobs overall. This is equal to an intensity of 102 people and jobs per gross developable hectare.</p> <p>The intensification of the population vs job ratio better aligns the ASP with City policy overall.</p>
Land Use Impact	<p>The impact of proposed redesignation on surrounding land use. Consideration will be given to parcels that may provide an appropriate transition to non-industrial land uses. Confirming if a conversion</p>	<p>Conversion of a portion of the Stonegate Lands will provide an improved natural transition to the residential communities to the east. The proposed outline plan has carefully considered the transition between the residential land uses and industrial land uses by strategically placing open space and commercial uses. Further, consideration of the types of users has been considered in selecting land use districts, transportation network patterns and servicing considerations.</p>

	<p>might result in additional conversion requests in the same area.</p> <p>There may be situations where a mix of uses on the same parcel will be considered.</p> <p>There are examples of light industrial uses mixed vertically and horizontally with commercial, retail, and residential uses.</p>	<p>This conversion would not instigate additional conversion requests in the remainder of Stonegate Landing due to the location of the NEF contours.</p>
Unique Site Features	<p>Steep slopes, large environmentally sensitive areas, water bodies, and other constraints that may prevent industrial operations on a site.</p>	<p>The Stonegate Lands are relatively flat and present an opportunity for residential lands to be located adjacent to the residential communities to the east and still provide marketable land for industrial operations that can be realized.</p>
Impact on existing Infrastructure	<p>Impact of existing infrastructure (e.g., road width, utilities) initially designed for industrial operations and activities.</p>	<p>Taking guidance from The City's Triple Bottom Line Policy, existing infrastructure in Stonegate is aging without development to provide for ongoing operations and maintenance. Technical analysis demonstrates that conversion of water, storm and transportation infrastructure is conservative and quite sufficient to support residential use. Sanitary infrastructure is typically not conservative per se, but Stonegate is served by the NE regional trunk which is sufficient to manage the additional flows introduced by residential in this case. Use of existing infrastructure, which required a \$90M capital invest by The City, supports appropriate utilization of this investment.</p>

The Stonegate lands provide a unique opportunity to develop a complete community where residents can live, work and play. The proposed amendments to the MDP and ASP enable the proposed outline plan and land use amendments which provide for a new residential community in northeast Calgary and much needed housing.