

Outline Plan, Policy and Land Use Amendment in Stonegate Landing (Ward 5) at multiple addresses, LOC2024-0171

RECOMMENDATIONS:

That Calgary Planning Commission:

1. Forward this report (CPC2026-0020) to the 2026 May 12 Public Hearing Meeting of Council;
2. As the Council-designated Approving Authority, approve the proposed outline plan located at 12331, 12414, 13030, 13440, 13440R, 13601 and 13621 – 36 Street NE; 1300, 1450, 1495, 1500 and 1570 Barlow Crescent NE; 3699 and 4440 Country Hills Boulevard NE; 12939 Métis Trail NE and 4200 – 128 Avenue NE (Portion of NE1/4 Section 28-25-29-4; Portion of NW1/4 Section 27-25-29-4; Portion of W1/2 Section 34-25-29-4; Portion of SE1/4 Section 33-25-29-4; Plan 9212612 Lot B; Plan 1310593 Block 5 Lot 5; Plan 1611320 Block 5 Lot 6; Plan 0913802 Block 4 Lot 2; Plan 0913802 Block 5 Lot 2; Plan 1811898 Block 5 Lots 8 and 9; Plan 0614349 Block A; Portion SW1/4 Section 27-25-29-4; Plan 1711309 Block 5 Lot 7) to subdivide 194.81 hectares \pm (481.38 acres \pm) with conditions (Attachment 2).

That the Calgary Planning Commission recommend that Council:

3. Give three readings to the proposed bylaw for the amendments to the Municipal Development Plan (Attachment 8);
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 redesignation of 194.81 hectares \pm (481.38 acres \pm) located at 12331, 12414, 13030, 13440, 13440R, 13601 and 13621 – 36 Street NE; 1300, 1450, 1495, 1500 and 1570 Barlow Crescent NE; 3699 and 4440 Country Hills Boulevard NE; 12939 Métis Trail NE and 4200 – 128 Avenue NE (Portion of NE1/4 Section 28-25-29-4; Portion of NW1/4 Section 27-25-29-4; Portion of W1/2 Section 34-25-29-4; Portion of SE1/4 Section 33-25-29-4; Plan 9212612 Lot B; Plan 1310593 Block 5 Lot 5; Plan 1611320 Block 5 Lot 6; Plan 0913802 Block 4 Lot 2; Plan 0913802 Block 5 Lot 2; Plan 1811898 Block 5 Lots 8 and 9; Plan 0614349 Block A; Portion SW1/4 Section 27-25-29-4; Plan 1711309 Block 5 Lot 7) from Industrial – General (I-G) District, Industrial – Business f0.5h27 (I-B f0.5h27) District, Commercial – Regional 3 f0.23h18 (C-R3 f0.23h18) District, Commercial – Regional 3 f0.3h18 (C-R3 f0.3h18) District, Commercial – Regional 3 f0.5h18 (C-R3 f0.5h18) District, and Special Purpose – City and Regional Infrastructure (S-CRI) District to Industrial – General (I-G) District, Industrial – Commercial (I-C) District, Commercial – Regional 3 f0.5h18 (C-R3 f0.5h18) District, Commercial – Community 2 f2.0h24 (C-C2f2.0h24) District, Commercial – Neighbourhood 1 (C-N1) District, Residential – Low Density Mixed Housing (R-G) District, Residential – Low Density Mixed Housing (R-Gm) District, Multi-Residential – At Grade Housing (M-G) District, Multi-Residential – Low Profile (M-1) District, Multi-Residential – High Density Low Rise (M-H1) District, Mixed Use – General (MU-1f3.5h24) District, Special Purpose – City and Regional Infrastructure (S-CRI) District and Special Purpose – School, Park and Community Reserve (S-SPR) District.

