

Applicant Outreach Summary



STONEGATE Engagement Summary Report

QUALICO[®]
communities



STONEGATE

Engagement Summary Report

On behalf of **Qualico Communities**
Prepared by **B&A Studios**



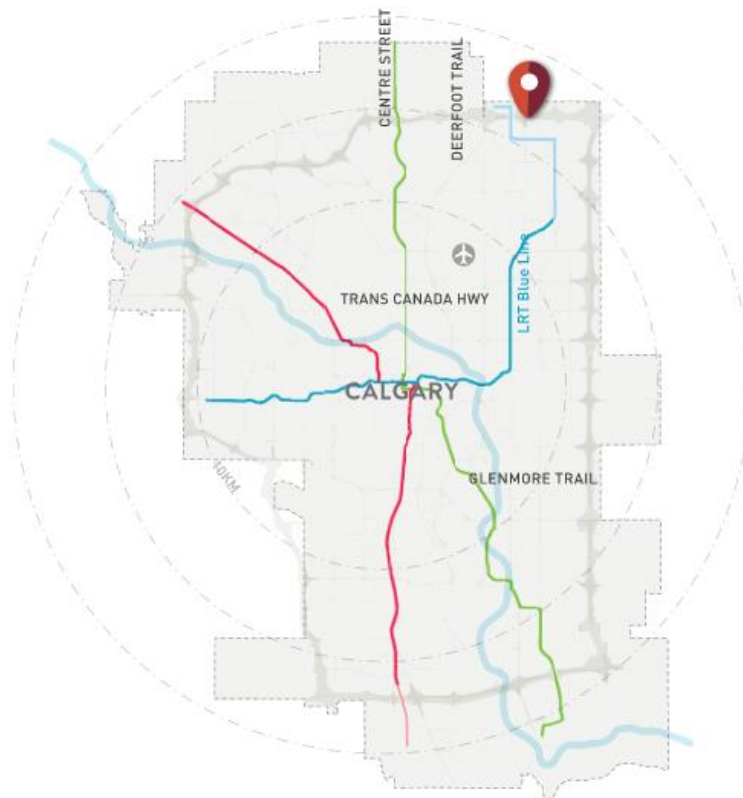
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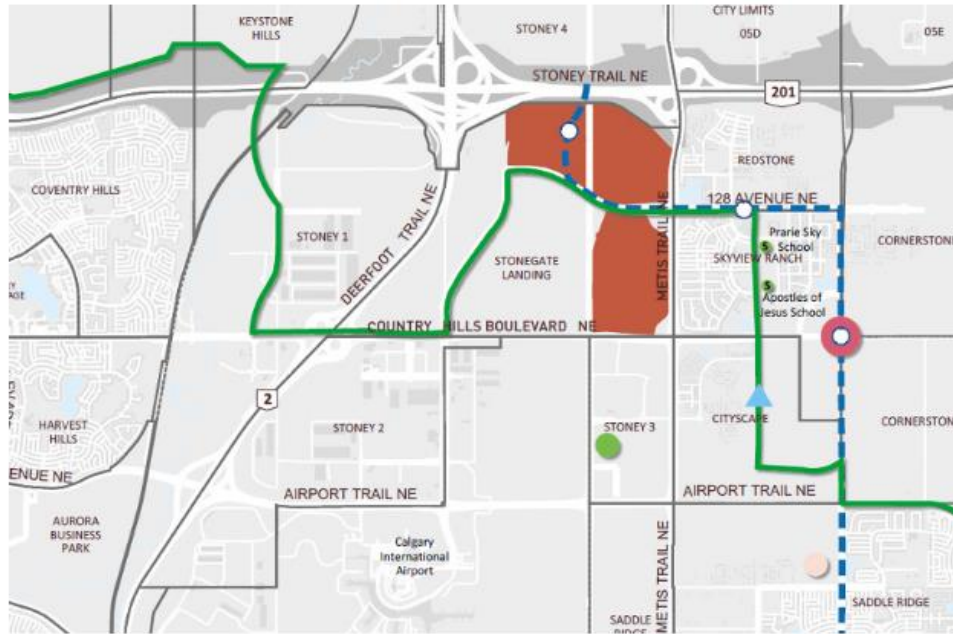
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1.0 Project Background

Qualico is proposing an Outline Plan and Land Use Amendment for the Stonegate NE Lands—an approximately 487-acre site in northeast Calgary located south of Stoney Trail NE, west of Metis Trail NE, and north of Country Hills Boulevard NE.

The lands are currently designated as industrial and commercial land use districts and are located within the Northeast Industrial Area Structure Plan (ASP).





- Subject Lands
- Community Activity Centre
- Future Regional Athletic Park
- Rotary Mattamy Greenway
- Major Activity Centre
- Schools
- Future Blue Line / LRT Stations
- ▲ Cityscape Interpretive Wetland

Originally approved in 2007 for industrial development, the site has remained largely undeveloped due to limited market demand. Recent amendments to the Airport Vicinity Protection Area (AVPA) regulations in 2021 now enable a more flexible approach to planning, including the introduction of residential uses.

