

CITY OF TESTVILLE
REGULAR COUNCIL MEETING
Tuesday, September 29, 2026, 7:00 pm
Council Chambers, City Hall, 100 Main Street

AGENDA

1. Call to Order

2. Adoption of the Agenda

That the agenda be adopted as circulated.

3. Adoption of Minutes

That the minutes of the previous meeting be adopted.

4. Rezoning Application RZ-2026-27 - 482-490 Birch Crescent (Bylaw 2026-41)

Bylaw 2026-41 would rezone 482-490 Birch Crescent from the R-1 (Single Detached Residential) District to the R-3 (Medium Density Residential) District to permit 24 townhouse units in four buildings. The applicant, Birchgate Living Inc., has completed the required open house and has submitted a traffic impact assessment and a tree retention plan approved by the City Arborist. Staff recommend that the bylaw be given first and second reading and that a public hearing be scheduled for October 20, 2026.

5. Development Permit DP-2026-114 - 1205 Riverbend Avenue

The application proposes a six-storey mixed-use building at 1205 Riverbend Avenue containing 58 dwelling units and 420 square metres of ground-floor commercial space. The design meets the density bonus provisions of the Riverbend Neighbourhood Plan by including 12 below-market rental units and a public rear lane connection. Staff recommend that the permit be approved subject to standard landscape, lighting, and energy performance conditions.

6. Third Quarter Financial Variance and Reserve Transfer - Memorial Centre Refrigeration Plant

The variance report projects a year-end surplus of \$214,000 in general operations and confirms deterioration of the 1994 refrigeration plant at the Testville Memorial Centre. Staff recommend transferring \$418,000 from the Facility Renewal Reserve and awarding the replacement contract to Northline Mechanical Ltd., whose tender of \$402,900 plus contingency was the lowest of six received. A supplementary appropriation bylaw would return to Council if the transfer is approved.

7. Traffic Calming Plan - Elmhurst Drive (Grandview Boulevard to Fifth Street)

Following the petition submitted by residents in June 2026, staff have completed a traffic calming assessment for Elmhurst Drive, where the 85th percentile speed is 54 km/h in a 40 km/h zone. The proposed plan includes six speed cushions, a raised crosswalk at Elmhurst Drive and Dunmore Street, and curb bulges at two intersections, at an estimated cost of \$96,500. Staff recommend that the plan proceed to construction this fall, with results reported to Council in spring 2027.

8. Cedar Hill Park Playground Renewal - Contract Award

Detailed design is complete for the Cedar Hill Park playground renewal identified in the 2026 capital plan with a budget of \$285,000. Two tenders were received, and the lowest, from PlayWorks Recreation Ltd. in the amount of \$274,300, includes an accessible

composite play structure, engineered wood fibre surfacing, and a shaded seating shelter. Staff recommend that the contract be awarded and that construction proceed in November to minimize park disruption.

9. Sanitary Main Replacement - Third Avenue (Dunmore Street to Hargrave Road)

The sanitary main serving the Dunmore Industrial Area, constructed in 1968, has reached the end of its service life, with three blockages reported since 2024. Contract 2026-SS-04 would replace 780 metres of main on Third Avenue at a tendered price of \$1,620,000 from Kessler Underground Ltd., funded from the Sanitary Renewal Reserve. Staff recommend that the contract be awarded, with construction beginning in October 2026.

10. Heritage Designation - Former Testville Post Office, 12 Market Street (HR-2026-09)

Staff recommend designation of the former Testville Post Office at 12 Market Street under the Heritage Conservation provisions of the Local Government Act. The 1931 building retains its limestone facade, copper cornice, and original terrazzo lobby, and it was placed on the Community Heritage Register in 2024. A forthcoming adaptive reuse application would convert the upper floors to office space while keeping the lobby in public use. Staff recommend that Council resolve to designate the property and authorize notice of intention.

11. Adjournment