



COMMITTEE OF THE WHOLE MEETING MINUTES

March 4, 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
T. Thompson, Director of Finance
C. Howes, Deputy Corporate Officer
S. Faltas, Director of Engineering
W. Oleschak, Director of Engineering
Operations
Z. Lifshiz, Director, Strategic Development,
Communications, and Public Engagement
A. Grochowich, Manager of Community
Planning
M. Halpin, Manager of Transportation
H. Nadvi, Associate Director of Building,
Development and Planning
J. Baker, Business Retention and Expansion
Advisor
L. Khoo, Planner 2
B. Van Der Heijden, Planner 2

V. Richmond, Director of Facilities, Parks
& Properties
T. Westover, Director of Economic
Development
M. Adams, Director of Bylaw, Licensing
& Community Safety
J. Stiver, Director of Building,
Development and Planning
P. Sanderson, Manager of Corporate
Strategy & Business Transformation
A. Gander, Officer-in-Charge, Ridge
Meadows RCMP
A. MacRae, Manager of Police Services
P. Cheng, Manager of Revenue Services
A. George-Shobo, Tourism Coordinator
B. Sehgal, Continuous Improvement
Analyst
E. Davies, Committee Clerk
H. Waite, User Support Assistant 2

1. CALL TO ORDER – 11:02 a.m.

Councillor K. Carreras, Chair, called the meeting to order and provided the territory acknowledgement.

2. APPROVAL OF AGENDA

Committee of the Whole Agenda - March 4, 2025

R/2025-CW-030

Moved by: Councillor Schiller

Seconded by: Councillor Tan

THAT the March 4, 2025, Committee of the Whole Agenda be approved as circulated.

CARRIED

3. ADOPTION OF MINUTES

Committee of the Whole Minutes - February 18, 2025

R/2025-CW-31

Moved by: Mayor Ruimy

Seconded by: Councillor Dueck

THAT the minutes of the February 18, 2025, Committee of the Whole be adopted as circulated.

CARRIED

4. PRESENTATIONS AT THE REQUEST OF COUNCIL

4.1 Superintendent Adam Gander, Officer-in-Charge, Ridge Meadows RCMP

Introduction of the newest members to the team.

5. DELEGATIONS

6. PUBLIC COMMENT ON AGENDA ITEMS

7. STAFF REPORTS

7.1 2021-281-VP/DP, 22936, 22944, 22952, 22964, and 22974 Dewdney Trunk Road, Development Variance Permit and Multi-Family Development Permit

To permit the construction of a 6-storey residential apartment building with 178 dwelling units with variances to the structure setback, height, private outdoor amenity area, and off-street parking spaces.

The Planner 2 gave a detailed presentation and the Associate Director of Building, Development, and Planning answered questions of Council.

R/2025-CW-032

Moved by: Mayor Ruimy

Seconded by: Councillor Dueck

THAT the March 4, 2025, report titled "Application 2021-281-VP/DP for 22936, 22944, 22952, 22964, and 22974 Dewdney Trunk Road, Development Variance Permit and Multi-Family Development Permit" be forwarded to the next Regular Council Meeting.

CARRIED

With Councillor Yousef Opposed

7.2 Engagement Results and Next Steps for the Cliff Ave, Selkirk Ave, and 119 Ave Land Use Review

Engagement results and recommended next steps regarding updating the land uses in the subject area of the Town Centre.

The Planner 2 gave a detailed presentation and the Director of Building, Development and Planning answered questions of Council.

R/2025-CW-033

Moved by: Mayor Ruimy

Seconded by: Councillor Dueck

THAT the March 4, 2025, report titled "Engagement Results and Next Steps for the Cliff Ave, Selkirk Ave, and 119 Ave Land Use Review" be forwarded to the next Regular Council Meeting.

CARRIED

7.3 Tenant Protections: Applicability of a Proposed Tenant Protection Bylaw

To provide a review of Provincial Housing Legislation impacting tenant protections and steps the City can take to advance their work of housing affordability initiatives.

The Planner 2 gave a detailed presentation and answered questions of Council.

R/2025-CW-034

Moved by: Councillor Schiller

Seconded by: Councillor Dozie

THAT the March 4, 2025, report titled "Update on Tenant Protections: Applicability of a Proposed Tenant Protection Bylaw" be forwarded to the next Regular Council Meeting.

CARRIED

With Councillor Yousef opposed

7.4 Police Services and General Administration Fees for 2025

To provide an update on the proposed Police Services and General Administration fee changes for 2025.

The Manager of Corporate Strategy & Business Transformation gave a detailed presentation and answered questions of Council.

R/2025-CW-035

Moved by: Mayor Ruimy

Seconded by: Councillor Dozie

THAT the March 4, 2025, report titled "Update on Police Services and General Administration Fees for 2025" be forwarded to the next Regular Council Meeting.

CARRIED

7.5 Continuous Improvement Centre of Excellence Update

Outline of the approach to continuous improvement of City services and programs through operation of a Centre of Excellence (COE).

The Continuous Improvement Analyst gave a detailed presentation and answered questions of Council.

R/2025-CW-036

Moved by: Councillor Schiller

Seconded by: Councillor Dozie

THAT the March 4, 2025, report titled "Continuous Improvement Centre of Excellence Update" be forwarded to the next Regular Council Meeting.

CARRIED

7.6 Net Promoter Score / Customer Satisfaction (NPS/CSAT) Survey Analysis Update

Survey results, key themes, and strategic recommendations to support Maple Ridge's ongoing efforts to enhance tourism and community engagement.

The Tourism Coordinator gave a detailed presentation, and the Director of Economic Development answered questions of Council.

R/2025-CW-037

Moved by: Councillor Tan

Seconded by: Mayor Ruimy

THAT the March 4, 2025, report titled "Net Promoter Score / Customer Satisfaction (NPS/CSAT) Survey Analysis Update" be forwarded to the next Regular Council Meeting.

CARRIED

7.7 Seasonal Curbside Patio Program – 2024 Season Review & 2025 Refinements

To provide a review of the 2024 Season and an adjustment to insurance requirements for patios operating under the Seasonal Curbside Patio Program in 2025.

The Business Retention and Expansion Advisor gave a detailed presentation, and the Director of Economic Development answered questions of Council.

R/2025-CW-038

Moved by: Mayor Ruimy

Seconded by: Councillor Dueck

THAT the March 4, 2025, report titled "Seasonal Curbside Patio Program – 2024 Season Review & 2025 Refinements" 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-039

Moved by: Councillor Schiller

Seconded by: Councillor Tan

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)(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 – 5:03 p.m.

Councillor K. Carreras, Chair

C. Mushata, Corporate Officer