



**MINUTES**

**INFRASTRUCTURE AND PLANNING COMMITTEE**

**May 15, 2024, 9:30 AM  
IN THE COUNCIL CHAMBER**

**PRESENT:**

Councillor S. Sharp, Chair  
Councillor J. Mian, Vice-Chair  
Councillor A. Chabot (Partial Remote Participation)  
Councillor S. Chu (Remote Participation)  
Councillor P. Demong  
Councillor E. Spencer  
Councillor J. Wyness  
Councillor G-C. Carra (Remote Participation)  
Councillor D. McLean  
Councillor K. Penner (Remote Participation)  
Councillor C. Walcott

**ALSO PRESENT:**

General Manager M. Thompson  
General Manager T. Keane  
Senior Legislative Advisor J. Palaschuk  
Legislative Advisor J. Phillips

1. CALL TO ORDER

Councillor Sharp called the meeting to order at 9:34 a.m.

ROLL CALL

Councillor Carra, Councillor Chabot, Councillor Chu, Councillor Demong, Councillor Mian, Councillor Penner, Councillor Spencer, Councillor Wyness, Councillor Walcott, Councillor McLean, and Councillor Sharp

2. OPENING REMARKS

Councillor Sharp provided opening remarks and a traditional land acknowledgment.

3. CONFIRMATION OF AGENDA

**Moved by** Councillor Mian

That the Agenda for the 2024 May 15 Regular Meeting of the Infrastructure and Planning Committee be confirmed.

**MOTION CARRIED**

**Moved by** Councillor Mian

That Committee, for the duration of the 2024 May 15 Infrastructure and Planning Committee, modify the standard recess times set out in Section 78 of the Procedure Bylaw to the Call of the Chair.

**MOTION CARRIED**

4. CONFIRMATION OF MINUTES

4.1 Minutes of the Regular Meeting of the Infrastructure and Planning Committee, 2024 March 13

**Moved by** Councillor Chabot

That the Minutes of the 2024 March 13 Regular Meeting of the Infrastructure and Planning Committee be confirmed.

**MOTION CARRIED**

Councillor Penner (Remote Member) left the meeting at 9:40 a.m.

Councillor Sharp introduced a group of Grade 5 students from Falconridge School (Ward 5), along with their teacher Megan Hodgkinson.

Councillor Penner (Remote Member) joined the meeting at 9:42 a.m.

5. CONSENT AGENDA

**Moved by** Councillor Mian

That the Consent Agenda be approved as follows:

5.1 DEFERRALS AND PROCEDURAL REQUESTS

5.1.1 Deferral Request – Bridgeland Properties in response to IP2023-0508 from Q2 2024 to Q1 2025, IP2024-0584

**MOTION CARRIED**

Committee then dealt with Item 10.

6. POSTPONED REPORTS

None

7. ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

7.1 2022 Open Business Cases in the Belvedere Area Structure Plan (Ward 9), IP2024-0565

This Item was dealt with following Item 10.1.1

The following documents were distributed with respect to Report IP2024-0565:

- A presentation entitled "Belvedere Growth & Change";
- A letter from George Trutina; and

- A letter from BILD Calgary Region.

The following speakers addressed Committee with respect to Report IP2024-0565:

1. Deborah Cooper and Brian Hahn, BILD Calgary Region
2. Brian Hahn, BILD Calgary Region
3. Ben Mercer, Qualico Communities
4. Chris Andrew, B&A Studios
5. Peter Trutina, Truman Homes

Councillor Penner (Remote Member) left the meeting at 10:41 a.m.

Councillor Penner (Remote Member) joined the meeting at 10:42 a.m.

Councillor Chu (Remote Member) left the meeting at 11:19 a.m.

Councillor Chu (Remote Member) joined the meeting at 11:24 a.m.

Councillor Demong rose on a Point of Order.

The Chair ruled on the Point of Order.

Councillor Chabot rose on a Point of Order.

The Chair ruled on the Point of Order.

By General Consent, Committee modified the lunch recess to begin following the conclusion of Item 7.1.

By General Consent, Committee recessed at 12:09 p.m. and reconvened at 12:14 p.m. with Councillor Sharp in the Chair.

