



**COMMITTEE OF THE WHOLE  
MEETING MINUTES**

**February 3, 2026, 11:00 a.m.  
Council Chambers  
City Hall, 11995 Haney Place**

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

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

**Absent Councillor J. Dueck**

**Councillor A. Yousef**

**Staff Present:** S. Hartman, Chief Administrative Officer  
W. Oleschak, Director of City Operations,  
Acting Chief Operating Officer  
C. Mushata, Director of Legislative Services  
and Corporate Officer  
C. Bevacqua, Acting Deputy Corporate Officer  
M. Adams, Director of Bylaw, Licensing &  
Community Safety  
S. Faltas, Director of Engineering

Z. Lifshiz, Chief Strategy Officer, Director of  
Corporate Strategy  
D. Samson, Fire Chief  
J. Stiver, Director of Planning & Building  
A. Grochowich, Manager of Community  
Planning  
D. Purcell-Chung, Manager of Development  
and Environmental Services  
E. Bennett, Corporate Emergency Program  
Manager  
R. Perez, Planning Technician

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*Councillor Dozie attended the meeting virtually*

**1. CALL TO ORDER – 11:00 am**

Councillor K. Carreras, Chair, called the meeting to order and provided the Land Acknowledgement.

**2. APPROVAL OF AGENDA**

Committee of the Whole Agenda - February 3, 2026

**R/2026-CW-013**

**Moved by:** Councillor Tan

**Seconded by:** Mayor Ruimy

THAT the February 3, 2026, Committee of the Whole Agenda be approved as circulated.

Absent (3): Councillor Dozie, Councillor Dueck, and Councillor Yousef

**CARRIED**

**3. ADOPTION OF MINUTES**

Committee of the Whole Minutes - January 20, 2026

**R/2026-CW-014**

**Moved by:** Councillor Schiller

**Seconded by:** Mayor Ruimy

THAT the minutes of the January 20, 2026, Committee of the Whole be adopted as circulated.

Absent (3): Councillor Dozie, Councillor Dueck, and Councillor Yousef

**CARRIED**

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

**4.1 Royal Roads University's 2025 Internship Employer of the Year**

Presentation from Dawn Varley

The Fire Chief Samson and Corporate Emergency Program Manager presented the City with the Royal Roads University's 2025 Internship Employer of the Year Award and introduced Dawn Varley, Intern from Royal Roads University. The CAO answered questions of Council.

**5. DELEGATIONS**

**6. PUBLIC COMMENT ON AGENDA ITEMS**

**7. STAFF REPORTS**

**7.1 2022-368-RZ, 12128 228 Street, RS-1 to R-3**

To rezone the subject property from RS-1 (Single Detached Residential) to R-3 (Single Detached (Intensive) Urban Residential) to allow the future subdivision of 2 lots.

The Planning Technician gave a detailed presentation and answered questions of Council. The Director of Engineering and the Manager of Community Planning, and the Manager of Development and Environmental Services answered questions of Council.

*Councillor O. Dozie joined the meeting at 11:22 am.*

**R/2026-CW-015**

**Moved by:** Councillor Tan

**Seconded by:** Mayor Ruimy

THAT the February 3, 2026, report titled "2022-368-RZ, 12128 228 Street, RS-1 to R-3, Zone Amending Bylaw No. 8089-2026" be forwarded to the next Regular Council Meeting.

Absent (2): Councillor Dueck, and Councillor Yousef

**CARRIED**

**7.2 Maple Ridge Business Licencing and Regulation Amending Bylaw No. 8091-2026**

Housekeeping amendments to the Maple Ridge Business Licencing and Regulation Amending Bylaw No. 8022-2025.

**Moved by:** Councillor Schiller

**Seconded by:** Councillor Tan

THAT the February 3, 2026, report titled "Maple Ridge Business Licencing and Regulation Amending Bylaw No. 8091-2026" be forwarded to the next Regular Council Meeting.

Absent (2): Councillor Dueck, and Councillor Yousef

**CARRIED**

**8. OTHER MATTERS DEEMED EXPEDIENT**

**9. NOTICE OF CLOSED MEETING**

Resolution to Exclude the Public

**Moved by:** Mayor Ruimy

**Seconded by:** Councillor Schiller

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)(b) - personal information about an identifiable individual who is being considered for a municipal award or honour, or who has offered to provide a gift to the municipality on condition of anonymity;

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 (2): Councillor Dueck, and Councillor Yousef

**CARRIED**

**10. ADJOURNMENT – 2:38 pm**

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D. Ruimy, Mayor

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C. Mushata, Corporate Officer