

CITY OF TESTVILLE
COMMITTEE OF THE WHOLE
Tuesday, October 6, 2026, 3:00 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-2026-33 - 715-729 Dunmore Street (Bylaw 2026-45)

Staff have received rezoning application RZ-2026-33 for 715-729 Dunmore Street, proposing to rezone three vacant lots from Single Detached Dwelling District (R-2) to Townhouse Residential District (R-4) to permit a nine-unit townhouse development. The site lies within the Dunmore Neighbourhood designated for ground-oriented infill in the Official Community Plan, and no OCP amendment is required. A staff report and draft Bylaw 2026-45 accompany this item for Committee review before the public hearing scheduled for October 20, 2026. Staff recommend that Committee endorse the application for referral to public hearing.

5. Development Permit DP-2026-118 - 44 Fairmont Way

Development permit application DP-2026-118 has been submitted for 44 Fairmont Way, proposing a six-storey mixed-use building with 62 residential units and 480 square metres of ground-floor commercial space. Variances are requested for a rear yard setback of 4.5 metres instead of 6.0 metres, and for 58 parking stalls instead of the required 68. The design otherwise complies with the Fairmont Station Area Plan, and staff consider the variances supportable given the transit-adjacent location. Staff recommend approval subject to standard conditions.

6. 2027 Draft Operating and Capital Budget - Departmental Submissions

City departments have submitted 2027 budget requests totalling \$214.9 million in operating expenditures and \$48.7 million in capital projects, including replacement of Fire Station No. 3 apparatus and Phase 2 of the Glenmore Watermain. The indicative property tax increase is 4.1 per cent, above the long-range planning target of 3.0 per cent. Staff will present reduction options totalling \$3.2 million at the November budget workshops. Committee is asked to identify service priorities and provide direction to staff before departmental presentations begin on November 3, 2026.

7. Foxglove Creek Culvert Replacement - Funding Envelope

The Foxglove Creek culvert beneath Dunmore Street failed its June inspection and is scheduled for replacement in the 2027 construction season. Staff propose pre-approving a tender limit of \$1.85 million, with 40 per cent recoverable through the federal Disaster Mitigation and Adaptation Fund. Design work is complete and the tender package is ready for release in January 2027. Staff recommend that Committee endorse the funding envelope for inclusion in the draft 2027 capital budget.

8. Kinsmen Park Off-Leash Dog Area Pilot

Staff propose a six-month off-leash dog area pilot at Kinsmen Park, using the fenced southeast field behind the Kinsmen Sports Centre at 2180 Kinsmen Road. The pilot is estimated to cost \$38,000 for fencing, signage and waste stations, funded from the Park Amenity Reserve. A June public survey received 1,142 responses, with 68 per cent support. Staff recommend proceeding with the pilot from May to October 2027, with a report back to Council in November 2027.

9. Route 7 Transit Service Review - Proposed Service Extension

Ridership on Route 7 (Dunmore-Business Park) has grown 18 per cent since September 2025, and 41 per cent of weekday overcrowding events now occur outside the current span of service. Staff propose extending weekday evening service to 11:30 p.m. and adding Sunday service beginning January 2027, at an annualized cost of \$146,000. Staff recommend that the extension be included as a priority in the draft 2027 transit operating budget.

10. Water and Wastewater Rate Study 2027-2031 - Consultant Selection

Utility fund projections indicate a \$61 million capital gap over 2027-2031 if current rates are held. Staff propose engaging AquaTerra Consulting Ltd. to complete a five-year rate and financial model study for \$92,000, funded from the Utility Stabilization Reserve. The study would evaluate consumption-based billing, fixed service charges and asset renewal funding strategies. Staff recommend that Committee endorse the study for inclusion in the January consultant release schedule.

11. Adjournment