



# COUNCIL MEETING AGENDA

Tuesday, May 13, 2025, 7:00 p.m.  
Council Chambers  
City Hall, 11995 Haney Place

All meetings are hybrid, allowing virtual or in person participation.  
Online participation via zoom <https://mapleridge-ca.zoom.us/j/85656842167>  
The meeting is live streamed and recorded by the City of Maple Ridge.

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**1. CALL TO ORDER**

**Territory Acknowledgement**

The City of Maple Ridge carries out its business on the traditional and unceded territories of the Katzie (q'ic'ay) First Nation and the Kwantlen (q'w'a:n'lan) First Nation.

**2. APPROVAL OF AGENDA**

Regular Council Meeting Agenda - May 13, 2025

**RECOMMENDATION:**

THAT the May 13, 2025, Regular Council Agenda be approved as circulated.

**3. ADOPTION OF MINUTES**

Council Workshop - March 11, 2025  
Special (to close) Council - April 22, 2025  
Regular Council - April 22, 2025

**RECOMMENDATION:**

THAT the following minutes be adopted as circulated:

Council Workshop - March 11, 2025  
Special (to close) Council - April 22, 2025  
Regular Council - April 22, 2025

**4. PRESENTATIONS AT THE REQUEST OF COUNCIL**

**5. DELEGATIONS**

**5.1 Maple Ridge Community Foundation**  
Introduction of their non-profit organization.

**6. PUBLIC COMMENT ON AGENDA ITEMS**

**7. RECONSIDERATION**

- 7.1 2023-327-SP, 28594 104 Avenue**  
Request for Reconsideration of Soil Permit Refusal

**RECOMMENDATION:**

THAT Council receive the report titled "2023-327-SP, 28594 104 Avenue, Request for Reconsideration of Soil Permit Refusal" dated May 13, 2025, for information.

**8. CONSENT AGENDA**

**RECOMMENDATION:**

THAT the item contained in the May 13, 2025, Regular Council Consent Agenda be received into the record.

- 8.1 Council Expenses – March 2025**  
Council expenses recorded to March 31, 2025.

**9. BYLAWS**

- 9.1 2021-107-RZ, 20886 River Road, RS-1 to R-1 and RT-1**  
To allow a future 9 lot subdivision.

**RECOMMENDATION:**

THAT Zone Amending Bylaw No. 7718-2021 be given second reading and forwarded to Public Hearing.

THAT staff be directed to work with the applicant to address the outstanding terms and conditions outlined in the Staff report dated May 6, 2025, and any others identified by Council, prior to recommending bylaw adoption.

- 9.2 2019-055-RZ, 11795 and 11839 267 Street, RS-3 to RS-2**  
To permit a future subdivision of 15 RS-2 zoned lots.

**RECOMMENDATION:**

THAT Official Community Plan Amending Bylaw No. 7834-2022 be adopted.

**RECOMMENDATION:**

THAT Zone Amending Bylaw No. 7539-2019 be adopted.

**10. STAFF AND COMMITTEE REPORTS**

- 10.1 2019-055-VP, 11795 and 11839 267 Street, Development Variance Permit**  
Variances to the lot width and lot depth of two of the proposed strata lots of a future 15 single-detached residential lot subdivision.

**RECOMMENDATION:**

THAT the issuance of Development Variance Permit 2019-055-VP for 11795 and 11839 267 Street be approved.

**10.2 Bring to Market Industrial Land Study for the Albion Industrial Area, Fraser River, Kwantlen First Nation Lands**

Bring to Market Industrial Land Study for the Albion Industrial Area, Fraser River, Kwantlen First Nation Lands, intended to support new industrial uses and development in the area.

**RECOMMENDATION:**

That Council receive the Bring to Market Industrial Land Study attached to the report titled "Bring to Market Industrial Land Study for the Albion Industrial Area, Fraser River, Kwantlen First Nation Lands", dated May 6, 2025, for information.

**10.3 Strategic Update on the Maple Ridge Strategic Plan for Q1, 2025**

Insights from ongoing delivery of key results and initiatives from Council's Strategic Plan, for the first Quarter of 2025.

**RECOMMENDATION:**

THAT Council receive the report titled "Strategic Update on the Maple Ridge Strategic Plan for Q1, 2025" dated May 6, 2025 for information.

**10.4 2024 Consolidated Financial Statements**

Presentation of the Consolidated Financial Statements for the fiscal year ended December 31, 2024.

**RECOMMENDATION:**

THAT Council approve the 2024 Consolidated Financial Statements.

**11. OTHER MATTERS DEEMED EXPEDIENT**

**12. PUBLIC INQUIRY**

**13. MAYOR AND COUNCILLOR REPORTS**

**14. NOTICES OF MOTIONS**

**14.1 Consolidation of Public Compensation for Council Members - Councillor Yousef**

1. THAT the City of Maple Ridge prepare a comprehensive annual financial report (starting in the 2024 calendar year) that details the total compensation received by Council members who serve on regional or provincial/national organizations, including but not limited to EComm911, Municipal Finance Authority, TransLink, and Metro Vancouver, Union of BC Municipalities (UBCM), Federation of Canadian Municipalities (FCM) and that this report be made accessible to the public; and
2. THAT the annual financial report provides a complete itemization of each Council member's base salary and benefits, as well as per diems, stipends, allowances, retainers, expense reimbursements, and any other compensation associated with their roles.

**14.2 Encouraging the Province of BC to Urgently Provide Additional Mental Health Care Supports - Councillor Yousef**

WHEREAS the Province of British Columbia has expressed a commitment to supporting individuals suffering from acute drug addiction and serious mental illness; and

WHEREAS mental health and addiction services in British Columbia remain chronically underfunded, despite growing public need; and

WHEREAS a lack of timely and appropriate access to mental health and addiction treatment can result in significant harm to individuals, families, and the broader community;

THEREFORE BE IT RESOLVED THAT Council recognize the urgent need to address the challenges faced by individuals experiencing acute drug addiction and serious mental illness, and formally advocate for the Province of British Columbia to implement comprehensive, evidence-based, and adequately funded systems of care that support safety, well-being, and long-term recovery;

BE IT FURTHER RESOLVED THAT Council call on the Province to define and prioritize the implementation of secure care measures — including, where clinically appropriate and legally justified, involuntary treatment — for individuals whose condition poses a significant risk to themselves or others, with clear safeguards to uphold individual rights, medical oversight, and accountability;

BE IT FURTHER RESOLVED THAT Council express concern that ongoing underinvestment by successive provincial governments has contributed directly to the widespread lack of access to critical mental health and addiction services across British Columbia;

BE IT FURTHER RESOLVED THAT Council urge the Province to take emergency-level action to address the provincial mental health and addiction crisis, including consideration of declaring a public health emergency or enacting an equivalent coordinated response to mobilize resources, improve system integration, and protect public safety;

BE IT FURTHER RESOLVED THAT the Mayor, on behalf of Council, write to the Premier of British Columbia and relevant Ministers to communicate Council's position and recommendations.

**15. ADJOURNMENT**