This proposal seeks to realign the site's vision with Calgary's contemporary planning goals by providing a complete community with a balanced mix of residential, commercial, industrial, and recreational land uses. The site is partially serviced and well-positioned to support growth, with access to future Blue Line LRT infrastructure and more than \$90 million already invested in servicing and roadways.

2.0 Engagement Objectives

The engagement process aimed to inform, gather input, and maintain open communication with the community. Key objectives included:



Inform local residents and interested parties about the proposed land use changes



Provide accessible and multilingual information about the planning and City approval process



Invite feedback through both in-person and virtual channels



Address questions and key themes raised by attendees and participants



3.0 Outreach Overview

Promotion Channels	
Postcard	Delivered two weeks prior to the open house to approximately 3,200 households in Skyview Ranch and Redstone, including 800 homes closest to Metis Trail and the Country Hills Blvd strip mall. See Appendix F.
BOLD Signage	Installed near Generations Hall from May 6–20 to promote the event.
Community Association & Group Outreach	<ul style="list-style-type: none"> • Skyview Ranch Community Association • Redstone Homeowners Association • Cityscape Residents Calgary Facebook group (event created)
Email Campaign	Notices shared with community associations and interested stakeholders



Postcard Collateral from the promotion are included Appendix F.

Language Accessibility

Recognizing the language diversity in the surrounding communities, multilingual support was a key feature:

- ✦ **Skyview Ranch:** 49% speak languages other than English
- ✦ **Redstone:** 60% speak languages other than English
- ✦ **Cityscape:** 65% speak languages other than English

Two multilingual team members were onsite to support conversations in Urdu, Hindi, and Gujarati. Translators were clearly identified by name tags indicating the languages spoken and proactively engaged attendees.



Name Tag Collateral from the promotion are included Appendix C.

4.0 Open House Event



Tuesday, May 20, 2025



5:00 – 8:00 p.m.



Generations Multi-Purpose Hall - 120 Skyview Ranch Drive NE



13 community members in attendance

Event Setup

- ✦ Directional signage was placed outside the venue and within the lobby to guide attendees. See Appendix E.
- ✦ Open house boards detailing the proposal and planning context were displayed throughout the space. See Appendix A.
- ✦ Printed, hand-held versions of boards were available for attendees to take home. See Appendix D.
- ✦ Project team members wore name tags, with translators clearly labeled. See Appendix C.
- ✦ Photos of participants and event setup were taken to document the session. See Appendix B.



All the above collateral from the promotion are included Appendix at the end.

5.0 Feedback Summary

A small number of feedback forms were submitted at the event. While attendees completed checkboxes identifying topics of interest and their connection to the area, no written comments were provided. As a result, the feedback summary below is primarily informed by direct conversations with attendees, with key points documented by project team members during the open house.

How attendees heard about the event:	<ul style="list-style-type: none"> Most participants cited the postcard as their source of information
Connection to the area:	<ul style="list-style-type: none"> Majority were residents of Skyview Ranch, Redstone, or Cityscape Some participants expressed general interest in northeast Calgary development
Topics of interest:	<ul style="list-style-type: none"> Strong interest in commercial and employment areas Some participants expressed a desire for additional commercial space and local amenities Several attendees raised concerns about the strain on existing schools and suggested the inclusion of a school site to serve future residents Notable mentions of parks and recreation spaces, overall community design, and transportation and mobility

Key themes



Desire for More Amenities

Several attendees noted a strong desire for additional local services, such as full-service grocery stores and family-friendly restaurants.



Mixed Reactions to Additional Housing

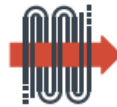
While some participants welcomed a broader range of housing options, others raised concerns about increased density and potential strain on infrastructure. Feedback reflected a preference for ensuring that any residential development is supported by amenities, transit access, and long-term serviceability.

Key themes continued...



Infrastructure & Design Feedback

Participants emphasized the need for enhanced stormwater drainage, increased green space, and a walkable, accessible community design.



Positive Responses

Some attendees expressed appreciation for the open house format, noting that the information was clear, the materials were informative, and project representatives were helpful and responsive.

6.0 Post-Event Communications

- + Follow-up email sent to attendees and Community Associations on May 22, 2025
- + Included digital copies of the open house boards (Appendix A)

7.0 Next Steps

Community feedback from this engagement will help inform refinements to the Outline Plan and Land Use Amendment prior to re-submission. The project team remains committed to transparency and ongoing communication as the project progresses.

