



## 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 Loughheed 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 Loughheed Highway, Development Variance Permit" be forwarded to the next Regular Council Meeting.

**CARRIED**

**6.3 2025-029-VP, 22528 Lougheed 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 Lougheed 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**

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

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**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**

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Councillor K. Carreras, Chair

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C. Mushata, Corporate Officer