



MINUTES

CALGARY PLANNING COMMISSION

**August 7, 2025, 1:00 PM
ENGINEERING TRADITIONS COMMITTEE ROOM**

PRESENT:

Manager C. Lee, Chair
Director T. Mahler, Vice-Chair
Commissioner L. Campbell-Walters
Commissioner J. Gordon
Commissioner C. Hardwicke
Commissioner N. Hawryluk
Commissioner B. Montgomery
Commissioner M. Pink
Commissioner S. Remtulla
Commissioner S. Small
Commissioner K. Wagner

ABSENT:

Commissioner R-M. Damiani

ALSO PRESENT:

A/Principal Planner S. Jones
Senior Legislative Specialist C. Doi
Legislative Specialist A. Gagliardi

1. CALL TO ORDER

Chair Lee called the meeting to order at 1:00 p.m.

ROLL CALL

Commissioner Campbell-Walters, Commissioner Gordon, Commissioner Hardwicke, Commissioner Hawryluk, Commissioner Montgomery, Commissioner Pink, Commissioner Remtulla, Commissioner Small, Commissioner Wagner, Director Mahler, and Manager Lee

Absent from Roll Call: Commissioner Damiani

2. OPENING REMARKS

Chair Lee provided opening remarks and a traditional land acknowledgment.

3. CONFIRMATION OF AGENDA

Moved by Director Mahler

That the Agenda for the 2025 August 7 Regular Meeting of the Calgary Planning Commission be confirmed.

MOTION CARRIED

3.1 DECLARATIONS - CONFLICT OF INTEREST

Commissioner Pink declared a conflict of interest with respect to Item 7.2.4.

4. CONFIRMATION OF MINUTES

4.1 Minutes of the Regular Meeting of the Calgary Planning Commission, 2025 July 24

Moved by Commissioner Small

That the Minutes of the 2025 July 24 Regular Meeting of the Calgary Planning Commission be confirmed.

MOTION CARRIED

5. CONSENT AGENDA

5.1 DEFERRALS AND PROCEDURAL REQUESTS

None

6. POSTPONED REPORTS

None

7. ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

7.1 DEVELOPMENT ITEMS

None

7.2 PLANNING ITEMS

7.2.1 Land Use Amendment in Stoney 2 (Ward 5) at 20 Freeport Drive NE and 21 Freeport Place NE, LOC2024-0250, CPC2025-0755

A presentation entitled "LOC2024-0250 / CPC2025-0755 Land Use Amendment" was distributed with respect to Report CPC2025-0755.

Moved by Commissioner Gordon

That with respect to Report CPC2025-0755, the following be approved:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 1.35 hectares \pm (3.33 acres \pm) located at 20 Freeport Drive NE and 21 Freeport Place NE (Plan 0410528, Block 5, Lots 1 and 2) from Industrial – Business f1.0h16 (I-B f1.0h16) District to Industrial – Commercial (I-C) District.

For: (10): Director Mahler, Commissioner Campbell-Walters, Commissioner Gordon, Commissioner Hardwicke, Commissioner Hawryluk, Commissioner Montgomery, Commissioner Pink, Commissioner Remtulla, Commissioner Small, and Commissioner Wagner

MOTION CARRIED

7.2.2 Outline Plan and Land Use Amendment in Saddle Ridge (Ward 5) at 6811 – 89 Avenue NE, LOC2024-0290, CPC2025-0662

The following documents were distributed with respect to Report CPC2025-0662:

- A presentation entitled "LOC2024-0290 / CPC2025-0662 Outline Plan and Land Use Amendment"; and
- A Revised Cover Report

Grant Mihalcheon (applicant) answered questions of Commission with respect to Report CPC2025-0662

Moved by Commissioner Campbell-Walters

That with respect to Revised Report CPC2025-0662, the following be approved:

That Calgary Planning Commission:

1. As the Council-designated Approving Authority, approve the proposed outline plan located at 6811 – 89 Avenue NE (Plan 731001, Block 7) to subdivide 1.39 hectares \pm (3.43 acres \pm) with conditions (Attachment 7);
2. Forward this report (CPC2025-0662) to the 2025 September 9 Public Hearing Meeting of Council; and

That Calgary Planning Commission recommend that Council:

3. Give three readings to the proposed bylaw for the redesignation of 1.39 hectares \pm (3.43 acres \pm) located 6811 – 89 Avenue NE (Plan 731001, Block 7) from Special Purpose – Future Urban Development (S-FUD) District to Residential – Low Density Mixed Housing (R-G) District.

