



**REGULAR COUNCIL  
MEETING MINUTES**

**November 25, 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 (Online)

**Absent:** Councillor A. Yousef

**Staff Present:** S. Hartman, Chief Administrative Officer  
S. Labonne, Deputy 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  
S. Faltas, Director of Engineering

Z. Lifshiz, Chief Strategy Officer, Director of Corporate Strategy  
J. Stiver, Director of Planning & Building  
H. Nadvi, Deputy Director of Planning & Building  
A. Grochowich, Manager of Community Planning  
M. Halpin, Manager of Transportation  
K. Marosevich, Manager of Bylaw, Licensing & Community Safety  
D. Purcell-Chung, Manager of Development and Environmental Services

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*Councillor Tan attended the meeting virtually*

**1. CALL TO ORDER - 7:00 pm**

The Mayor called the meeting to order and provided the territory acknowledgement.

**2. APPROVAL OF AGENDA**

Regular Council Meeting Agenda - November 25, 2025

**R/2025-CM-302**

**Moved by:** Councillor Dueck

**Seconded by:** Councillor Carreras

THAT the November 25, 2025, Regular Council Agenda be approved.

Absent (1): Councillor Yousef

**CARRIED**

**3. ADOPTION OF MINUTES**

Regular Council Meeting Minutes - November 4, 2025  
Special Council Meeting Minutes - November 18, 2025  
Report of Public Hearing - November 18, 2025

**R/2025-CM-303**

**Moved by:** Councillor Carreras  
**Seconded by:** Councillor Schiller

THAT the following minutes be adopted:  
Regular Council Meeting Minutes - November 4, 2025  
Special Council Meeting Minutes - November 18, 2025  
Report of Public Hearing - November 18, 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-304**

**Moved by:** Councillor Dueck  
**Seconded by:** Councillor Dozie

THAT the items contained in the November 25, 2025, Regular Council Consent Agenda be received into the record.

**7.1 AP Disbursements July – September 2025**

Staff report with disbursements summary for the months of July to September 2025.

**7.2 Council Expenses – October 2025**

Council expenses recorded to October 31, 2025

**7.3 Advisory Committee Minutes**

- Engaged Healthy Community Advisory Committee - September 4, 2025
- Liveable Community Advisory Committee - September 11, 2025
- Diversified Thriving Economy Advisory Committee - October 1, 2025
- Audit and Finance Committee - July 29, 2025

**7.4 Advisory Committee Appointments**

The following Committee of Council appointments were released from the Closed Council Meeting held on November 18, 2025:

- Eve Lenkevitch, Member at Large, be appointed to the Diversified Thriving Economy Advisory Committee for the following term: November 18, 2025 - September 30, 2026

- Neeki Derhami, Member at Large, be appointed to the Municipal Advisory Committee on Accessibility and Inclusiveness for the following term: November 18, 2025 - November 18, 2027

Absent (1): Councillor Yousef

**CARRIED**

## **8. BYLAWS**

### **8.1 2017-462-RZ, 22576, 22588, & 22596 Brown Avenue, C-3 & RS-1 to CD-1-18**

To allow for the future construction of a 35-storey apartment building with 252 market strata dwelling units.

The Director and Deputy Director of Planning answered questions of Council.

#### **R/2025-CM-305**

**Moved by:** Councillor Dozie

**Seconded by:** Councillor Dueck

THAT Maple Ridge Zone Amending Bylaw No. 7435-2018 be given third reading.

Absent (1): Councillor Yousef

**CARRIED**

### **8.2 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-306**

**Moved by:** Councillor Dozie

**Seconded by:** Councillor Dueck

THAT Maple Ridge Official Community Plan Amending Bylaw No. 8078-2025 be given third reading.

Absent (1): Councillor Yousef

**CARRIED**

#### **R/2025-CM-307**

**Moved by:** Councillor Dozie

**Seconded by:** Councillor Dueck

THAT Maple Ridge Zone Amending Bylaw No. 7893-2022 be given third reading.

