



**MINUTES**

**CALGARY PLANNING COMMISSION**

**March 26, 2026, 1:00 PM  
ENGINEERING TRADITIONS COMMITTEE ROOM**

**PRESENT:** Manager C. Lee, Chair  
Director T. Mahler, Vice-Chair  
Commissioner C. Boechler  
Commissioner L. Campbell-Walters  
Commissioner C. Hardwicke  
Commissioner N. Hawryluk  
Commissioner B. Montgomery  
Commissioner S. Small  
Commissioner K. Wagner

**ABSENT:** Commissioner R-M. Damiani  
Commissioner M. Pink  
Commissioner S. Remtulla

**ALSO PRESENT:** A/Principal Planner S. Jones  
Legislative Specialist A. Lennox  
Legislative Specialist C. Nelson

**1. CALL TO ORDER**

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

**ROLL CALL**

Commissioner Boechler, Commissioner Campbell-Walters, Commissioner Hardwicke, Commissioner Hawryluk, Commissioner Montgomery, Commissioner Small, Commissioner Wagner, Director Mahler, and Manager Lee

Absent from Roll Call: Commissioner Damiani, Commissioner Pink, and Commissioner Remtulla

**2. OPENING REMARKS**

Chair Lee provided opening remarks and a traditional land acknowledgment.

**3. CONFIRMATION OF AGENDA**

Commissioner Small declared a conflict of interest and abstained from discussion and voting with respect to Report CPC2026-0166.

Commissioner Small left the meeting at 1:03 p.m. and returned at 1:08 p.m. after the vote was declared.

**Moved by Commissioner Wagner**

That the agenda for today's meeting be amended by adding Item 8.1, File Report LOC2025-0178 (CPC2026-0123), CPC2026-0319, as an Item of Urgent Business.

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

**MOTION CARRIED**

**Moved by Commissioner Wagner**

That the Agenda for today's meeting be amended by moving Items 7.2.3 Land Use Amendment in Hillhurst (Ward 7) at 207 and 211 – 14 Street NW, LOC2025-0195, CPC2026-0256 and 7.2.11 Land Use Amendment in Killarney/Glengarry (Ward 8) at multiple addresses, LOC2025-0234, CPC2026-0166 onto the Consent Agenda.

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

**MOTION CARRIED**

**Moved by Director Mahler**

That the Agenda for the 2026 March 26 Regular Meeting of the Calgary Planning Commission be confirmed, **as amended**.

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

**MOTION CARRIED**

### 3.1 DECLARATIONS - CONFLICT OF INTEREST

Commissioner Campbell-Walters declared a conflict of interest with respect to Item 5.2.

Commissioner Small declared a conflict of interest with respect to Items 7.2.3, 7.2.8, and 7.2.11.

Commissioner Boechler declared a conflict of interest with respect to Item 7.2.6.

## 4. CONFIRMATION OF MINUTES

4.1 Minutes of the Regular Meeting of the Calgary Planning Commission, 2026 March 12

**Moved by Commissioner Boechler**

That the Minutes of the 2026 March 12 Regular Meeting of the Calgary Planning Commission be confirmed.

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

**MOTION CARRIED**

5. CONSENT AGENDA

Commissioner Small declared a conflict of interest and abstained from discussion and voting with respect to Reports CPC2026-0256 and CPC2026-0166.

Commissioner Small left the meeting at 1:09 p.m. and returned at 1:15 p.m. after the vote was declared.

**Moved by** Commissioner Hardwicke

That the Consent Agenda be approved as follows, as corrected:

5.1 DEFERRALS AND PROCEDURAL REQUESTS

None

5.3 Land Use Amendment in Killarney/Glengarry (Ward 8) at 3036 and 3040 – 29 Street SW, LOC2025-0179, CPC2026-0252

Revised Attachment 1 was distributed with respect to Report CPC2026-0252.

