



MINUTES

INFRASTRUCTURE AND PLANNING COMMITTEE

**July 21, 2025, 9:30 AM
IN THE COUNCIL CHAMBER**

PRESENT:

- Councillor S. Sharp, Chair
- Councillor J. Mian, Vice-Chair
- Councillor A. Chabot
- 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)

ALSO PRESENT:

- General Manager D. Hamilton
- Senior Legislative Specialist J. Palaschuk
- Senior Legislative Specialist C. Doi

1. CALL TO ORDER

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

ROLL CALL

Councillor Carra, Councillor Chabot, Councillor Demong, Councillor Mian, Councillor McLean, Councillor Spencer, and Councillor Sharp

Absent from Roll Call: Councillor Chu and Councillor Wyness

2. OPENING REMARKS

Councillor Sharp provided opening remarks and a traditional land acknowledgment.

3. CONFIRMATION OF AGENDA

Moved by Councillor Spencer

That the Agenda for today's meeting be amended by removing Item 10.1.2, Proposed Method of Disposition (Glamorgan, Inglewood – Ward 6, 9) – 5010 50 ST SW and 2990 17 ST SE, IP2025-0696, from the Agenda and filing it.

MOTION CARRIED

Moved by Councillor Chabot

That the Agenda for the 2025 July 21 Regular Meeting of the Infrastructure and Planning Committee meeting be confirmed, **as amended**.

MOTION CARRIED

4. CONFIRMATION OF MINUTES

- 4.1 Minutes of the Regular Meeting of the Infrastructure and Planning Committee, 2025 June 4

Moved by Councillor Chabot

That the Minutes of the 2025 June 4 Regular Meeting of the Infrastructure and Planning Committee 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 Growth Application in the Glacier Ridge Area Structure Plan (Ward 2), GA2025-002, IP2025-0635

Councillor Chu (Remote Member) joined the meeting at 9:41 a.m.

Darrell Grant, 3D Homes & Developments, addressed Committee with respect to Report IP2025-0635.

Moved by Councillor Wyness

That with respect to Report IP2025-0635, the following be approved:

That the Infrastructure and Planning Committee recommend that Council:

1. Approve this Growth Application (GA2025-002); and
2. Direct Administration to consider any future capital and/or operating investments, as required, for this Growth Application (GA2025-002), as part of the Citywide Growth Strategy budget submissions, in the prioritization of investments in future Service Plans and Budgets.

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

MOTION CARRIED

7.2 Naato'siyinnipi Area Structure Plan, IP2025-0703

The following documents were distributed with respect to Report IP2025-0703:

- Revised Attachment 2;
- A presentation entitled "Naato'siyinnipi - Supplementary Slides"; and
- A Public Submission.

Andrew Yule addressed Committee with respect to Report IP2025-0703.

Moved by Councillor Mian

That with respect to Report IP2025-0703, the following be approved, **after amendment**:

That **the** Infrastructure and Planning Committee:

1. Forward this Report to the 2025 September 9 Public Hearing Meeting of Council.

That **the** Infrastructure and Planning Committee recommend that Council:

2. Give three readings to proposed bylaw, Naato'siyinnipi Area Structure Plan and repeal Bylaw 7P2008 Aurora Business Park Area Structure Plan (**Revised** Attachment 2); **and**
3. Give three readings to the proposed bylaw to amend the Municipal Development Plan (Attachment 3).

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

MOTION CARRIED

7.3 Saatohtsi Area Structure Plan, IP2025-0686

The following documents were distributed with respect to Report IP2025-0686:

- Revised Attachment 2;
- Revised Attachment 3;
- Revised Attachment 8; and
- Revised Attachment 9.

The following speakers addressed Committee with respect to Report IP2025-0686:

1. Jennifer Duff, B&A Studios
2. Sarah Itani, Cidex Group

Moved by Councillor McLean

That with respect to Report IP2025-0686, the following be approved, **after amendment**:

That **the** Infrastructure and Planning Committee:

1. Forward this Report to the 2025 September 9 Public Hearing Meeting of Council.

That **the** Infrastructure and Planning Committee recommend that Council:

1. Give three readings to the proposed bylaw, Saatoohsi Area Structure Plan (**Revised** Attachment 2); **and**
2. Give three readings to the proposed bylaw to amend the Municipal Development Plan (**Revised** Attachment 3).

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

MOTION CARRIED

8. ITEMS DIRECTLY TO COMMITTEE

8.1 REFERRED REPORTS

None

8.2 NOTICE(S) OF MOTION

None

9. URGENT BUSINESS

None

10. CONFIDENTIAL ITEMS

Moved by Councillor Spencer

That pursuant to Sections 28 (Local public body confidences), 29 (Advice from officials), and 30 (Disclosure harmful to economic and other interests of a public body) of the *Access to Information Act*, Committee now move into Closed Meeting, at 10:47 a.m. in the Council Boardroom, to discuss confidential matters with respect to the following Items:

- 10.1.1 Proposed Method of Disposition – Various Properties – Non-Market Housing Land Disposition Strategy (NMLS #5), IP2025-0695
- 10.1.3 Proposed Non-Profit Method of Disposition – (Renfrew – Ward 09) 731 13 AV NE, IP2025-0597

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

MOTION CARRIED

Councillor Penner (Remote Member) joined the meeting at 11:06 a.m.

Committee reconvened in public meeting at 12:02 p.m. with Councillor Sharp in the Chair.

ROLL CALL

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

Moved by Councillor Spencer

That Committee rise without reporting.

MOTION CARRIED

Moved by Councillor Demong

That pursuant to Section 6(1) of Procedure Bylaw 35M2017, Committee suspend Section 78(2)(a) to forego the lunch recess to complete the Agenda.

