



COMMITTEE OF THE WHOLE MEETING MINUTES

April 8, 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	V. Richmond, Director of Facilities, Parks & Properties
C. Mushata, Director of Legislative Services and Corporate Officer	J. Stiver, Director of Planning & Building
C. Bevacqua, Clerk 3	D. Purcell-Chung, Manager of Development and Environmental Services
S. Faltas, Director of Engineering	N. Wilding, Planner 1
Z. Lifshiz, Director, Strategic Development, Communications and Public Engagement	R. Perez, Planning Technician
H. Nadvi, Deputy Director of Planning & Building	A. Slater-Kinghorn, Planner 1
W. Oleschak, Director of City Operations, Acting Chief Operating Officer	D. Rajasooriar, Planner 2
	C. Balatti, Manager of Special Projects
	R. Brummer, Manager of Arts, Culture & Events

1. CALL TO ORDER

Territory Acknowledgement

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

2. APPROVAL OF AGENDA

Committee of the Whole Agenda - April 8, 2025

R/2025-CW-057

Moved by: Mayor Ruimy

Seconded by: Councillor Schiller

THAT the April 8, 2025, Committee of the Whole Agenda be approved as circulated.

CARRIED

3. ADOPTION OF MINUTES

Committee of the Whole Minutes - April 1, 2025

R/2025-CW-058

Moved by: Councillor Yousef

Seconded by: Councillor Dozie

THAT the minutes of the April 1, 2025, Committee of the Whole be adopted as circulated.

CARRIED

4. DELEGATIONS

5. PUBLIC COMMENT ON AGENDA ITEMS

6. STAFF REPORTS

6.1 2025-030-AL, 23580 Jim Robson Way, Agricultural Land Reserve

To recommend that a request for a Non-Farm Use be forwarded to the Agricultural Land Commission to support the construction of two additional ice sheets for the City's ice arena.

The Planning Technician gave a detailed presentation and answered questions of Council. The Director of Facilities, Parks and Properties answered questions of Council

R/2025-CW-059

Moved by: Councillor Dueck

Seconded by: Mayor Ruimy

THAT the April 8, 2025, report titled "2025-030-AL, 23580 Jim Robson Way, Agricultural Land Reserve" be forwarded to the next Regular Council Meeting.

CARRIED

6.2 2025-031-VP, 22535 Lougheed Highway, Development Variance Permit

To reduce the required off-street parking stalls for a proposed Group Child Care Centre.

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

R/2025-CW-060

Moved by: Councillor Dozie

Seconded by: Councillor Yousef

THAT the April 8, 2025, report titled "2025-031-VP, 22535 Lougheed Highway, Development Variance Permit" be forwarded to the next Regular Council Meeting.

CARRIED

6.3 2025-029-VP, 22528 Loughheed Highway, Development Variance Permit

To reduce the required off-street parking stalls for a proposed Group Child Care Centre.

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

R/2025-CW-061

Moved by: Mayor Ruimy

Seconded by: Councillor Yousef

THAT the April 8, 2025, report titled "2025-029-VP, 22528 Loughheed Highway, Development Variance Permit" be forwarded to the next Regular Council Meeting.

CARRIED

6.4 2020-014-VP, 12209 Laity Street, Development Variance Permit

To permit a future two lot subdivision with variances to minimum lot and road widths.

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

R/2025-CW-062

Moved by: Councillor Yousef

Seconded by: Councillor Dueck

THAT the April 8, 2025, report titled "2020-014-VP, 12209 Laity Street, Development Variance Permit" be forwarded to the next Regular Council Meeting.

CARRIED

6.5 2020-432-VP/DP, 12211 and 12229 228 Street, Development Variance Permit and Development Permit

To permit the future construction of a 17-unit townhouse development with variances to minimum principal structure setbacks.

The Planner 1, A. Slater-Kinghorn gave a detailed presentation and answered questions of Council.

R/2025-CW-063

Moved by: Councillor Schiller

Seconded by: Councillor Dozie

THAT the April 8, 2025, report titled "2020-432-VP/DP, 12211 and 12229 228 Street Development Variance Permit and Development Permit" be forwarded to the next Regular Council Meeting.

CARRIED

6.6 2022-463-VP-DP, 24018 112 Avenue, Development Variance Permit and Commercial - Multi-Family Development Permit

To allow a future 3-storey mixed-use (commercial/residential) building with 7 commercial units on the ground floor and 35 dwelling units on upper floor with variances to the building projection setback, principal structure height, maneuvering aisle width, and off-street commercial parking spaces.

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

R/2025-CW-064

Moved by: Mayor Ruimy

Seconded by: Councillor Yousef

THAT the April 8, 2025, report titled "2022-463-VP/DP, 24018 112 Avenue, Development Variance Permit and Commercial/Multi-Family Development Permit" be forwarded to the next Regular Council Meeting.

CARRIED

6.7 Committees of Council Policy 3.11 – Amendments to Membership Composition

To provide further refinements to the membership composition of the Engaged, Healthy Community Advisory Committee and Municipal Advisory Committee on Accessibility and Inclusivity.

The Director of Legislative Services gave a verbal presentation and answered questions of Council.

R/2025-CW-065

Moved by: Mayor Ruimy

Seconded by: Councillor Dozie

THAT the April 8, 2025, report titled "Committees of Council Policy 3.11 – Amendments to Membership Composition" be forwarded to the next Regular Council Meeting.

CARRIED

Recess at 12:00 pm – Reconvened at 1:05 pm

7. OTHER MATTERS DEEMED EXPEDIENT

8. PRESENTATIONS AT THE REQUEST OF COUNCIL

8.1 Recognition - Chief Superintendent Mehat

The City of Maple Ridge extends its heartfelt gratitude to Chief Superintendent Wendy Mehat for her extraordinary leadership and unwavering dedication to the community during her tenure as Officer-in-Charge of the Ridge Meadows RCMP.

The Mayor gave a speech and presented Chief Superintendent Mehat with a gift from the City.

9. NOTICE OF CLOSED MEETING

Resolution to Exclude the Public

R/2025-CW-066

Moved by: Mayor Ruimy

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)(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)(g) - litigation or potential litigation affecting the municipality;

Section 90(1)(i) - the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose;

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 - 2:59 pm

Councillor K. Carreras, Chair

C. Mushata, Corporate Officer