7.2.3 Land Use Amendment in Hillhurst (Ward 7) at 207 and 211 – 14 Street NW, LOC2025-0195, CPC2026-0256

7.2.11 Land Use Amendment in Killarney/Glengarry (Ward 8) at multiple addresses, LOC2025-0234, CPC2026-0166

For: (6): Director Mahler, Commissioner Boechler, Commissioner Hardwicke, Commissioner Hawryluk, Commissioner Montgomery, and Commissioner Wagner

**MOTION CARRIED**

5.2 Land Use Amendment in Hillhurst (Ward 7) at 1601 Bowness Road NW, LOC2025-0248, CPC2026-0219

Commissioner Campbell-Walters declared a conflict of interest and abstained from discussion and voting with respect to Report CPC2026-0219.

Commissioner Campbell-Walters left the meeting at 1:15 p.m. and returned at 1:22 p.m. after the vote was declared.

**Moved by** Commissioner Hawryluk

That with respect to Report CPC2026-0219, the following be approved:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.07 hectares ± (0.17 acres ±) at 1601 Bowness Road NW (Plan 5151O, Block 19, Lots 57 and 58) from Mixed Use – General (MU-1f1.0h13) District to Residential – Grade-Oriented Infill (R-CG) District.

For: (4): Director Mahler, Commissioner Hardwicke, Commissioner Hawryluk, and Commissioner Montgomery

Against: (2): Commissioner Boechler, and Commissioner Wagner

**MOTION CARRIED**

Commission then dealt with Item 7.2.1

Commission returned to this Item following Item 7.2.1. in order to record Commissioner Small's vote.

Commissioner Campbell-Walters left the meeting at 1:34 p.m. and returned at 1:36 p.m. after the vote was declared.

**Moved by** Commissioner Hawryluk

That with respect to Report CPC2026-0219, the following be approved:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.07 hectares ± (0.17 acres ±) at 1601 Bowness Road NW (Plan 5151O, Block 19, Lots 57 and 58) from Mixed Use – General (MU-1f1.0h13) District to Residential – Grade-Oriented Infill (R-CG) District.

For: (6): Director Mahler, Commissioner Hardwicke, Commissioner Hawryluk, Commissioner Montgomery, Commissioner Small, and Commissioner Wagner

Against: (1): Commissioner Boechler

**MOTION CARRIED**

Commission then dealt with Item 7.2.2.

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 Westwinds (Ward 5) at 3633 Westwinds Drive NE, LOC2025-0210, CPC2026-0199

Commission dealt with this Item following the initial vote for Item 5.2.

A presentation entitled "LOC2025-0210 / CPC2026-0199 Land Use Amendment" was distributed with respect to Report CPC2026-0199.

**Moved by** Commissioner Boechler

That with respect to Report CPC2026-0199, the following be approved:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 8.44 hectares  $\pm$  (20.86 acres  $\pm$ ) located at 3633 Westwinds Drive NE (Plan 0412252, Block 6, Lot 4) from Commercial – Regional 1 f0.2 (C-R1 f0.2) District to Commercial – Regional 3 f0.25h18 (C-R3 f0.25h18) District.

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

**MOTION CARRIED**

Commission then returned to Item 5.2

7.2.2 Outline Plan and Land Use Amendment in Cityscape (Ward 5) at 10011 – 52 Street NE, LOC2025-0113, CPC2026-0271

This Item was dealt with following the second vote on Item 5.2.

The following documents were distributed with respect to Report CPC2026-0271:

- Revised Attachment 1; and
- A presentation entitled "LOC2025-0113 / CPC2026-0271 Outline Plan and Land Use Amendment".

Jack Moddle and Joel van Huizen (applicants) answered questions of Commission with respect to Report CPC2026-0271.

**Moved by** Commissioner Boechler

That with respect to Report CPC2026-0271, the following be approved:

That Calgary Planning Commission:

1. As the Council-designated Approving Authority, approve the proposed outline plan located at 10011 – 52 Street NE (Portion of SE1/4 Section 22-25-29-4) to subdivide 7.89 hectares  $\pm$  (19.50 acres  $\pm$ ) with conditions (Attachment 3).