ROLL CALL

Councillor Carra, Councillor Chabot, Councillor Chu, Councillor Demong, Councillor Miah, Councillor Penner, Councillor Spencer, Councillor Wyness, Councillor Walcott, Councillor McLean, and Councillor Sharp

**Moved by** Councillor Demong

That with respect to Report IPC2024-0565, the following be approved:

That the Administration Recommendation be amended by deleting the words "in the Mid-Cycle Adjustment to the 2023-2026 Service Plans and Budgets." and by substituting with the words "2024 June 25 Strategic Meeting of Council."

Pursuant to Section 100(3) of the Procedure Bylaw 35M2017, this Motion was withdrawn by General Consent.

**Moved by** Councillor Demong

That with respect to Report IPC2024-0565, the following be approved:

That the Administration Recommendation be amended by deleting the words "in the Mid-Cycle Adjustment to the 2023-2026 Service Plans and Budgets." and by substituting with the words "at the next council meeting."

Councillor Chabot rose on a Point of Order.

The Chair ruled on the Point of Order.

Councillor Demong rose on a Point of Order.

The Chair ruled on the Point of Order.

Pursuant to Section 100(3) of the Procedure Bylaw 35M2017, this Motion was withdrawn by General Consent.

**Moved by** Councillor Carra

That with respect to Report IP2024-0565, the following be approved:

That the Infrastructure and Planning Committee recommend that Council direct Administration to consider the capital infrastructure and operating investments needed to enable these Belvedere 2022 open business cases alongside other potential investments in the Mid-Cycle Adjustment to the 2023-2026 Service Plans and Budgets.

For: (11): Councillor Sharp, Councillor Mian, Councillor Chabot, Councillor Chu, Councillor Demong, Councillor Spencer, Councillor Wyness, Councillor Carra, Councillor McLean, Councillor Penner, and Councillor Walcott

**MOTION CARRIED**

Committee recessed at 12:37 p.m. and reconvened at 1:34 p.m. with Councillor Sharp in the Chair.

ROLL CALL

Councillor Spencer, Councillor Walcott, Councillor Wyness, Councillor Chabot, Councillor Chu, Councillor Demong, Councillor McLean, Councillor Mian, and Councillor Sharp

7.2 Growth Application in the Belvedere Area Structure Plan (Ward 9), GA2024-001, IP2024-0568

The following documents were distributed with respect to Report IP2024-0568:

- A presentation entitled "Belvedere Liberty Stage 2"; and
- A letter from BILD Calgary Region.

Councillor Carra (Remote Member) joined the meeting at 1:36 p.m.

Bob Clark, Zahmol Properties, addressed Committee with respect to Report IP2024-0568.

**Moved by** Councillor Carra

That with respect to Report IP2024-0568, the following be approved:

That the Infrastructure and Planning Committee recommend that Council direct Administration to consider the capital infrastructure and operating investments needed to enable this Growth Application (GA2024-001) alongside other potential investments in the Mid-Cycle Adjustment to the 2023-2026 Service Plans and Budgets.

For: (10): Councillor Sharp, Councillor Mian, Councillor Chabot, Councillor Chu, Councillor Demong, Councillor Spencer, Councillor Wyness, Councillor Carra, Councillor McLean, and Councillor Walcott

**MOTION CARRIED**

7.3 Growth Application in the West View Area Structure Plan (Ward 1), GA2023-006, IP2024-0462

The following documents were distributed with respect to Report IP2024-0462:

- A letter from BILD Calgary Region; and
- A presentation entitled "Leveraging Existing Infrastructure".

The following speakers addressed Committee with respect to Report IP2024-0462:

1. Ben Mercer, Qualico Communities
2. Chris Andrew, B&A Studios
3. Geoff Bobiy, Melcor Developments

**Moved by Councillor Mian**

That with respect to Report IP2024-0462, the following be approved:

That the Infrastructure and Planning Committee recommend that Council direct Administration:

1. To continue working with the applicant on the planning for future stages of capital infrastructure, including optimal timing of funding and delivery, to ensure the ability for continuity of growth in the West View Area Structure Plan; and
2. Not to consider the capital and operating investments needed to enable this Growth Application (GA2023-006) in the Mid-Cycle Adjustment to the 2023-2026 Service Plans and Budgets.

For: (10): Councillor Sharp, Councillor Mian, Councillor Chabot, Councillor Chu, Councillor Demong, Councillor Spencer, Councillor Wyness, Councillor Carra, Councillor McLean, and Councillor Walcott

**MOTION CARRIED**

7.4 Growth Application in the Keystone Hills Area Structure Plan (Ward 3), GA2023-003, IP2024-0567

A letter from BILD Calgary Region was distributed with respect to respect to Report IP2024-0567.