Against: Councillor Chabot

MOTION CARRIED

Moved by Councillor Mian

That pursuant to Sections 28 (Local public body confidences), 29 (Advice from officials), and 30 (Disclosure harmful to economic and other interests of a public body) of the *Access to Information Act*, Committee now move into Closed Meeting, at 12:03 p.m. in the Council Boardroom, to discuss confidential matters with respect to the following Items:

- 10.1.1 Proposed Method of Disposition – Various Properties – Non-Market Housing Land Disposition Strategy (NMLS #5), IP2025-0695
- 10.1.3 Proposed Non-Profit Method of Disposition – (Renfrew – Ward 09) 731 13 AV NE, IP2025-0597

Against: Councillor Chabot

MOTION CARRIED

Committee reconvened in public meeting at 12:17 p.m. with Councillor Sharp in the Chair.

ROLL CALL

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

Moved by Councillor Wyness

That Committee rise and report.

MOTION CARRIED

10.1 ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

10.1.1 Proposed Method of Disposition – Various Properties – Non-Market Housing Land Disposition Strategy (NMLS #5), IP2025-0695

Administration in attendance during the Closed Meeting discussions with respect to Confidential Report IP2025-0695:

Clerks: J. Palaschuk and R. Derwanz. Law: B. Graham and L. Lau.
Advice: D. Hamilton, C. Berry, R. Hendry, R. Dupuis, M. Berzins, M. Sciore, C. Bunyan, and M. Kukic.

Moved by Councillor Mian

That with respect to Confidential Report IP2025-0695, the following be approved, **after amendment**:

That the Infrastructure and Planning **Committee** recommend that Council:

1. Authorize the Recommendations as outlined in Confidential Attachment 3, and
2. Direct that the Closed Meeting discussions, Confidential Recommendations, Confidential Report and Confidential Attachments remain confidential pursuant to Sections 28 (Local public body confidences), 29 (Advice from officials), and 30 (Disclosure harmful to economic and other interests of a public body) of the *Access to Information Act* until the transaction has been closed, to be reviewed by 2040 July 21.

For: (5): Councillor Mian, Councillor Demong, Councillor Spencer, Councillor Carra, and Councillor Penner

Against: (5): Councillor Sharp, Councillor Chabot, Councillor Chu, Councillor Wyness, and Councillor McLean

MOTION DEFEATED

Pursuant to Section 134(a) of the Procedure Bylaw, Councillor Mian requested the lost motion be forwarded with the Report to Council.

10.1.2 Proposed Method of Disposition (Glamorgan, Inglewood – Ward 6, 9) – 5010 50 ST SW and 2990 17 ST SE, IP2025-0696

This Item was removed from today's Order of Business at Confirmation of Agenda.

10.1.3 Proposed Non-Profit Method of Disposition – (Renfrew – Ward 09) 731 13 AV NE, IP2025-0597

Administration in attendance during the Closed Meeting discussions with respect to Confidential Report IP2025-0597:

Clerks: J. Palaschuk and R. Derwantz. Law: B. Graham and L. Lau.
Advice: D. Hamilton, C. Berry, R. Hendry, R. Dupuis, M. Berzins, M. Sciore, C. Bunyan, M. Kukic, and H. Williamson.

A document entitled "Confidential Distribution 1" was distributed with respect to Confidential Report IP2025-0597.

Moved by Councillor Mian

That with respect to Confidential Report IP2025-0597, the following be approved, **after amendment**:

That the Infrastructure and Planning Committee:

1. Choose an option in the Recommendations as outlined in Confidential Attachment 3.

That the Infrastructure and Planning Committee recommend that Council:

1. Authorize **Option 7** as outlined in Confidential **Distribution 1**; **and**

For: (7): Councillor Sharp, Councillor Mian, Councillor Chabot, Councillor Demong, Councillor Spencer, Councillor Carra, and Councillor Penner

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

MOTION CARRIED

Moved by Councillor Mian

That with respect to Confidential Report IP2025-0597, the following be approved, **after amendment**:

That the Infrastructure and Planning Committee recommend that Council:

2. Direct that the Closed Meeting discussions, Confidential Recommendations, Confidential Report, Confidential Attachments, **and Confidential Distribution 1** be held confidential pursuant to Sections 28 (Local public body confidences), 29 (Advice from officials), and 30 (Disclosure harmful to economic and other interests of a public body) of the *Access to Information Act* until the transaction has been closed, to be reviewed by 2040 July 21.

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

MOTION CARRIED

10.2 URGENT BUSINESS

None

11. BRIEFINGS

None

12. ADJOURNMENT

Moved by Councillor Mian

That this meeting adjourn at 12:27 p.m.

MOTION CARRIED

The following Items have been forwarded to the 2025 July 29 Regular Meeting of Council:

CONSENT AGENDA

- Growth Application in the Glacier Ridge Area Structure Plan (Ward 2), GA2025-002, IP2025-0635
- Proposed Non-Profit Method of Disposition – (Renfrew – Ward 09) 731 13 AV NE, IP2025-0597

CONFIDENTIAL ITEMS

- Proposed Method of Disposition – Various Properties – Non-Market Housing Land Disposition Strategy (NMLS #5), IP2025-0695

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

OTHER REPORTS FOR PUBLIC HEARING

- Naato'siyinnipi Area Structure Plan, IP2025-0703
- Saatoohsi Area Structure Plan, IP2025-0686

The next Regular Meeting of the Infrastructure and Planning Committee is scheduled to be held on 2025 September 3 at 9:30 a.m.

CONFIRMED BY COMMITTEE ON

CHAIR

CITY CLERK