Absent (1): Councillor Yousef

**CARRIED**

**8.3 2023-018-RZ, 22551 Brown Avenue, RS-1 and RT-1 to RM-3**

To rezone the subject property from RS-1 (Single Detached Residential) and RT-1 (Two-Unit (Duplex) Urban Residential) to RM-3 (Medium/High Density Apartment Residential), to allow for the future construction of a 6-storey apartment building with 53 market strata dwelling units.

**R/2025-CM-308**

**Moved by:** Councillor Dozie

**Seconded by:** Councillor Schiller

THAT Maple Ridge Zone Amending Bylaw No. 7913-2023 be given third reading.

Absent (1): Councillor Yousef

**CARRIED**

**8.4 2025 Official Community Plan Housing Update**

Updates to Chapters 1, 2 and 3 of the Official Community Plan to align with the Province of British Columbia's Local Government Housing Framework and new housing legislation introduced since the Fall of 2023. These amendments integrate the findings from the City's interim 2024 Housing Needs Report and initiatives from the 2024 Proposed Housing Action Plan.

**R/2025-CM-309**

**Moved by:** Councillor Schiller

**Seconded by:** Councillor Carreras

THAT Maple Ridge Official Community Plan Amending Bylaw No. 8073-2025 be given third reading.

Absent (1): Councillor Yousef

**CARRIED**

**R/2025-CM-310**

**Moved by:** Councillor Dueck

**Seconded by:** Councillor Dozie

THAT Maple Ridge Official Community Plan Amending Bylaw No. 8073-2025 be adopted.

Absent (1): Councillor Yousef

**CARRIED**

## 8.5 Hammond Area Plan Update

General housekeeping and updates to development related policies to implement recent legislative changes by the Province of British Columbia. Changes which include as-of-right housing densities in single-detached and duplex-zoned properties and transit-oriented development enabled by the Local Government Act, RSBC 2015, c 1.

### **R/2025-CM-311**

**Moved by:** Councillor Schiller

**Seconded by:** Councillor Carreras

THAT Maple Ridge Official Community Plan Amending Bylaw No.8057-2025 be given third reading.

Absent (1): Councillor Yousef

**CARRIED**

### **R/2025-CM-312**

**Moved by:** Councillor Dozie

**Seconded by:** Councillor Dueck

THAT Maple Ridge Official Community Plan Amending Bylaw No.8057-2025 be adopted.

Absent (1): Councillor Yousef

**CARRIED**

## 8.6 Silver Valley Area Plan Update

General housekeeping and updates to development related policies and to implement recent legislative changes by the Province of British Columbia, which include as-of-right housing densities in single-detached and duplex-zoned properties enabled by the Local Government Act, RSBC 2015, c 1.

### **R/2025-CM-313**

**Moved by:** Councillor Carreras

**Seconded by:** Councillor Dueck

THAT Maple Ridge Official Community Plan Amending Bylaw No. 8061-2025 be given third reading.

Absent (1): Councillor Yousef

**CARRIED**

### **R/2025-CM-314**

**Moved by:** Councillor Schiller

**Seconded by:** Councillor Dozie

THAT Maple Ridge Official Community Plan Amending Bylaw No. 8061-2025 be adopted.

Absent (1): Councillor Yousef

**CARRIED**

## 8.7 Town Centre Area Plan Update

General housekeeping and updates to development related policies and to implement recent legislative changes by the Province of British Columbia, which include as-of-right housing densities in single-detached and duplex-zoned properties and transit-oriented development enabled by the Local Government Act, RSBC 2015, c 1.

### **R/2025-CM-315**

**Moved by:** Councillor Dozie

**Seconded by:** Councillor Carreras

THAT Maple Ridge Official Community Plan Amending Bylaw No. 8060-2025 be given third reading.

