



**REGULAR COUNCIL
MEETING MINUTES**

**October 28, 2025, 7:00 p.m.
Council Chambers
City Hall, 11995 Haney Place**

Council Present: Mayor D. Ruimy
Councillor K. Carreras
Councillor O. Dozie

**Councillor J. Dueck
Councillor S. Schiller
Councillor J. Tan**

Absent: Councillor A. Yousef

Staff Present: S. Hartman, Chief Administrative Officer
W. Oleschak, Director of City Operations,
Acting Chief Operating Officer
C. Howes, Deputy Corporate Officer
C. Bevacqua, Clerk 3
M. Adams, Director of Bylaw, Licensing &
Community Safety
A. Grochowich, Manager of Community
Planning
S. Faltas, Director of Engineering
Z. Lifshiz, Chief Strategy Officer, Director of
Corporate Strategy

H. Nadvi, Deputy Director of Planning & Building
P. Sanderson, Manager of Corporate Strategy &
Business Transformation
J. Stiver, Director of Planning & Building
D. Purcell-Chung, Manager of Development and
Environmental Services
S. Labonne, Deputy Chief Administrative Officer
J. White, Planner 2
S. Matsui, Associate Manager of Bylaw, Licensing &
Community Safety
M. Halpin, Manager of Transportation

1. CALL TO ORDER – 7:00 pm

The Mayor called the meeting to order and provided the land acknowledgment.

2. APPROVAL OF AGENDA

Regular Council Meeting Agenda - October 28, 2025

R/2025-CM-273

Moved by: Councillor Dueck

Seconded by: Councillor Schiller

THAT the October 28, 2025, Regular Council Agenda be approved as circulated.

Absent (1): Councillor Yousef

CARRIED

3. ADOPTION OF MINUTES

Special (to close) Council Meeting Minutes - October 14, 2025
Regular Council Meeting Minutes - October 14, 2025
Report of Public Hearing - October 21, 2025

R/2025-CM-274

Moved by: Councillor Tan

Seconded by: Councillor Dozie

THAT the following minutes be adopted as circulated:

Special (to close) Council Meeting Minutes - October 14, 2025
Regular Council Meeting Minutes - October 14, 2025
Report of Public Hearing - October 21, 2025

Absent (1): Councillor Yousef

CARRIED

4. PRESENTATIONS AT THE REQUEST OF COUNCIL

5. DELEGATIONS

6. PUBLIC COMMENT ON AGENDA ITEMS

7. CONSENT AGENDA

R/2025-CM-275

Moved by: Councillor Dozie

Seconded by: Councillor Tan

THAT the items contained in the October 28, 2025, Regular Council Consent Agenda be received into the record.

7.1 Contract Awards Exceeding \$750,000 – Q3 2025

Contract Awards Exceeding \$750,000 for the period of July 1, 2025, to September 30, 2025.

Absent (1): Councillor Yousef

CARRIED

8. BYLAWS

8.1 Maple Ridge Intermunicipal Business Licence Amending Bylaw and Intermunicipal Business Licence Agreement Amending Bylaw

To amend the existing Intermunicipal Business Licence Bylaw and Agreement Bylaw to include in-home health care and related services as eligible businesses for an Intermunicipal Business Licence.

R/2025-CM-276

Moved by: Councillor Schiller

Seconded by: Councillor Dozie

THAT Maple Ridge Intermunicipal Business Licence Amending Bylaw No. 8075-2025 be adopted.

Absent (1): Councillor Yousef

CARRIED

R/2025-CM-277

Moved by: Councillor Dozie

Seconded by: Councillor Tan

THAT Intermunicipal Business Licence Agreement Amending Bylaw No. 8076-2025 be given adopted.

Absent (1): Councillor Yousef

CARRIED

8.2 Albion Area Plan Update

Updates to the Albion Area Plan in response to provincial housing changes and required changes allowing for greater housing density.

R/2025-CM-278

Moved by: Councillor Dueck

Seconded by: Councillor Dozie

THAT Official Community Plan Amending Bylaw No. 8032-2025 be given third reading.

Absent (1): Councillor Yousef

CARRIED

R/2025-CM-279

Moved by: Councillor Dueck

Seconded by: Councillor Schiller

THAT Official Community Plan Amending Bylaw No. 8032-2025 be adopted.

Absent (1): Councillor Yousef

CARRIED

8.3 2024-244-RZ, 24165 104 Avenue and 27871 113 Avenue

To permit a for-profit assembly use at the Albion Community Centre and the Whonnock Lake Centre.