Cam Hart, Jayman Living, addressed Committee with respect to Report IP2024-0567.

Councillor Chu (Remote Member) left the meeting at 2:37 p.m.

Councillor Carra (Remote Member) left the meeting at 2:40 p.m.

Councillor Chu (Remote Member) joined the meeting at 2:42 p.m.

**Moved by Councillor Mian**

That with respect to Report IP2024-0567, the following be approved:

That the Infrastructure and Planning Committee recommend that Council direct Administration to consider the capital infrastructure and operating investments needed to enable this Growth Application (GA2023-003) alongside other potential investments in the Mid-Cycle Adjustment to the 2023-2026 Service Plans and Budgets.

For: (9): Councillor Sharp, Councillor Mian, Councillor Chabot, Councillor Chu, Councillor Demong, Councillor Spencer, Councillor Wyness, Councillor McLean, and Councillor Walcott

**MOTION CARRIED**

7.5 Growth Application in the Providence Area Structure Plan (Ward 13), GA2023-001, IP2024-0566

A letter from BILD Calgary Region was distributed with respect to respect to Report IP2024-0566.

The following speakers addressed Committee with respect to Report IP2024-0566:

1. Jay German, Ronmor
2. Brett Friesen, Hopewell Developments
3. Tara Steell, Dream Developments
4. Ben Mercer, Qualico Communities

**Moved by Councillor McLean**

That with respect to Report IP2024-0566 the following be approved:

The Infrastructure and Planning Committee recommend that Council, to provide certainty and development continuity, direct Administration to include \$96.4M in capital infrastructure investments, fully funded through off-site levies, needed to enable development in the Providence Growth Application area (GA2023-001) in the Mid-Cycle Adjustment to the 2023-2026 Service Plans and Budgets for Council consideration. This capital infrastructure enables the Providence Storm Trunk (Stage 3 & 4; \$20M), the West Pine Creek Sanitary Trunk (\$46.2M) and the Providence Sanitary Trunks (\$30.2M).

For: (3): Councillor Chu, Councillor Wyness, and Councillor McLean

Against: (6): Councillor Sharp, Councillor Mian, Councillor Chabot, Councillor Demong, Councillor Spencer, and Councillor Walcott

**MOTION DEFEATED**

**Moved by Councillor McLean**

That with respect to Report IP2024-0566 the following be approved:

The Infrastructure and Planning Committee recommend that Council, to provide continuity to existing development, direct Administration to collaborate with the developer proponents in Providence Growth Application area (GA2023-001) to initiate sanitary design in 2024, with design completion in 2025 to support a funding request for 2026 construction and completion.

Pursuant to Section 100(3) of the Procedure Bylaw 35M2017, this Motion was withdrawn by General Consent.

Pursuant to Section 6(1) of the Procedure Bylaw 35M2017, Committee suspended Section 78(2)(b) to forego the afternoon recess in order to complete the remainder of the Agenda.

**Moved by Councillor Mian**

That with respect to Report IP2024-0566, the following be approved:

That the Infrastructure and Planning Committee recommend that Council direct Administration:

1. To continue working with the applicant on the planning for future stages of capital infrastructure, including optimal timing of funding and delivery, to ensure the ability for continuity of growth in the Providence Area Structure Plan; and

For: (9): Councillor Sharp, Councillor Mian, Councillor Chabot, Councillor Chu, Councillor Demong, Councillor Spencer, Councillor Wyness, Councillor McLean, and Councillor Walcott

**MOTION CARRIED**

**Moved by Councillor Mian**

That with respect to Report IP2024-0566, the following be approved:

That the Infrastructure and Planning Committee recommend that Council direct Administration:

2. Not to consider the capital infrastructure and operating investments needed to enable this Growth Application (GA2023-001) in the Mid-Cycle Adjustment to the 2023-2026 Service Plans and Budgets.

For: (5): Councillor Sharp, Councillor Mian, Councillor Spencer, Councillor Wyness, and Councillor Walcott

Against: (4): Councillor Chabot, Councillor Chu, Councillor Demong, and Councillor McLean

**MOTION CARRIED**

7.6 Growth Application in the South Shepard Area Structure Plan (Ward 12), GA2023-004, IP2024-0461

A letter from BILD Calgary Region was distributed with respect to Report IP2024-0461.

