



**COMMITTEE OF THE WHOLE
MEETING MINUTES**

**December 2, 2025, 11:00 a.m.
Council Chambers
City Hall, 11995 Haney Place**

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

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

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

Z. Lifshiz, Chief Strategy Officer, Director of Corporate Strategy
S. Faltas, Director of Engineering
A. Lilly, Director of Communications, External Engagement and Public Affairs
C. Martin, Director of Recreation Services
V. Richmond, Director of Facilities, Parks & Properties
J. Stiver, Director of Planning & Building
D. Samson, Interim Fire Chief

C. Cowles, Manager of Community Safety & Wellbeing
T. Berdej, Recreation Manager, Program and Community Services
A. Grochowich, Manager of Community Planning
M. Halpin, Manager of Transportation
C. Neufeld, Manager of Parks Planning & Development
D. Purcell-Chung, Manager of Development and Environmental Services
P. Frederick, Coordinator, Social Wellbeing
M. Lotfi, Planner 2
L. Khoo, Planner 3
A. Rieu, Acting Planner 3
M. Solmundson, Planner 1
J. White, Planner 2
C. Bevacqua, Clerk 3
E. Davies, Committee Clerk

Councillor O. Dozie attended the meeting virtually.

1. CALL TO ORDER – 11:01 a.m.

Councillor J. Dueck, Chair, called the meeting to order and provided the territory acknowledgement.

2. APPROVAL OF AGENDA

R/2025-CW-218

Moved by: Councillor Tan

Seconded by: Councillor Schiller

THAT the December 2, 2025, Committee of the Whole Agenda be approved.

Absent (1): Councillor Yousef

CARRIED

3. ADOPTION OF MINUTES

R/2025-CW-219

Moved by: Mayor Ruimy

Seconded by: Councillor Carreras

THAT the minutes of the November 25, 2025, Committee of the Whole be adopted.

Absent (1): Councillor Yousef

CARRIED

4. PRESENTATIONS AT THE REQUEST OF COUNCIL

5. DELEGATIONS

6. PUBLIC COMMENT ON AGENDA ITEMS

J. Wright, resident and HUB Cycling Co-Chair, spoke to item 7.3 Lougheed Transit Corridor Area Plan Official Community Plan Amending Bylaw No. 7781-2021. Concerns were raised regarding the West Ridge Greenway, opposing the proposed transportation infrastructure, which is seen as not adequately supporting active transportation. A recommendation was made for separate bike and pedestrian pathways, with a unidirectional bike path alongside a pedestrian sidewalk.

J. Chow, resident and HUB Cycling Member, spoke to item 7.3 Lougheed Transit Corridor Area Plan Official Community Plan Amending Bylaw No. 7781-2021. Concerns were raised about the West Ridge Greenway, including insufficient design details and unclear connections between cycling facilities.

7. STAFF REPORTS

7.1 2024-228-DP, 12011 223 Street, Town Centre Development Permit

To permit the development of a six-storey, mixed-use building for Phase 2 of the ERA development on the subject property.

M. Lotfi, Planner 2, gave a detailed presentation and answered questions of Council. M. Halpin, Manager of Transportation and the applicants Architect, Richard Bernstein, and Development Manager, Paul Williams, answered questions of Council.

R/2025-CW-220

Moved by: Councillor Tan

Seconded by: Councillor Schiller

THAT the December 2, 2025, report titled "2024-228-DP, 12011 223 Street, Town Centre Development Permit" be forwarded to the next Regular Council Meeting.

Absent (1): Councillor Yousef

CARRIED

7.2 A Bylaw to repeal Zoning Bylaw No. 3510–1985

Council consideration to not hold a Public Hearing to initiate the repeal of Maple Ridge Zoning Bylaw No. 3510-1985.

M. Solmundson, Planner 1, gave a detailed presentation and answered questions of Council. J. Stiver, Director of Planning and Building, also answered questions of Council.

R/2025-CW-221

Moved by: Mayor Ruimy

Seconded by: Councillor Tan

THAT the December 2, 2025, report titled "A Bylaw to repeal Zoning Bylaw No. 3510–1985" be forwarded to the next Regular Council Meeting.

