

# Applicant Submission



## Applicant's Submission

January 26, 2026

On behalf of Qualico Communities, B&A has submitted an outline plan and land use amendment application for 194.81 hectares  $\pm$  (481.38 acres  $\pm$ ) of land located in the northeast community of Stonegate Landing. This plan introduces 2 residential neighbourhoods and provides for commercial and industrial land uses in high demand locations.

The land is currently designated a mixture of industrial and commercial land use districts with the commercial land uses concentrated at the intersection of Metis Trail NE and 128 Avenue NE. The City of Calgary invested over \$90 million infrastructure delivering services to Stonegate but the lands have remained underutilized due to a lack of demand for product type. The 2021 revisions to the Noise Exposure Forecast (NEF) Contours in the Airport Vicinity Protection Area have opened up 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. The reimagined development plan unlocks the investment in the lands and provides for a complete community in a highly sought-after area. City Council approved amendments to the MDP and ASP in March 2025 to allow for the industrial to residential conversion. Additional ASP Amendments are proposed with this application to align with the proposed outline plan and land use amendment.

This application maintains industrial land uses in the northwest and southeast portions of the plan area and moves the regional commercial land uses south to provide better access to Country Hills Boulevard NE and a continuation of the existing commercial corridor. Residential land uses have been introduced to the plan area where they are now permitted to be located and appropriately positioned to leverage the future LRT.

Two distinct residential neighbourhoods are being proposed, each with their own unique sense of place but integrated to provide a unified complete community. The northern neighbourhood includes features such as direct access to the Rotary Mattamy Greenway and the future LRT station, local commercial amenities and a variety of open spaces. The southern neighbourhood will provide for a neighbourhood commercial centre, a main street and a site for two future schools. A variety of residential land use districts have been included throughout to provide for a variety of housing types in the community. This is a unique opportunity to develop a complete community where residents can live, work and play.

Qualico is seeking support of the land use amendment, outline plan and ASP amendments to allow for a unique opportunity to provide a complete community where residents can live, work and play. The proposed development enhances and activates the adjacent industrial lands, supports the future LRT station, contributes additional residential housing supply to the northeast sector and incorporates new parks and open spaces, including a site for two future schools.