Chris Andrew, Genesis Land Development, addressed Committee with respect to Report IP2024-0461.

Councillor Sharp left the Chair at 3:58 p.m. and Councillor Mian assumed the Chair.

**Moved by** Councillor Spencer

That with respect to Report IGA2024-0461, the Administration Recommendations be amended by adding a new Recommendation 2, as follows:

2. Approve GA2023-004 at the June 4 Council Meeting, as this case does not require a request for capital funding and will not have an operating requirement in the mid-cycle budget. This approval aligns more closely with the applicant's Outline Plan approval and overall development timelines.

Pursuant to Section 100(3) of the Procedure Bylaw 35M2017, this Motion was withdrawn by General Consent.

**Moved by** Councillor Spencer

That with respect to Report IP2024-0461, the following be approved:

That the Infrastructure and Planning Committee recommend that Council direct Administration to consider the operating investments needed to enable this Growth Application (GA2023-004) alongside other potential investments in the Mid-Cycle Adjustment to the 2023-2026 Service Plans and Budgets.

For: (8): Councillor Mian, Councillor Chabot, Councillor Chu, Councillor Demong, Councillor Spencer, Councillor Wyness, Councillor McLean, and Councillor Walcott

**MOTION CARRIED**

7.7 Growth Application in the Glacier Ridge Area Structure Plan (Ward 2), GA2023-005, IP2024-0420

A letter from BILD Calgary Region was distributed with respect to Report IP2024-0420.



Cam Hart, Jayman Living, addressed Committee with respect to Report IP2024-0420.

**Moved by** Councillor Wyness

That with respect to Report IP2024-0420, the following be approved:

That the Infrastructure and Planning Committee recommend that Council direct Administration:

1. To continue working with the applicant on the planning for future stages of capital infrastructure, including optimal timing of funding and delivery, to ensure the ability of continuity of growth in the Glacier Ridge Area Structure Plan; and

For: (8): Councillor Mian, Councillor Chabot, Councillor Chu, Councillor Demong, Councillor Spencer, Councillor Wyness, Councillor McLean, and Councillor Walcott

**MOTION CARRIED**

**Moved by** Councillor Wyness

That with respect to Report IP2024-0420, the following be approved:

That the Infrastructure and Planning Committee recommend that Council direct Administration:

2. Not to consider the capital infrastructure and operating investments needed to enable this Growth Application (GA2023-005) in the Mid-Cycle Adjustment to the 2023-2026 Service Plans and Budgets.

For: (4): Councillor Mian, Councillor Spencer, Councillor McLean, and Councillor Walcott

Against: (4): Councillor Chabot, Councillor Chu, Councillor Demong, and Councillor Wyness

**MOTION DEFEATED**

Committee then dealt with Item 12.

8. ITEMS DIRECTLY TO COMMITTEE

8.1 REFERRED REPORTS

None

8.2 NOTICE(S) OF MOTION

None

9. URGENT BUSINESS

None

10. CONFIDENTIAL ITEMS

This Item was dealt with following the Consent Agenda.

**Moved by** Councillor Wyness

That pursuant to Sections 23 (Local public body confidences), 24 (Advice from officials), and 25 (Disclosure harmful to economic and other interests of a public body) of the *Freedom of Information and Protection of Privacy Act*, Committee now move into Closed Meeting, at 9:43 a.m. in the Council Boardroom, to discuss confidential matters with respect to Item 10.1.1 Proposed Leases – Ward 13, 10 (14320 6 ST SW, 3510 34 ST NE, 3505 35 ST NE), IP2024-0447

**MOTION CARRIED**

Committee reconvened in public meeting at 10:19 p.m. with Councillor Sharp in the Chair.

ROLL CALL

Councillor Carra, Councillor Chabot, Councillor Chu, Councillor Demong, Councillor Mian, Councillor Penner, Councillor Spencer, Councillor Wyness, Councillor Walcott, Councillor McLean, and Councillor Sharp

**Moved by** Councillor Mian

That Committee rise and report.

**MOTION CARRIED**

10.1 ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

10.1.1 Proposed Leases – Ward 13, 10 (14320 6 ST SW, 3510 34 ST NE, 3505 35 ST NE), IP2024-0447

Administration in attendance during the Closed Meeting discussions with respect to Confidential Report IP2024-0447:

Clerks: J. Palaschuk and B. Dufault. Law: L. Lau. Advice: M. Thompson, T. Keane, C. Male, C. Berry, R. Dupuis, E. Lo, L. Harris, and A. Szepecht.