Absent (1): Councillor Yousef

CARRIED

7.3 Lougheed Transit Corridor Area Plan Official Community Plan Amending Bylaw No. 7781-2021

Updates to the draft Lougheed Transit Corridor Area Plan and Development Permit Area Guidelines.

J. White, Planner 2, gave a detailed presentation and answered questions of Council. J. Stiver, Director of Planning and Building, and M. Halpin, Manager of Transportation, also answered questions of Council.

R/2025-CW-222

Moved by: Councillor Tan

Seconded by: Mayor Ruimy

THAT the December 2, 2025, report titled "Lougheed Transit Corridor Area Plan, Official Community Plan Amending Bylaw No. 7781-2021" be forwarded to the next Regular Council Meeting.

Absent (1): Councillor Yousef

CARRIED

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

To update and modernize the City's off-street parking requirements, to support transit-oriented developments and better align the parking requirements for new land development projects.

J. White, Planner 2, gave a detailed presentation and answered questions of Council. J. Stiver, Director of Planning and Building, also answered questions of Council.

R/2025-CW-223

Moved by: Mayor Ruimy

Seconded by: Councillor Carreras

THAT the December 2, 2025, report titled "Off-Street Parking and Loading Bylaw No. 7970-2023" be forwarded to the next Regular Council Meeting.

Absent (1): Councillor Yousef

CARRIED

7.5 Development Procedures Bylaw No. 8081-2025

To establish a comprehensive framework for managing development applications to streamline and simplify the application process, enhance transparency and predictability for applicants, and improve administrative efficiency.

M. Solmundson, Planner 1, and A. Rieu, Acting Planner 3, gave a detailed presentation and answered questions of Council. J. Stiver, Director of Planning and Building, also answered questions of Council.

R/2025-CW-224

Moved by: Mayor Ruimy

Seconded by: Councillor Tan

THAT the December 2, 2025, report titled "Development Procedures Bylaw No. 8081-2025" be forwarded to the next Regular Council Meeting.

Absent (1): Councillor Yousef

CARRIED

7.6 Increase Low Income Cut Off for Recreational Services

To increase the Low Income Cut Off (LICO - Statistics Canada) ceiling to support individuals and families with financial constraints accessing recreational services.

P. Frederick, Coordinator, Social Wellbeing, gave a detailed presentation and answered questions of Council. C. Martin, Director of Recreation Services, also answered questions of Council.

R/2025-CW-225

Moved by: Mayor Ruimy

Seconded by: Councillor Carreras

THAT the December 2, 2025, report titled "Increase Low Income Cut Off for Recreational Services" be forwarded to the next Regular Council Meeting.

Absent (1): Councillor Yousef

CARRIED

7.7 Financial Access and Support for Recreation (Policy)

To support residents accessing community recreation, by removing financial barriers for individuals at risk of exclusion from participation in community recreation opportunities.

P. Frederick, Coordinator, Social Wellbeing, gave a detailed presentation and answered questions of Council. C. Martin, Director of Recreation Services, also answered questions of Council.

R/2025-CW-226

Moved by: Mayor Ruimy

Seconded by: Councillor Tan

THAT the December 2, 2025, report titled "Financial Access and Support for Recreation (Policy)" be forwarded to the next Regular Council Meeting.

Absent (1): Councillor Yousef

CARRIED

8. OTHER MATTERS DEEMED EXPEDIENT

9. NOTICE OF CLOSED MEETING

R/2025-CW-227

Moved by: Mayor Ruimy

Seconded by: Councillor Carreras

The meeting will be closed to the public pursuant to Sections 90(1) of the Community Charter as the subject matter being considered is related to the following:

Section 90(1)(l) - discussions with municipal officers and employees respecting municipal objectives, measures and progress reports for the purposes of preparing an annual report under section 98 [annual municipal report];

Any other matter that may be brought before the Council that meets the requirements for a meeting closed to the public pursuant to Sections 90(1) and 90(2) of the Community Charter or Freedom of Information and Protection of Privacy Act.

Absent (1): Councillor Yousef

CARRIED

10. ADJOURNMENT – 3:34 p.m.

Councillor J. Dueck, Chair

C. Bevacqua, Acting Deputy Corporate Officer