Key milestones in the planning process include:

- + **Spring 2025** – Consider feedback and make improvements to the plan
- + **Spring 2025** – Re-submit application to the City of Calgary
- + **Fall 2025** – Anticipated Council decision



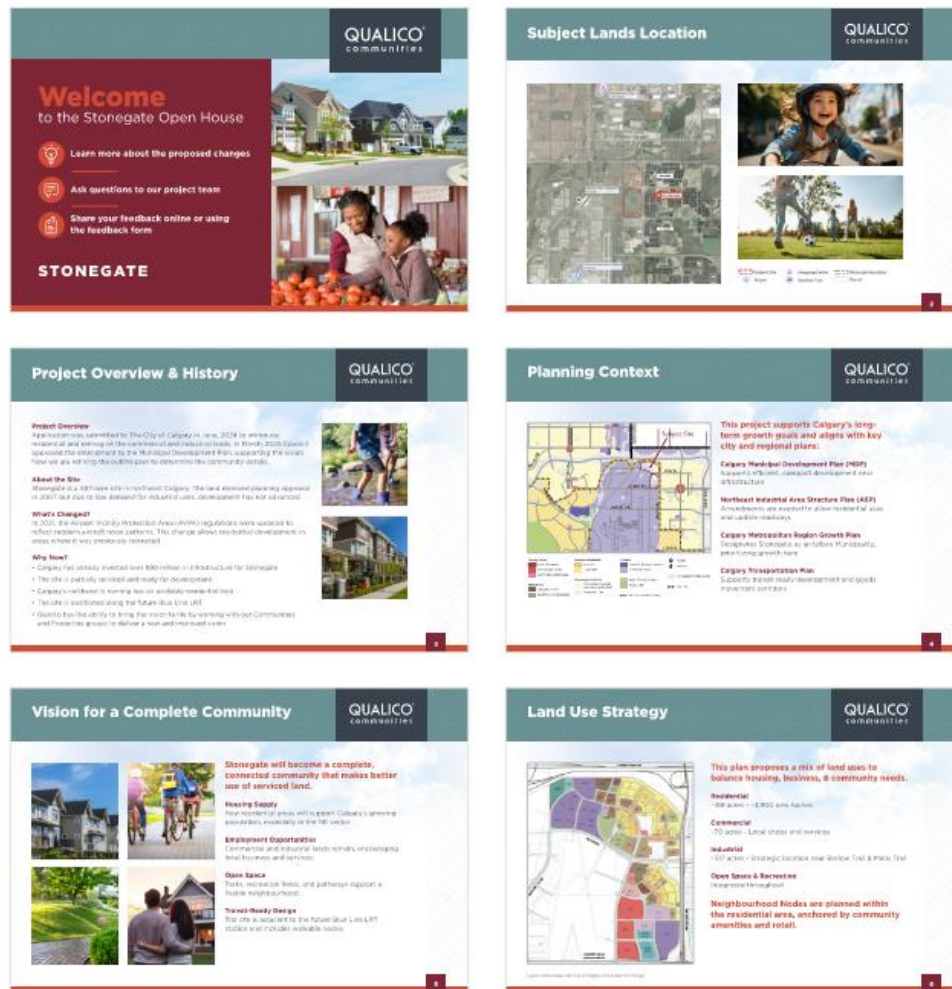
For questions or additional information, please contact:

Jane Geller, Engagement Specialist
jgeller@bastudios.ca

8.0 Appendices

The following appendices include select materials from the engagement process to support transparency and provide context for the engagement approach. These reflect the tools used to promote the session and share information with the community.

Appendix A: Open House Boards



Parks, Recreation & Open Space QUALICO COMMUNITIES

Stonegate will include a variety of open spaces to support healthy, active living:

- Public School Site:** Centrally located to facilitate active recreation.
- Green Fields:** High-visibility open space to provide additional space and outdoor activities.
- Parks & Green Spaces:** Provide this green space for community to provide additional space and outdoor activities.
- Stamenway Plaza:** Designed to support active living and provide a space for the community.
- Neighborhood Parks:** Well-located and green space enhanced for neighborhood use and recreation.
- Pathway:** A connected network for walking and cycling to the area surrounding the community.

These spaces support both local residents and regional recreation needs.

Transportation & Mobility QUALICO COMMUNITIES

Stonegate is well-connected and designed for future mobility needs.

- Road Network:**
 - Access from Cooney Hill Blvd, Main Trail, and St. St. St.
 - Access to major thoroughfares for vehicle and truck access.
- Active Transportation:**
 - Pathway and open space network throughout.
 - Connectivity to adjacent neighborhoods and LRT station.
- Transit-Oriented Development:**
 - Location at the park opening of the Blue Line LRT.
 - Supports higher density housing and commercial nearby.

Phasing QUALICO COMMUNITIES

Stonegate is partially serviced, reducing the timeline for development.

- Qualico intends to proceed with development immediately, subject to approvals.
- Development will occur in logical phases over time.
- Industrial and residential components may proceed in tandem.
- Actual size and location of these phases will be determined on future market conditions and infrastructure requirements.

What's Next & How to Stay Involved QUALICO COMMUNITIES

- Please complete the feedback form or visit the online survey.
- Your comments will help refine the proposal before it is submitted to the City.
- Scan the QR code to complete the survey.
- For Questions or comments contact [Jane Geller, jstudies@jstudies.ca](mailto:Jane.Geller@jstudies.ca)

Next Steps

- Spring 2023:** Consider feedback & make improvements to the Plan.
- Spring 2023:** Re-submit application to the City of Calgary.
- Fall 2023:** Anticipate Council decision.

Appendix B: Photos of Event & Participants



Appendix C: Translator Name Tags



Appendix D: Hand-held Printouts of Boards



Appendix E: Directional Signage (Interior and Exterior)



Appendix F: Distributed Postcard