**Moved by** Councillor Chabot

That with respect to Report IP2024-0447, the following be approved, **after amendment:**

That the Infrastructure and Planning Committee recommends that Council:

- 1. Adopt Confidential Recommendations 1-2 contained in Confidential Attachment 4;

For: (9): Councillor Sharp, Councillor Mian, Councillor Chabot, Councillor Demong, Councillor Spencer, Councillor Wyness, Councillor Carra, Councillor Penner, and Councillor Walcott

Against: (2): Councillor Chu, and Councillor McLean

**MOTION CARRIED**

By General Consent, pursuant to Section 121 of Procedure Bylaw 35M2017, Committee granted Councillor Chu's request to change his vote from "For" to "Against".

**Moved by Councillor Chabot**

That with respect to Report IP2024-0447, the following be approved, **after amendment:**

That the Infrastructure and Planning Committee recommends that Council:

2. Adopt Confidential Recommendations 3-4 contained in Confidential Attachment 4;

For: (11): Councillor Sharp, Councillor Mian, Councillor Chabot, Councillor Chu, Councillor Demong, Councillor Spencer, Councillor Wyness, Councillor Carra, Councillor McLean, Councillor Penner, and Councillor Walcott

**MOTION CARRIED**

**Moved by Councillor Chabot**

That with respect to Report IP2024-0447, the following be approved, **after amendment:**

That the Infrastructure and Planning Committee recommends that Council:

3. **Adopt Confidential Recommendation 5 contained in Confidential Attachment 4;**

For: (11): Councillor Sharp, Councillor Mian, Councillor Chabot, Councillor Chu, Councillor Demong, Councillor Spencer, Councillor Wyness, Councillor Carra, Councillor McLean, Councillor Penner, and Councillor Walcott

**MOTION CARRIED**

**Moved by Councillor Chabot**

That with respect to Report IP2024-0447, the following be approved, **after amendment:**

That the Infrastructure and Planning Committee recommends that Council:

4. Direct that Closed Meeting discussions, Report, and Attachments remain confidential pursuant to Sections 23 (Local public body confidences), 24 (Advice from officials), and 25 (Disclosure harmful to economic and other interests of a public body) of the *Freedom of Information and Protection of Privacy Act*, to be reviewed by 2025 May 15.

For: (11): Councillor Sharp, Councillor Mian, Councillor Chabot, Councillor Chu, Councillor Demong, Councillor Spencer, Councillor Wyness, Councillor Carra, Councillor McLean, Councillor Penner, and Councillor Walcott

**MOTION CARRIED**

Committee then dealt with Item 7.1.

10.2 URGENT BUSINESS

None

11. BRIEFINGS

11.1 Joint Use Coordinating Committee and Joint Use Reserve Fund Annual Update, IP2024-0146

11.2 RouteAhead 2023 Annual Status Report, IP2024-0581

12. ADJOURNMENT

This Item was dealt with following Item 7.7.

**Moved by** Councillor Chabot

That this meeting adjourn at 4:30 p.m.

**MOTION CARRIED**

The following Items have been forwarded to the 2024 May 28 Regular Meeting of Council:

CONSENT AGENDA

- 2022 Open Business Cases in the Belvedere Area Structure Plan (Ward 9), IP2024-0565
- Growth Application in the Belvedere Area Structure Plan (Ward 9), GA2024-001, IP2024-0568
- Growth Application in the West View Area Structure Plan (Ward 1), GA2023-006, IP2024-0462
- Growth Application in the Keystone Hills Area Structure Plan (Ward 3), GA2023-003, IP2024-0567
- Growth Application in the Providence Area Structure Plan (Ward 13), GA2023-001, IP2024-0566
- Growth Application in the South Shepard Area Structure Plan (Ward 12), GA2023-004, IP2024-0461
- Growth Application in the Glacier Ridge Area Structure Plan (Ward 2), GA2023-005, IP2024-0420
- Proposed Leases – Ward 13, 10 (14320 6 ST SW, 3510 34 ST NE, 3505 35 ST NE), IP2024-0447

The next Regular Meeting of the Infrastructure and Planning Committee is scheduled to be held on 2024 May 24 at 9:30 a.m.

CONFIRMED BY COMMITTEE ON

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CHAIR

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CITY CLERK

UNCONFIRMED