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RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2026 APRIL 16:

That Council:

1. Give three readings to **Proposed Bylaw 15P2026** for the amendments to the Municipal Development Plan (Attachment 8);
2. Give three readings to **Proposed Bylaw 16P2026** for the amendments to the Northeast Industrial Area Structure Plan (Attachment 7); and
3. Give three readings to **Proposed Bylaw 64D2026** w for the redesignation of 194.81 hectares ± (481.38 acres ±) located at 12331, 12414, 13030, 13440, 13440R, 13601 and 13621 – 36 Street NE; 1300, 1450, 1495, 1500 and 1570 Barlow Crescent NE; 3699 and 4440 Country Hills Boulevard NE; 12939 Métis Trail NE and 4200 – 128 Avenue NE (Portion of NE1/4 Section 28-25-29-4; Portion of NW1/4 Section 27-25-29-4; Portion of W1/2 Section 34-25-29-4; Portion of SE1/4 Section 33-25-29-4; Plan 9212612 Lot B; Plan 1310593 Block 5 Lot 5; Plan 1611320 Block 5 Lot 6; Plan 0913802 Block 4 Lot 2; Plan 0913802 Block 5 Lot 2; Plan 1811898 Block 5 Lots 8 and 9; Plan 0614349 Block A; Portion SW1/4 Section 27-25-29-4; Plan 1711309 Block 5 Lot 7) from Industrial – General (I-G) District, Industrial – Business f0.5h27 (I-B f0.5h27) District, Commercial – Regional 3 f0.23h18 (C-R3 f0.23h18) District, Commercial – Regional 3 f0.3h18 (C-R3 f0.3h18) District, Commercial – Regional 3 f0.5h18 (C-R3 f0.5h18) District, and Special Purpose – City and Regional Infrastructure (S-CRI) District to Industrial – General (I-G) District, Industrial – Commercial (I-C) District, Commercial – Regional 3 f0.5h18 (C-R3 f0.5h18) District, Commercial – Community 2 f2.0h24 (C-C2f2.0h24) District, Commercial – Neighbourhood 1 (C-N1) District, Residential – Low Density Mixed Housing (R-G) District, Residential – Low Density Mixed Housing (R-Gm) District, Multi-Residential – At Grade Housing (M-G) District, Multi-Residential – Low Profile (M-1) District, Multi-Residential – High Density Low Rise (M-H1) District, Mixed Use – General (MU-1f3.5h24) District, Special Purpose – City and Regional Infrastructure (S-CRI) District and Special Purpose – School, Park and Community Reserve (S-SPR) District

Excerpt from the Minutes of the Regular Meeting of the Calgary Planning Commission, held 2026 April 16:

“The following documents were distributed with respect to Report CPC2025-0884:

- ...
- Revised Attachment 2;
- ...

Moved by Commissioner Small

That with respect to Report CPC2026-0020, the following be approved:

That the Administration Recommendations be amended by deleting Recommendation 2 and replacing with the following:

“2. Refer the proposed outline plan back to Administration to:

Approval: D. Civitarese concurs with this report. Author: M. Rockley

City Clerks: A. Adegunwa / C. Doi

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- Include a new Public Utility Lot on the Outline Plan to protect existing gas infrastructure along Metis Trail NE; and
- Review and amend the conditions to better clarify the intent of the conditions and remove conditions that are not required.”

For: Director Mahler, Commissioner Hawryluk, Commissioner Small, Commissioner
(8) Campbell-Walters, Commissioner Damiani, Commissioner Hardwicke,
Commissioner Wagner, and Commissioner Boechler

MOTION CARRIED

Moved by Director Mahler

That with respect to Report CPC2026-0020, Attachment 7 be amended, as follows:

1. Delete section (p) and replace with the following:
“(p) In Section 7.3.2, Policy (1) (a), delete (ii), (iii), (iv), (v) and replace with the following:

 “(ii) park and ride facilities either stand alone or integrated with other mixed-use development;

 (iii) multi-unit residential developments;

 (iv) mixed-use developments; and

 (v) other uses consistent with a residential area and an industrial/business park.”

For:(8) Director Mahler, Commissioner Hawryluk, Commissioner Small,
Commissioner Campbell-Walters, Commissioner Damiani, Commissioner
Hardwicke, Commissioner Wagner, and Commissioner Boechler

MOTION CARRIED

Moved by Commissioner Small

That with respect to Report CPC2026-0020, Attachment 7 be amended, as follows:

1. Amend Schedules A to E to indicate the full interchanges at 128 Avenue NE and Metis Trail NE and at Country Hills Boulevard and Metis Trail NE, and designate Metis Trail between Country Hills Boulevard and Stoney Trail as an Expressway (Skeletal Road).

