



**COMMITTEE OF THE WHOLE
MEETING MINUTES**

**March 24, 2026, 11:00 a.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. Mushata, Director of Legislative Services and Corporate Officer
C. Bevacqua, Acting Deputy Corporate Officer
M. Lewis, Chief Human Resource Officer, Director of Human Resources
Z. Lifshiz, Chief Strategy Officer, Director of Corporate Strategy
H. Nadvi, Deputy Director of Planning & Building
J. Stiver, Director of Planning & Building

A. Grochowich, Manager of Community Planning
P. Sanderson, Manager of Corporate Strategy & Business Transformation
N. Wilding, Planner 1
R. Perez, Planning Technician
E. Mark, Planning Technician
L. Khoo, Planner 3
C. Ulrich, Human Resources Manager, Total Rewards
J. Dingwall, Manager of Utility Engineering
A. Grainger, Business Process, Systems, and Information Technology Manager

Councillor Dozie attended the meeting virtually.

1. CALL TO ORDER – 11:02 am

Councillor S. Schiller, Chair called the meeting to order and provided the territory acknowledgement.

2. APPROVAL OF AGENDA

Committee of the Whole Agenda - March 24, 2026

R/2026-CW-029

Moved by: Mayor Ruimy

Seconded by: Councillor Tan

THAT the March 24, 2026 Committee of the Whole Agenda be approved as circulated.

Absent (1): Councillor Yousef

CARRIED

3. ADOPTION OF MINUTES

Committee of the Whole Minutes - March 3, 2026

R/2026-CW-030

Moved by: Councillor Dueck

Seconded by: Mayor Ruimy

THAT the minutes of the March 3, 2026 Committee of the Whole be adopted as circulated.

Absent (1): Councillor Yousef

CARRIED

4. PRESENTATIONS AT THE REQUEST OF COUNCIL

4.1 Pitt Meadows Regional Airport

Presentation from Guy Miller, Airport General Manager

5. DELEGATIONS

6. PUBLIC COMMENT ON AGENDA ITEMS

7. STAFF REPORTS

7.1 2021-456-RZ, 26635 Dewdney Trunk Road, RS-3 to RS-2

To rezone the subject property from RS-3 (Single Detached Rural Residential) to RS-2 (Single Detached Suburban Residential) to allow a future three-lot subdivision, with a park/conservation dedication.

The Planner 1, N. Wilding gave a detailed presentation and answered questions of Council.

R/2026-CW-031

Moved by: Councillor Dueck

Seconded by: Mayor Ruimy

THAT the March 24, 2026, report titled "2021-456-RZ, 26635 Dewdney Trunk Road, Zone Amending Bylaw No. 8093-2026" be forwarded to the next Regular Council Meeting.

Absent (1): Councillor Yousef

CARRIED

7.2 2025-001-RZ, 20478 Westfield Avenue, RS-1 to R-1

To rezone the subject property from RS-1 (Single Detached Residential) to R-1 (Single Detached (Low Density) Urban Residential) to allow the future subdivision of two lots.

The Planning Technician, R. Perez gave a detailed presentation.

R/2026-CW-032

Moved by: Mayor Ruimy

Seconded by: Councillor Dueck

THAT the March 24, 2026, report titled "2025-001-RZ, 20478 Westfield Avenue, Zone Amending Bylaw No. 8092-2026" be forwarded to the next Regular Council Meeting.

Absent (1): Councillor Yousef

CARRIED

7.3 2025-035-RZ, 12274,12276 and 12278 228 Street, RS-1 to RUR

To rezone subject property from RS-1 (Single Detached Residential) to RUR (Urban Infill Residential) to allow for the future subdivision into two lots, and for the construction of a fourplex on each of the proposed lots.

The Planner 1 gave a detailed presentation and answered questions of Council. The Deputy Director of Planning and Building also answered questions of Council.

R/2026-CW-033

Moved by: Mayor Ruimy

Seconded by: Councillor Dueck

THAT the March 24, 2026, report titled "2025-035-RZ, 12274,12276 and 12278 228 Street, Zone Amending Bylaw No. 8095-2026" be forwarded to the next Regular Council Meeting.

Absent (1): Councillor Yousef

CARRIED

7.4 2023-163-VP/DP, 20235, 20247, and 20265 Patterson Avenue, Development Variance Permit and Development Permit

To allow a future development of 28 townhouse units with variances to the building setbacks, building height and maneuvering aisle width.

The Planning Technician, E. Mark, gave a detailed presentation and answered questions of Council.

R/2026-CW-034

Moved by: Mayor Ruimy

Seconded by: Councillor Carreras

THAT the March 24, 2026, report titled "2023-163-VP/DP, 20235, 20247, and 20265 Patterson Avenue Development Variance Permit and Development Permit" be forwarded to the next Regular Council Meeting.

Absent (1): Councillor Yousef

CARRIED

7.5 **An Update of the 2024 Housing Action Plan**

Overview of the progress of the 2024 Housing Action Plan and ongoing initiatives.

The Planner 3, L. Koo gave a detailed presentation and answered questions of Council.

R/2026-CW-035

Moved by: Mayor Ruimy

Seconded by: Councillor Tan

THAT the March 24, 2026, report titled "An Update of the 2024 Housing Action Plan" be forwarded to the next Regular Council Meeting.

Absent (1): Councillor Yousef

CARRIED

7.6 **Maximizing Community Outcomes with Housing Accelerator Funding - Q1 2026 Report**

Update on Housing Accelerator Fund work and its alignment with broader City housing and infrastructure initiatives.

The Manager of Corporate Strategy & Business Transformation gave a presentation and responded to Council's questions. The Director of Planning and Building, the Chief Strategy Officer, and the Business Process, Systems and Information Technology Manager also answered questions from Council.

Councillor J. Tan left the meeting at 12:49 pm returning at 12:52 pm

R/2026-CW-036

Moved by: Mayor Ruimy

Seconded by: Councillor Tan

THAT the March 24, 2026, report titled "Maximizing Community Outcomes with Housing Accelerator Funding (Q1 2026 Report)" be forwarded to the next Regular Council Meeting.

Absent (1): Councillor Yousef

CARRIED

7.7 **Council Remuneration Direction**

Developing remuneration options for the next Council term following the October 17, 2026, Local Election.

The Director of Human Resources and the Manager Human Resources, Total Rewards, gave a detailed presentation and answered questions of Council.

R/2026-CW-037

Moved by: Councillor Dueck

Seconded by: Mayor Ruimy

THAT the March 24, 2026, report titled "Council Renumeration Direction" be forwarded to the next Regular Council Meeting.

Absent (1): Councillor Yousef

CARRIED

8. OTHER MATTERS DEEMED EXPEDIENT

9. NOTICE OF CLOSED MEETING

Resolution to Exclude the Public

R/2026-CW-038

Moved by: Councillor Dueck

Seconded by: Mayor Ruimy

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)(a) - personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality;

Section 90(1)(c) - labour relations or other employee relations;

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];

Section 90(2)(b)(i) - the consideration of information received and held in confidence relating to negotiations between the municipality and a provincial government or the federal government, or both, or between a provincial government or the federal government, or both, and a third party,

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 – 4:23 pm

Councillor S. Schiller, Chair

C. Mushata, Corporate Officer