Absent (1): Councillor Yousef

**CARRIED**

### **R/2025-CM-316**

**Moved by:** Councillor Dueck

**Seconded by:** Councillor Dozie

THAT Maple Ridge Official Community Plan Amending Bylaw No. 8060-2025 be adopted.

Absent (1): Councillor Yousef

**CARRIED**

### **R/2025-CM-317**

**Moved by:** Councillor Schiller

**Seconded by:** Councillor Dozie

THAT staff be directed, as part of their 2026 workplan, to develop and bring forward for Council consideration a Town Centre Network Strategy to provide greater detail beyond the Strategic Transportation Plan for new and improved active transportation infrastructure; and

THAT staff be directed to advance the Town Centre Network Strategy in tandem with updating the Design Criteria Manual to specify road designations and cross-sections to guide new development.

**Amendment:**

### **R/2025-CM-318**

**Moved by:** Councillor Carreras

**Seconded by:** Councillor Dueck

THAT the motion be separated into two motions.

Absent (1): Councillor Yousef

**CARRIED**

**Amendment:**

**R/2025-CM-319**

**Moved by:** Councillor Schiller

**Seconded by:** Councillor Dozie

THAT staff be directed, as part of their 2026 workplan, to develop and bring forward for Council consideration a Town Centre Network Strategy to provide greater detail beyond the Strategic Transportation Plan for new and improved active transportation infrastructure

**CARRIED**

**Amendment:**

**R/2025-CM-320**

**Moved by:** Councillor Schiller

**Seconded by:** Councillor Dozie

THAT staff be directed to advance the Town Centre Network Strategy in tandem with updating the Design Criteria Manual to specify road designations and cross-sections to guide new development.

**CARRIED**

with Councillors Carreras and Dueck opposed

**9. STAFF AND COMMITTEE REPORTS**

**9.1 2025-268-DP, 23697 Fern Crescent, Multi-Family Development Permit**

To permit the construction of 11 modified market strata dwelling units within the subject property.

The Manager of Development and Environmental Services answered questions of Council.

**R/2025-CM-321**

**Moved by:** Councillor Dueck

**Seconded by:** Councillor Dozie

THAT the issuance of Multi-Family Development Permit 2025-268-DP for 23697 Fern Crescent be approved.

Absent (1): Councillor Yousef

**CARRIED**

**9.2 Accessory Dwelling Units Compliance Options**

Overview of unpermitted accessory dwelling units and options for homeowner compliance.

**R/2025-CM-322**

**Moved by:** Councillor Schiller

**Seconded by:** Councillor Dozie

THAT the proposed approach outlined in the staff report titled "Pathways for Compliance: Unpermitted Accessory Dwelling Units", dated November 18, 2025, to bring unpermitted accessory dwelling units into compliance, be endorsed.

Absent (1): Councillor Yousef

**CARRIED**

**R/2025-CM-323**

**Moved by:** Councillor Carreras

**Seconded by:** Councillor Dozie

THAT the abeyance of the bylaw enforcement files related to the unlawful or unregistered secondary suites authorized by Council under resolution R/2022-WS-018 be lifted.

Absent (1): Councillor Yousef

**CARRIED**

**9.3 Major Event Development and Attraction Plan Report**

Key findings and strategic recommendations from the Major Event Development and Attraction Plan

**R/2025-CM-324**

**Moved by:** Councillor Dozie

**Seconded by:** Councillor Dueck

THAT Council receive the "Major Events Development and Attraction Plan" dated June 11, 2025, for information

Absent (1): Councillor Yousef

**CARRIED**

- 10. OTHER MATTERS DEEMED EXPEDIENT**
- 11. PUBLIC INQUIRY**
- 12. MAYOR AND COUNCILLOR REPORTS**
- 13. NOTICES OF MOTIONS**

**14. ADJOURNMENT – 8:27 pm**

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D. Ruimy, Mayor

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C. Howes, Deputy Corporate Officer

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