For: (10): Director Mahler, Commissioner Campbell-Walters, Commissioner Gordon, Commissioner Hardwicke, Commissioner Hawryluk, Commissioner Montgomery, Commissioner Pink, Commissioner Remtulla, Commissioner Small, and Commissioner Wagner

MOTION CARRIED

7.2.3 Land Use Amendment in Windsor Park (Ward 11) at 722 – 55 Avenue SW, LOC2025-0055, CPC2025-0690

A presentation entitled "LOC2025-0055 / CPC2025-0690 Land Use Amendment" was distributed with respect to Report CPC2025-0690.

Jessica Karpat (applicant) answered questions of Commission with respect to Report CPC2025-0690.

Moved by Commissioner Small

That with respect to Report CPC2025-0690, the following be approved:

That Calgary Planning Commission:

1. Forward this report (CPC2025-0690) to the 2025 September 09 Hearing Meeting of Council; and

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the redesignation of 0.18 hectares \pm (0.44 acres \pm) located at 722 – 55 Avenue SW (Plan 2212002, Block 24, Lot 11) from the Multi-Residential – Contextual Medium Profile (M-C2) District to Multi-Residential – High Density Low Rise (M-H1f3.5h20) District.

For: (10): Director Mahler, Commissioner Campbell-Walters, Commissioner Gordon, Commissioner Hardwicke, Commissioner Hawryluk, Commissioner Montgomery, Commissioner Pink, Commissioner Remtulla, Commissioner Small, and Commissioner Wagner

MOTION CARRIED

7.2.4 Policy and Land Use Amendment in Eau Claire (Ward 7) at 610 – 2 Avenue SW, LOC2024-0197, CPC2025-0733

Commissioner Pink declared a conflict of interest and abstained from discussion and voting with respect to Report CPC2025-0733.

Commissioner Pink left the meeting at 2:16 p.m. and did not return.

The following documents were distributed with respect to Report CPC2025-0733:

- A presentation entitled "LOC2024-0197 / CPC2025-0733 Land Use Amendment"; and
- Revised Attachment 5.

Moved by Commissioner Hawryluk

That with respect to Report CPC2025-0733, the following be approved:

That Calgary Planning Commission:

1. Forward this report (CPC2025-0733) to the 2025 September 09 Public Hearing Meeting of Council; and

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the amendments to the Eau Claire Area Redevelopment Plan (Attachment 2); and
3. Give three readings to the proposed bylaw for the redesignation of 2.55 hectares \pm (6.30 acres \pm) located at 610 – 2 Avenue SW (Plan 1512083, Block 3, Lot 3) from Direct Control (DC) District to Direct Control (DC) District to accommodate mixed-use development, with guidelines (Attachment 3).

For: (9): Director Mahler, Commissioner Campbell-Walters, Commissioner Gordon, Commissioner Hardwicke, Commissioner Hawryluk, Commissioner Montgomery, Commissioner Rémulla, Commissioner Small, and Commissioner Wagner

MOTION CARRIED

7.3 MISCELLANEOUS ITEMS

None

8. URGENT BUSINESS

None

9. CONFIDENTIAL ITEMS

9.1 ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

None

9.2 URGENT BUSINESS

None

10. BRIEFINGS

None

11. ADJOURNMENT

Moved by Commissioner Hawryluk

That this meeting adjourn at 2:56 p.m.

MOTION CARRIED

The following Items have been forwarded to the 2025 September 9 Public Hearing Meeting of Council:

PLANNING MATTERS FOR PUBLIC HEARING

CALGARY PLANNING COMMISSION REPORTS

- Outline Plan and Land Use Amendment in Saddle Ridge (Ward 5) at 6811 – 89 Avenue NE, LOC2024-0290, CPC2025-0662
- Land Use Amendment in Windsor Park (Ward 11) at 722 – 55 Avenue SW, LOC2025-0055, CPC2025-0690
- Policy and Land Use Amendment in Eau Claire (Ward 7) at 610 – 2 Avenue SW, LOC2024-0197, CPC2025-0733

The following Item has been forwarded to the 2025 November 18 Public Hearing Meeting of Council:

PLANNING MATTERS FOR PUBLIC HEARING

CALGARY PLANNING COMMISSION REPORTS

- Land Use Amendment in Stoney 2 (Ward 5) at 20 Freeport Drive NE and 21 Freeport Place NE, LOC2024-0250, CPC2025-0755

The next Regular Meeting of the Calgary Planning Commission is scheduled to be held on 2025 August 21 at 1:00 p.m.

CONFIRMED BY COMMISSION ON

CHAIR

CITY CLERK