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the redesignation of 0.36 hectares  $\pm$  (0.89 acres  $\pm$ ) located at 10011 – 52 Street NE (Portion of SE1/4 Section 22-25-29-4) from Residential – Low Density Mixed Housing (R-G) District to a Direct Control (DC) District, to accommodate low-density residential development, with guidelines (Attachment 2).

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

**MOTION CARRIED**

7.2.3 Land Use Amendment in Hillhurst (Ward 7) at 207 and 211 – 14 Street NW, LOC2025-0195, CPC2026-0256

This Item was dealt with at the Consent Agenda.

7.2.4 Land Use Amendment in Haskayne (Ward 1) at 6600 and 6815 – 133 Street NW, LOC2025-0070, CPC2026-0221

The following documents were distributed with respect to Report CPC2026-0221:

- Revised Cover Report;
- Revised Attachment 1; and
- A presentation entitled "LOC2025-0070 / CPC2026-0221 Land Use Amendment"

Jack Moddle and Elton Ma (applicants) answered questions of Commission with respect to Report CPC2026-0221.

**Moved by** Commissioner Montgomery

That with respect to **Revised** Report CPC2026-0221, the following be approved:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 3.91 hectares ± (9.67 acres ±) located at 6600 and 6815 – 133 Street NW (Portion of Plan 5126JK, Block D; Portion of Plan 1911645, Block 1, Lot 1) from Commercial – Community 1 (C-C1) District to Multi-Residential – Low Profile (M-1) District and Special Purpose – Community Service (S-CS) District.

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

**MOTION CARRIED**

7.2.5 Land Use Amendment in Manchester (Ward 9) at 5325 – 1A Street SW, LOC2025-0066, CPC2026-0025

The following documents were distributed with respect to Report CPC2026-0025:

- Revised Attachment 1; and
- A presentation entitled "LOC2025-0066/ CPC2026-0025 Land Use Amendment".

Amaan Hameed, Gilberto Ancheta, Lenin Cadang and Mandy Pontalera (applicants) answered questions of Commission with respect to Report CPC2026-0025.

**Moved by** Commissioner Small

That with respect to Report CPC2025-0025, the following be approved:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.06 hectares ± (0.14 acres ±) located at 5325 – 1A Street SW (Plan 5454AC, Block 12, Lots 32 and 33) from Industrial Redevelopment (I-R) District to Commercial – Corridor 2 f3.5h18 (C-COR 2 f3.5 h18) District.

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

**MOTION CARRIED**

7.2.6 Land Use Amendment in Beltline (Ward 8) at 310 – 15 Avenue SW, LOC2025-0242, CPC2026-0258

Commissioner Boechler declared a conflict of interest and abstained from discussion and voting with respect to Report CPC2026-0258.

Commissioner Boechler left the meeting at 2:34 p.m. and returned at 2:44 p.m. after the vote was declared.

A presentation entitled "LOC2025-0242 / CPC2026-0258 Land Use Amendment" was distributed with respect to Report CPC2026-0258.

**Moved by** Commissioner Montgomery

That with respect to Report CPC2026-0258, the following be approved:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.26 hectares ± (0.64 acres ±) located at 310 – 15 Avenue SW (Condominium Plan 2511573, Units 1 to 307) from Direct Control (DC) District and Centre City Multi-Residential High Rise District (CC-MH) to Centre City Multi-Residential High Rise Support Commercial District (CC-MHX).

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

**MOTION CARRIED**

7.2.7 Land Use Amendment in Beltline (Ward 8) at multiple addresses, LOC2025-0254, CPC2026-0233

A presentation entitled "LOC2025-0254 / CPC2026-0233 Land Use Amendment" was distributed with respect to Report CPC2026-0233.