For: (4) Commissioner Small, Commissioner Campbell-Walters, Commissioner
Hardwicke, and Commissioner Boechler

Against:(5) Director Mahler, Commissioner Hawryluk, Commissioner Damiani,
Commissioner Wagner, and **Manager Lee**

MOTION DEFEATED

Moved by Commissioner Boechler

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That with respect to Report CPC2026-0020, the following be approved, **as amended**:

That Calgary Planning Commission:

1. Forward this report (CPC2026-0020) to the 2026 May 12 Public Hearing Meeting of Council;
2. **Refer the proposed outline plan back to Administration to:**
 - **Include a new Public Utility Lot on the Outline Plan to protect existing gas infrastructure along Metis Trail NE; and**
 - **Review and amend the conditions to better clarify the intent of the conditions and remove conditions that are not required.**

That the Calgary Planning Commission recommend that Council:

3. Give three readings to the proposed bylaw for the amendments to the Municipal Development Plan (Attachment 8);
4. Give three readings to the proposed bylaw for the amendments to the Northeast Industrial Area Structure Plan (**Amended** Attachment 7); and
5. Give three readings to the proposed bylaw for the redesignation of 194.81 hectares ± (481.38 acres ±) located at 12331, 12414, 13030, 13440, 13440R, 13601 and 13621 – 36 Street NE; 1300, 1450, 1495, 1500 and 1570 Barlow Crescent NE; 3699 and 4440 Country Hills Boulevard NE; 12939 Métis Trail NE and 4200 – 128 Avenue NE (Portion of NE1/4 Section 28-25-29-4; Portion of NW1/4 Section 27-25-29-4; Portion of W1/2 Section 34-25-29-4; Portion of SE1/4 Section 33-25-29-4; Plan 9212612 Lot B; Plan 1310593 Block 5 Lot 5; Plan 1611320 Block 5 Lot 6; Plan 0913802 Block 4 Lot 2; Plan 0913802 Block 5 Lot 2; Plan 1811898 Block 5 Lots 8 and 9; Plan 0614349 Block A; Portion SW1/4 Section 27-25-29-4; Plan 1711309 Block 5 Lot 7) from Industrial – General (I-G) District, Industrial – Business f0.5h27 (I-B f0.5h27) District, Commercial – Regional 3 f0.23h18 (C-R3 f0.23h18) District, Commercial – Regional 3 f0.3h18 (C-R3 f0.3h18) District, Commercial – Regional 3 f0.5h18 (C-R3 f0.5h18) District, and Special Purpose – City and Regional Infrastructure (S-CRI) District to Industrial – General (I-G) District, Industrial – Commercial (I-C) District, Commercial – Regional 3 f0.5h18 (C-R3 f0.5h18) District, Commercial – Community 2 f2.0h24 (C-C2f2.0h24) District, Commercial – Neighbourhood 1 (C-N1) District, Residential – Low Density Mixed Housing (R-G) District, Residential – Low Density Mixed Housing (R-Gm) District, Multi-Residential – At Grade Housing (M-G) District, Multi-Residential – Low Profile (M-1) District, Multi-Residential – High Density Low Rise (M-H1) District, Mixed Use – General (MU-1f3.5h24) District, Special Purpose – City and Regional Infrastructure (S-CRI) District and Special Purpose – School, Park and Community Reserve (S-SPR) District.

For: (7) Director Mahler, Commissioner Hawryluk, Commissioner Campbell-Walters, Commissioner Damiani, Commissioner Hardwicke, Commissioner Wagner, and Commissioner Boechler

Against:(1) Commissioner Small

MOTION CARRIED”

