



COMMITTEE OF THE WHOLE MEETING MINUTES

February 18, 2025, 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
Councillor A. Yousef

Staff Present: S. Hartman, Chief Administrative Officer
C. Mushata, Director of Legislative Services and Corporate Officer
E. Davies, Committee Clerk
S. Faltas, Director of Engineering
D. Samson, Interim Fire Chief
J. Stiver, Director of Building, Development and Planning
H. Nadvi, Associate Director of Building, Development and Planning
T. Westover, Director of Economic Development
E. Mark, Planning Technician
R. Perez, Planning Technician
E. Aderneck, Industrial Land Program Manager
P. Sanderson, Manager of Corporate Strategy & Business Transformation
P. Purewal, Senior Manager, Corporate Communications and Public Engagement
J. Kuba, Marketing and Communications Coordinator

1. CALL TO ORDER – 11:05 am

Territory Acknowledgement

Councillor A. Yousef, Chair called the meeting to order and provided the territory acknowledgement.

2. APPROVAL OF AGENDA

Committee of the Whole Agenda - February 18, 2025

R/2025-CW-021

Moved by: Councillor Schiller

Seconded by: Councillor Dozie

THAT the February 18, 2025, Committee of the Whole Agenda be approved as circulated.

CARRIED

3. ADOPTION OF MINUTES

Committee of the Whole Minutes - February 4, 2025

R/2025-CW-022

Moved by: Councillor Dueck

Seconded by: Councillor Tan

THAT the minutes of the February 4, 2025, Committee of the Whole be adopted as circulated.

CARRIED

4. PRESENTATIONS AT THE REQUEST OF COUNCIL

5. DELEGATIONS

6. PUBLIC COMMENT ON AGENDA ITEMS

7. STAFF REPORTS

7.1 2019-119-DP-DVP, 12791 232 Street, Development Permit and Development Variance Permit

To allow the future construction of a two-storey commercial building with variances to the front lot line setback, maximum building height, off-street parking, and small car spaces.

The Planning Technician gave a detailed presentation, and the Applicant, Associate Director of Building, Development & Planning, and Interim Fire Chief answered questions of Council.

R/2025-CW-023

Moved by: Councillor Schiller

Seconded by: Councillor Dueck

THAT the February 18, 2025, report titled "2019-119-DP/DVP, 12791 232 Street, Development Permit and Development Variance Permit " be forwarded to the next Regular Council Meeting.

CARRIED

7.2 2020-413-DP-VP, 10366 240 Street, Multi-Family Development Permit and Development Variance Permit

To allow a future townhouse development with 30 market strata dwelling units with variances to structure setbacks, building projection setbacks, structure height, retaining wall height, off-street parking lot coverage, attached townhouse dwelling units, parking space length, garage dimensions, maneuvering aisle width and overhead utilities conversion.

The Associate Director of Building, Development and Planning gave a detailed presentation, and the Applicant, Project Architect, and Director of Engineering answered questions of Council.

R/2025-CW-024

Moved by: Councillor Dueck

Seconded by: Councillor Schiller

THAT the February 18, 2025, report titled "2020-413-DP/VP, 10366 240 Street, Multi-Family Development Permit and Development Variance Permit" be forwarded to the next Regular Council Meeting.

CARRIED

7.3 2022-237-VP, 13287 232 Street, Development Variance Permit

To permit the future subdivision of two lots with variances for road dedication and connection to municipal sanitary sewage system.

The Planning Technician gave a detailed presentation, and the Associate Director of Building, Development & Planning, Director of Building, Development & Planning, and Director of Engineering answered questions of Council.

R/2025-CW-025

Moved by: Councillor Dozie

Seconded by: Councillor Dueck

THAT the February 18, 2025, report titled "Application 2022-237-VP for 13287 232 Street Development Variance Permit" be forwarded to the next Regular Council Meeting.

CARRIED

7.4 North 256 Street Industrial Lands Area Plan Scope of Work

To advance work on the North 256 Street Industrial Lands Area Plan.

The Industrial Land Program Manager gave a detailed presentation, and the Director of Engineering answered questions of Council.

R/2025-CW-026

Moved by: Councillor Schiller

Seconded by: Councillor Dueck

THAT the February 18, 2025, report titled "North 256 Street Industrial Lands Area Plan Scope of Work" be forwarded to the next Regular Council Meeting.

CARRIED

7.5 Strategic Update on Objectives and Key Results for Q4, 2024

Update on the progress to achieve all of the objectives and key results within the Strategic Plan as of the end of the fourth quarter of 2024.

The Manager of Corporate Strategy & Business Transformation gave a detailed presentation, and the Chief Administrative Officer, Director of Building, Development & Planning and Director of Economic Development answered questions of Council.

Councillor Yousef left the meeting at 12:41 pm with Mayor Ruimy assuming the Chair until 12:47 pm when Councillor Yousef returned.

R/2025-CW-027

Moved by: Councillor Dueck

Seconded by: Councillor Tan

THAT the February 18, 2025, report titled "Strategic Update on Objectives and Key Results for Q4, 2024" be forwarded to the next Regular Council Meeting.

CARRIED

7.6 Community Engagement Framework and Corporate Communications and Engagement Policy Update

Update on the development of the Community Engagement Framework and presentation of the revised Corporate Communications and Engagement Policy.

The Senior Manager, Corporate Communications and Public Engagement and Marketing and Communications Coordinator gave a detailed presentation and answered questions of Council.

R/2025-CW-028

Moved by: Councillor Dozie

Seconded by: Councillor Schiller

THAT the February 18, 2025, report titled "Community Engagement Framework and Corporate Communications and Engagement Policy Update" be forwarded to the next Regular Council Meeting.

CARRIED

8. OTHER MATTERS DEEMED EXPEDIENT

9. NOTICE OF CLOSED MEETING

Resolution to Exclude the Public

R/2025-CW-029

Moved by: Councillor Dozie

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)(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)(e) - the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality;

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.

CARRIED

10. ADJOURNMENT – 3:12 pm

Councillor A. Yousef, Chair

C. Mushata, Corporate Officer