R/2025-CM-280

Moved by: Councillor Dozie

Seconded by: Councillor Carreras

THAT the Public Hearing requirement under Section 464 of the Local Government Act be waived.

Absent (1): Councillor Yousef

CARRIED

R/2025-CM-281

Moved by: Councillor Dozie

Seconded by: Councillor Schiller

THAT Zone Amending Bylaw No. 8052-2025 be given first, second and third reading.

Absent (1): Councillor Yousef

CARRIED

R/2025-CM-282

Moved by: Councillor Dozie

Seconded by: Councillor Dueck

THAT Zone Amending Bylaw No. 8052-2025 be adopted.

Absent (1): Councillor Yousef

CARRIED

8.4 2022-165-RZ, 13872 and 13894 Silver Valley Road, RS-3 to R-4

To rezone the subject properties from RS-3 (Single Detached Rural Residential) to R-4 (Single Detached (Infill) Urban Residential) to allow for a future subdivision creating 12 R-4 lots and to adjust the boundaries for the Eco Clusters, Low Density Urban, Open Space, and Conservation designations on the subject properties

R/2025-CM-283

Moved by: Councillor Dueck

Seconded by: Councillor Dozie

THAT Official Community Plan Amending Bylaw No. 8078-2025 be given first reading.

Absent (1): Councillor Yousef

CARRIED

R/2025-CM-284

Moved by: Councillor Dozie

Seconded by: Councillor Schiller

THAT in accordance with Section 475 and 476 of the Local Government Act, Council direct staff to proceed with the consultation strategy as outlined in the Staff report dated October 21, 2025, for Official Community Plan Amending Bylaw No. 8078-2025.

THAT Council confirms that sufficient early and ongoing consultation will be provided by way of posting Official Community Plan Amending Bylaw No. 8078-2025 on the City's website and holding a Public Hearing on the Bylaw.

THAT in accordance with Section 477 of the Local Government Act, Council considers the Official Community Plan Amending Bylaw No. 8078-2025 consistent with the City's Capital Expenditure Plan and Waste Management Plan.

Absent (1): Councillor Yousef

CARRIED

R/2025-CM-285

Moved by: Councillor Dueck

Seconded by: Councillor Carreras

THAT Official Community Plan Amending Bylaw No. 8078-2025 be given second reading and forwarded to Public Hearing.

Absent (1): Councillor Yousef

CARRIED

R/2025-CM-286

Moved by: Councillor Tan

Seconded by: Councillor Dozie

THAT Zone Amending Bylaw No. 7893-2022 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 October 21, 2025, and any others identified by Council, prior to recommending bylaw adoption.

Absent (1): Councillor Yousef

CARRIED

8.5 2024-228-RZ, 12011 223 Street, Housing Agreement Bylaw

To secure 120 residential apartment units as rental tenure at the subject property.

R/2025-CM-287

Moved by: Councillor Dozie

Seconded by: Councillor Schiller

THAT Housing Agreement Bylaw No. 8047-2025 for 12011 223 Street be given first, second, and third reading.

Absent (1): Councillor Yousef

CARRIED

8.6 Off-Street Parking and Loading Bylaw No. 7970-2023

Updated draft Parking Bylaw to align the parking requirements for new land development projects with the City's priorities for housing, economic development, urban forestry, and climate action.

The Director of Planning and Building answered questions of Council.

R/2025-CM-288

Moved by: Councillor Schiller

Seconded by: Councillor Dozie

THAT Maple Ridge Off-Street Parking and Loading Bylaw No. 7970-2023, as amended, be given second reading.

Absent (1): Councillor Yousef

**CARRIED
with Councillor Tan opposed**

9. STAFF AND COMMITTEE REPORTS

9.1 Update on the Council Strategic Plan for Q3, 2025

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

R/2025-CM-289

Moved by: Councillor Dueck

Seconded by: Councillor Schiller

THAT Council approve the quarterly key result report titled "Update on the Council Strategic Plan for Q3, 2025" dated October 21, 2025.

Absent (1): Councillor Yousef

CARRIED

10. **OTHER MATTERS DEEMED EXPEDIENT**
11. **PUBLIC INQUIRY**
12. **MAYOR AND COUNCILLOR REPORTS**
13. **NOTICES OF MOTIONS**
14. **ADJOURNMENT – 7:37 pm**

D. Ruimy, Mayor

C. Howes, Deputy Corporate Officer

DRAFT