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HIGHLIGHTS

- This application proposes an outline plan, land use amendments and policy amendments to the *Municipal Development Plan* (MDP) and the *Northeast Industrial Area Structure Plan* (ASP) in the community of Stonegate Landing to establish a subdivision framework and a residential, commercial, mixed-use, industrial and special purpose land use pattern including a variety of transit supportive land uses near a future LRT station. Amendments to the ASP include policy direction for phasing of development in alignment with updated transportation network planning and capital funding.
- The proposal would maintain industrial and commercial land uses while introducing residential and mixed uses into the plan area to allow for more housing choice in the northeast quadrant of the city.
- What does this mean to Calgarians? Approval of the land uses and outline plan with associated policy amendments would enable development adjacent to a future LRT station, create increased housing choice and diversity and maintain industrial and commercial opportunities in the area.
- Why does this matter? The proposed land uses and outline plan would facilitate the development of two neighbourhoods that would 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 August 2021, 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 continued development in Calgary through appropriate regulation. The NEF contours no longer prohibit residential development on a portion of the subject lands (Attachment 9).
- On 2025 January 28, a Notice of Motion directed Administration to prepare amendments to the MDP and *Northeast Industrial ASP* to enable residential land uses within Stonegate Landing through a Comprehensive Planning Overlay and to bring those amendments directly to the Public Hearing Meeting of Council on 2025 March 04. Council directed that subsequent policy amendments and a land use and outline plan return to a Public Hearing of Council no later than 2026 March 31. On 2026 February 24 Council approved a deferral request, directing the *Northeast Industrial ASP* amendments, land use amendments and outline plan for the Stonegate Landing Development area to proceed to the 2026 April 16 Calgary Planning Commission meeting and the 2026 May 12 Public Hearing Meeting of Council for consideration.

DISCUSSION

This application, located in the northeast community of Stonegate Landing, was submitted by B&A Studios, on behalf of landowners, Qualico Developments West on 2024 June 28. The approximately 194.81-hectare (481.38-acre) plan area is located in the northeast quadrant of the city and is 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 Métis Trail NE to the east. The second

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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 Métis Trail NE to the east.

As noted in the Applicant Submission (Attachment 3), the land use and outline plan with policy amendments is being pursued to provide an updated vision for the subject lands including housing and employment opportunities, a school site, open space, future LRT alignment, a fire station site and regional pathways.

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 public/interested parties and the respective community association was appropriate. In response, the applicant engaged with adjacent landowners and interested members of the public. The Applicant Outreach Summary can be found in Attachment 10.

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.

Currently, there is no community association for the Stonegate Landing area. Administration contacted the adjacent Skyview Ranch Community Association, but no response was received.

Two letters of objection were received from the public stating concerns regarding traffic impacts.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The proposal enables new residential development in a developing community and is in alignment with the *Municipal Development Plan* (MDP).

Following Calgary Planning Commission, notifications for a Public Hearing Meeting of Council for the land use amendment will be posted on site and mailed out to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

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

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choices, mixing land uses and providing transportation services in an efficient manner. The proposal is in alignment with the policies of the MDP and Housing Strategy.

Environmental

Administration has reviewed this application in relation to the objectives of the *Calgary Climate Strategy – Pathways to 2050* programs and actions. The proposal would align with the objective of ‘Zero Carbon Neighbourhoods’ by supporting higher density mixed-use development near primary transit networks, and providing alternative travel options such as public transit, walking and cycling, which would reduce greenhouse gas emissions. Further opportunities to align development of this site with applicable climate strategies would be explored and encouraged through the review of development permits.

Economic

The subject lands are close to highways and YYC Calgary International 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

Full build out of the ASP will require future investments in new interchanges and mobility network improvements, to be confirmed through a NE Network Study. The network improvements include, but are not limited to, the widening of Métis Trail and the Deerfoot/128 Avenue interchange, which are both included in the 10-year Capital Infrastructure Needs Assessment for Roads and Pathways and in the Off-site Levies Bylaw 1H2024. Funding for the future network improvements will be required and assessed through the Growth Application process and/or the Business Plan and Budget process.

RISK

There is a risk of losing strategically located industrial land supply, which contributes 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.

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ATTACHMENTS

1. Background and Planning Evaluation
2. **Revised** Proposed Outline Plan Conditions of Approval
3. Applicant Submission
4. Proposed Outline Plan
5. Proposed Land Use Amendment Map
6. Proposed Outline Plan Data Sheet
7. **Proposed Bylaw 16P2026**
8. **Proposed Bylaw 15P2026**
9. Provincially approved changes to NEF Contours
10. Applicant Outreach Summary
11. **Proposed Bylaw 64D2026**
12. **CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform