CITY OF TESTVILLE
COMMITTEE OF THE WHOLE
Wednesday, October 21, 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-2026-44 - 210-226 Somerset Avenue (Bylaw 2026-52)
   Somerset Ridge Homes Ltd. has applied to rezone 210-226 Somerset Avenue from R-1 (Single Detached Residential) to RM-2 (Low-Rise Multiple Residential) to permit a 46-unit townhouse development in eleven buildings (RZ-2026-44). The applicant proposes a parkland dedication contribution of $214,000 in lieu of land and has committed to retaining the mature hedgerow along the Somerset Avenue frontage. Staff recommend that the Committee recommend Council give first and second reading to Bylaw 2026-52 and schedule a public hearing for November 10, 2026.

5. Development Permit DP-2026-129 - 550 Cavan Street
   A development permit application for 550 Cavan Street proposes a four-storey mixed-use building containing 58 apartments and 620 square metres of ground-floor commercial space (DP-2026-129). The application requests variances to reduce the rear yard setback to 4.5 metres and to reduce the required parking supply from 74 to 61 stalls. Revised drawings submitted on October 6 address the design review panel comments regarding screening, accessibility and waste storage. Staff recommend approval subject to conditions, including a $68,000 landscaping security.

6. Development Cost Charges Amendment Bylaw 2026-48 - 2026 Background Study Update (FIN-2026-22)
   The 2026 Development Cost Charges Background Study update supports amendment Bylaw 2026-48, which would raise charges by an average of 6.8 percent across the roads, water, sewer and parks categories; the single-family residential charge would rise from $28,400 to $30,330 (FIN-2026-22). The new rates would take effect January 4, 2027. Staff recommend that the Committee recommend Council give the bylaw first, second and third reading following the required advertising.

7. Streetlight LED Conversion Program - Phase 3 (T-2026-66)
   Project T-2026-66 would convert the remaining 2,350 streetlight fixtures to LED in 2027 and 2028 at an estimated capital cost of $815,000. Annual energy and maintenance savings are projected at $118,000, providing a simple payback of 6.9 years. Staff recommend that the Committee endorse the project for inclusion in the draft 2027 capital plan and authorize procurement planning.

8. Silvermere Park Shoreline Restoration - Concept Plan (PR-2026-31)
   Concept plan PR-2026-31 responds to erosion affecting 240 metres of shoreline at Silvermere Park and includes replacement of the aging boardwalk and two viewing

platforms. The estimated capital cost is $640,000, with staff pursuing a $250,000 provincial recreation infrastructure grant to offset the municipal share. Staff recommend that the Committee endorse the concept and direct staff to return with detailed design in the first quarter of 2027.

9. 2027 Community Grants Program - Policy Update and Funding Envelope (FIN-2026-24)
   The proposed 2027 Community Grants Program policy (FIN-2026-24) sets a per-capita funding formula of $9.10, producing an envelope of $438,000, and introduces multi-year agreements of up to three years for recurring community programs. The envelope represents a 0.9 percent increase over the 2026 allocation of $434,000. Staff recommend that the Committee recommend Council approve the policy update and confirm the envelope through the 2027 draft budget.

10. West Creek Watershed Stormwater Management Plan Update (EN-2026-17)
    The West Creek Watershed stormwater management plan update (EN-2026-17) modelled trunk capacity exceedances over 210 metres of pipe during the 1:25-year storm event. The recommended works include trunk main upsizing and a new upstream detention facility in West Creek Park, at an estimated cost of $4.9 million phased over 2027 to 2029. Staff recommend that the Committee receive the update for information and direct staff to present a funding strategy with the 2027 budget.

11. Adjournment