**Moved by** Commissioner Small

That with respect to Report CPC2026-0233, the following be approved:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.18 hectares ± (0.44 acres ±) located at 1302 – 14 Avenue SW and 721 – 13 Avenue SW (Plan 2311640, Block 97, Lot 55; Plan A1, Block 91, Lots 10, 11, a portion of Lot 9 and a portion of Lot 12) from Centre City Multi-Residential High Rise District (CC-MH) and Direct Control (DC) District to Direct Control (DC) District to accommodate heritage density transfer, with guidelines (Attachment 2).

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

**MOTION CARRIED**

7.2.8 Policy and Land Use Amendment in Downtown Commercial Core (Ward 7) at 728 – 4 Avenue SW, LOC2025-0137, CPC2026-0145

Commissioner Small declared a conflict of interest and abstained from discussion and voting with respect to Report CPC2026-0145.

Commissioner Small left the meeting at 2:54 p.m. and returned at 3:15 p.m. after the vote was declared.

A clerical correction was noted in the header of Report CPC2026-0145, in the title, by deleting the words "Eau Claire" and by substituting with the words "Downtown Commercial Core".

The following documents were distributed with respect to Report CPC2026-0145:

- Revised Cover Report;
- Revised Attachment 1; and
- A presentation entitled "LOC2025-0137 / (CPC2026-0145) Policy and Land Use Amendment".

Brian Horton (applicant) answered questions of Commission with respect to Report CPC2026-0145.

**Moved by** Commissioner Boechler

That with respect to **Revised** Report CPC2026-0145, the following be approved:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw amendment to the Eau Claire Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.20 hectares  $\pm$  (0.49 acres  $\pm$ ) located at 728 – 4 Avenue SW (Plan A1, Block 13, Lots 32 to 38 and a portion of Lot 31) from Direct Control (DC) District to Direct Control (DC) District to accommodate a mixed-use high-rise development with guidelines (Attachment 3).

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

**MOTION CARRIED**

By Unanimous Consent, Commission modified the afternoon recess to 10 minutes.

Committee recessed at 3:05 p.m. and reconvened at 3:15 p.m. with Manager Lee in the Chair.

**ROLL CALL**

Commissioner Boechler, Commissioner Campbell-Walters, Commissioner Hardwicke, Commissioner Hawryluk, Commissioner Montgomery, Commissioner Small, Commissioner Wagner, Director Mahler, and Manager Lee

Absent from Roll Call: Commissioner Damiani, Commissioner Pink, and Commissioner Remtulla

**7.2.9 Land Use Amendment in Burns Industrial (Ward 09) at 6010 – 12 Street SE, LOC2025-0119, CPC2025-0852**

A presentation entitled "LOC2025-0119 (CPC2025-0852) Land Use Amendment" was distributed with respect to Report CPC2025-0852.

**Moved by** Commissioner Campbell-Walters

That with respect to Report CPC2025-0852, the following be approved:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.62 hectares  $\pm$  (1.55 acres  $\pm$ ) located at 6010 – 12 Street SE (Plan 1213072, Block 9, Lot 11) from Industrial – Commercial (I-C) District to Direct

Control (DC) District to accommodate Place of Worship – Small and Place of Worship – Medium, with guidelines (Attachment 2).

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

**MOTION CARRIED**

7.2.10 Land Use Amendment in Maple Ridge (Ward 11) in 10411 – 15 Street SE, LOC2025-0214, CPC2026-0237

A presentation entitled "LOC2025-0214 / CPC2026-0237 Land Use Amendment" was distributed with respect to Report CPC2026-0237.

**Moved by** Commissioner Small

That with respect to Report CPC2026-0237, the following be approved:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 3.10 hectares ± (7.66 acres ±) located at 10411 – 15 Street SE (Plan 1711612, Block 2, Lot 1) from Special Purpose – Urban Nature (S-UN) District to Direct Control (DC) District to accommodate an additional use of Storage Yard, with guidelines (Attachment 2).

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

**MOTION CARRIED**

7.2.11 Land Use Amendment in Killarney/Glengarry (Ward 8) at multiple addresses, LOC2025-0234, CPC2026-0166

This item was dealt with at the Consent Agenda.

