



REGULAR COUNCIL MEETING MINUTES

March 11, 2025

Immediately following Public Hearing start at 7:00 pm
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 (Virtual)

Staff Present: S. Hartman, Chief Administrative Officer
C. Mushata, Director of Legislative Services
and Corporate Officer
C. Bevacqua, Clerk 3
S. Faltas, Director of Engineering
A. Grochowich, Manager of Community
Planning
Z. Lifshiz, Director, Strategic Development,
Communications & Public Engagement

T. Thompson, Director of Finance
T. Westover, Director of Economic Development
J. Stiver, Director of Planning & Building
W. Oleschak, Director of Engineering Operations
H. Nadvi, Deputy Director of Planning & Building
D. Purcell-Chung, Manager of Development and
Environmental Services
J. Baker, Business Retention & Expansion Advisor
A. George-Shobo, Tourism Coordinator
L. Khoo, Planner 2

Councillor Yousef attended the meeting virtually

1. **CALL TO ORDER – 7:18 pm**

Territory Acknowledgement

The Mayor called the meeting to order and provided the land acknowledgement.

2. **APPROVAL OF AGENDA**

Regular Council Meeting Agenda - March 11, 2025

R/2025-CM-64

Moved by: Councillor Schiller

Seconded by: Councillor Dozie

THAT the March 11, 2025, Regular Council Agenda be approved as circulated.

CARRIED

3. ADOPTION OF MINUTES

Regular Council Minutes - February 25, 2025

R/2025-CM-65

Moved by: Councillor Dueck

Seconded by: Councillor Dozie

THAT the minutes of the February 25, 2025, Regular Council Meeting be adopted as circulated.

CARRIED

Councillor Yousef joined the meeting at 7:21 pm.

4. PRESENTATIONS AT THE REQUEST OF COUNCIL

4.1 Maple Ridge Secondary - Ramblers Wrestling Team - Provincial Champions

5. DELEGATIONS

6. PUBLIC COMMENT ON AGENDA ITEMS

7. CONSENT AGENDA

R/2025-CM-66

Moved by: Councillor Dueck

Seconded by: Councillor Carreras

THAT the item contained in the March 11, 2025, Regular Council Consent Agenda be received into the record.

7.1 BC Association of Farmers' Markets

February 7, 2025, correspondence from Heather O'Hara, BCAFM Executive Director, and Wylie Bystedt, Chair, Board of Directors

CARRIED

8. BYLAWS

8.1 2021-281-RZ, 22936, 22944, 22952, 22964, and 22974 Dewdney Trunk Road, RS-1 to RM-2

To permit the construction of a 6-storey residential apartment building with 178 dwelling units on the lands.

R/2025-CM-67

Moved by: Councillor Schiller

Seconded by: Councillor Dueck

THAT Official Community Plan Amending Bylaw No. 7865-2022 be adopted.

CARRIED
with Councillor Yousef opposed

R/2025-CM-68

Moved by: Councillor Dozie

Seconded by: Councillor Schiller

THAT Zone Amending Bylaw No. 7766-2021 be adopted.

CARRIED
with Councillor Yousef opposed

R/2025-CM-69

Moved by: Councillor Dueck

Seconded by: Councillor Dozie

THAT Housing Agreement Bylaw No. 7992-2024 be adopted.

CARRIED
with Councillor Yousef opposed

9. STAFF AND COMMITTEE REPORTS

9.1 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.

R/2025-CM-70

Moved by: Councillor Dozie

Seconded by: Councillor Tan

THAT the issuance of Development Variance Permit 2021-281-VP for 22936, 22944, 22952, 22964, and 22974 Dewdney Trunk Road be approved.

THAT the issuance of Multi-Family Development Permit 2021-281-DP for 22936, 22944, 22952, 22964, and 22974 Dewdney Trunk Road be approved.

CARRIED
with Councillor Yousef opposed

9.2 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.

R/2025-CM-71

Moved by: Councillor Dueck

Seconded by: Councillor Dozie

THAT in respect of Section 475 of the Local Government Act, Council confirms that the opportunity for early and ongoing consultation has been provided.

CARRIED

R/2025-CM-72

Moved by: Councillor Dozie

Seconded by: Councillor Carreras

THAT Official Community Plan Amending Bylaw No. 7828-2022 be given second reading and forwarded to Public Hearing.

CARRIED

R/2025-CM-73

Moved by: Councillor Dueck

Seconded by: Councillor Dozie

THAT staff report back to Council on proposed land use changes for the properties designated Single-Family Residential on Selkirk Avenue and 119 Avenue in the Town Centre Area Plan for consideration.

CARRIED

9.3 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 Chief Administrative Officer provided clarification on the resolution.

R/2025-CM-74

Moved by: Councillor Schiller

Seconded by: Councillor Carreras

THAT Council direct Staff to prepare a Tenant Protection Bylaw for Council's consideration.

CARRIED
with Councillor Yousef opposed

9.4 Police Services and General Administration Fees for 2025

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

R/2025-CM-75

Moved by: Councillor Dueck

Seconded by: Councillor Dozie

THAT Council receive the report titled "Update on Police Services Fees and General Administration Fees for 2025" dated March 4, 2025, for information.

CARRIED

9.5 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).

R/2025-CM-76

Moved by: Councillor Dueck

Seconded by: Councillor Dozie

THAT Council receive the report titled "Continuous Improvement Centre of Excellence Update" dated March 4, 2025, for information.

CARRIED

9.6 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.

R/2025-CM-77

Moved by: Councillor Schiller

Seconded by: Councillor Dozie

That Council receives the tourism Net Promoter Score / Customer Satisfaction Survey (NPS/CSAT) results for information.

CARRIED

9.7 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 answered questions of Council.

R/2025-CM-78

Moved by: Councillor Dozie

Seconded by: Councillor Schiller

THAT Council receive the Seasonal Curbside Patio Program – 2024 Season Review & 2025 Refinements report dated March 4, 2025, for information; and

THAT Council endorse the adjustment to the Third-Party Liability Insurance requirements for all Type A/B patios and non-liquor-licensed Type C/D patios operating under the Seasonal Curbside Patio Program.

CARRIED

R/2025-CM-79

Moved by: Councillor Schiller

Seconded by: Councillor Carreras

THAT Council direct staff to develop an initiative with the City's Objective and Key Result (OKR) framework to increase participation in the patio program for council's consideration.

CARRIED

10. OTHER MATTERS DEEMED EXPEDIENT

11. PUBLIC INQUIRY

One member of the public participated in Public Inquiry.

12. MAYOR AND COUNCILLOR REPORTS

13. NOTICES OF MOTIONS

14. ADJOURNMENT – 8:39 pm

D. Ruimy, Mayor

C. Mushata, Corporate Officer