7.2.12 Land Use Amendment in Mahogany (Ward 12) at multiple addresses, LOC2025-0180, CPC2026-0148

A presentation entitled "LOC2025-0180 / CPC2026-0148 Land Use Amendment" was distributed with respect to Report CPC2026-0148.

**Moved by** Commissioner Boechler

That with respect to Report CPC2026-0148, the following be approved:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 6.96 hectares ± (17.20 acres ±) located at 1236, 1251 and 1325 Mahogany Boulevard SE (Plan 2510331, Block 144, Lot 5; Plan 2510331, Block 148,

Lots 1 and 3) from Multi-Residential – Low Profile (M-1d75) District and Direct Control (DC) District to Mixed Use – General (MU-1f3.5h26) District.

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

**MOTION CARRIED**

7.3 MISCELLANEOUS ITEMS

None

8. URGENT BUSINESS

8.1 File Report LOC2025-0178 (CPC2026-0123), CPC2026-0319

**Moved by** Commissioner Wagner

That with respect to Report CPC2026-0319, the following be approved:

That Calgary Planning Commission rescind the recommendation of Report CPC2025-0123.

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

**MOTION CARRIED**

**Moved by** Commissioner Wagner

That with respect to Report CPC2026-0123, the following be approved, **after amendment:**

That Calgary Planning Commission **file Report CPC2026-0123.**

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

**MOTION CARRIED**

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 Small

That this meeting adjourn at 3:50 p.m.

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

**MOTION CARRIED**

The following Item has been forwarded to the 2026 May 12 Public Hearing Meeting of Council:

REPORTS FOR PUBLIC HEARING

CALGARY PLANNING COMMISSION REPORTS

- Land Use Amendment in Hillhurst (Ward 7) at 1601 Bowness Road NW, LOC2025-0248, CPC2026-0219
- Land Use Amendment in Killarney/Glengarry (Ward 8) at 3036 and 3040 – 29 Street SW, LOC2025-0179, CPC2026-0252
- Land Use Amendment in Westwinds (Ward 5) at 3633 Westwinds Drive NE, LOC2025-0210, CPC2026-0199
- Outline Plan and Land Use Amendment in Cityscape (Ward 5) at 10011 – 52 Street NE, LOC2025-0113, CPC2026-0271
- Land Use Amendment in Hillhurst (Ward 7) at 207 and 211 – 14 Street NW, LOC2025-0195, CPC2026-0256
- Land Use Amendment in Haskayne (Ward 1) at 6600 and 6815 – 133 Street NW, LOC2025-0070, CPC2026-0221
- Land Use Amendment in Manchester (Ward 9) at 5325 – 1A Street SW, LOC2025-0066, CPC2026-0025
- Land Use Amendment in Beltline (Ward 8) at 310 – 15 Avenue SW, LOC2025-0242, CPC2026-0258
- Land Use Amendment in Beltline (Ward 8) at multiple addresses, LOC2025-0254, CPC2026-0233
- Policy and Land Use Amendment in Downtown Commercial Core (Ward 7) at 728 – 4 Avenue SW, LOC2025-0137, CPC2026-0145
- Land Use Amendment in Burns Industrial (Ward 09) at 6010 – 12 Street SE, LOC2025-0119, CPC2025-0852
- Land Use Amendment in Maple Ridge (Ward 11) in 10411 – 15 Street SE, LOC2025-0214, CPC2026-0237

- Land Use Amendment in Killarney/Glengarry (Ward 8) at multiple addresses, LOC2025-0234, CPC2026-0166
- Land Use Amendment in Mahogany (Ward 12) at multiple addresses, LOC2025-0180, CPC2026-0148

The next Regular Meeting of the Calgary Planning Commission is scheduled to be held on 2026 April 16 at 1:00 p.m.

CONFIRMED BY COMMITTEE ON

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CHAIR

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CITY CLERK

UNCONFIRMED