CITY OF TESTVILLE
REGULAR COUNCIL MEETING
Wednesday, October 28, 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-2026-49 – 312-330 Ferndale Road (Bylaw 2026-54)
   The applicant proposes to rezone 312-330 Ferndale Road from Residential Single Dwelling (RS-1) to Residential Multiple Dwelling (RM-4) to permit a four-storey, 38-unit apartment building with two levels of underground parking. The parcel is designated Neighbourhood Residential in the Official Community Plan, and the applicant has offered a $95,000 contribution to the Affordable Housing Reserve under the density bonus provisions. Staff recommend that Council give Bylaw 2026-54 first and second reading and schedule a public hearing for November 16, 2026.

5. Development Permit DP-2026-135 – 902 Ashgrove Terrace
   The owner of 902 Ashgrove Terrace has applied for a Development Permit (Form and Character – Multiple Residential) for a six-unit townhouse development with a shared amenity courtyard and visitor parking from Ashgrove Terrace. The proposal generally complies with the Hillside Residential Development Permit Area guidelines, with a variance requested for the rear yard setback (5.2 metres where 6.0 metres is required). Staff recommend that Council approve DP-2026-135 subject to the conditions set out in the planning report dated October 14, 2026.

6. 2026 Supplementary Budget Amendment No. 3 – Aquatic Centre Mechanical Systems Replacement ($412,000) (FIN-2026-25)
   The main circulating pumps and air handling units at the Testville Aquatic Centre (200 Lakeshore Drive) have reached the end of their service life and require replacement before the 2027 winter swim season. Supplementary Budget Amendment No. 3 would add $412,000 to the Recreation Facilities capital budget, drawn from the Facility Renewal Reserve. Staff recommend that Council adopt Supplementary Budget Amendment Bylaw 2026-55 and authorize the reserve transfer.

7. Short-Term Rental Accommodations Licensing Bylaw 2026-53
   In response to Council's direction of September 23, 2026, staff have prepared Short-Term Rental Accommodations Licensing Bylaw 2026-53, which requires annual licences for short-term rentals, limits operation to the operator's principal residence, and sets a $450 annual licence fee to fund inspection and enforcement. City-wide listings data indicates approximately 190 active short-term rental units. Staff recommend that Council give Bylaw 2026-53 first, second and third reading.

8. Harbourview Greenway Multi-Use Path – Phase 1 Design Services (T-2026-70)
   Phase 1 of the Harbourview Greenway would construct a 1.8 kilometre multi-use path from

Harbourview Park (1100 Harbourview Road) to the Selkirk Street overpass, including pathway lighting and two signalized crossings. Two proposals were received for preliminary and detailed design, with Harbourline Engineering Ltd. ranked first at a cost of $186,500 plus GST. Staff recommend that Council award the design contract to Harbourline Engineering Ltd. and authorize a 2027 construction funding application to the provincial Active Transportation Infrastructure Grant Program.

9. Ashford Road Sanitary Lift Station Replacement – Contract Award (EN-2026-21)
   A 2025 condition assessment found the sanitary lift station at 730 Ashford Road at elevated risk of failure, with the wet well casing at the end of its service life. The public tender issued in September 2026 returned four bids ranging from $1.39 million to $1.68 million, with Corvid Construction Ltd. the lowest responsive bidder at $1,412,000 plus GST. Staff recommend that Council award the contract to Corvid Construction Ltd. and approve a funding envelope of $1.55 million including contingency, funded from the Sanitary Capital Reserve.

10. Evergreen Cemetery Section 12 Expansion – Concept Plan (PR-2026-35)
    Interment capacity modelling indicates approximately 640 remaining plots at Evergreen Cemetery (2850 Fernhill Road), equivalent to roughly nine years of supply at current sales rates. The concept plan for Section 12 would add 1,200 interment plots, a scattering garden and an accessible columbarium terrace at a planning-level cost of $1.9 million phased over 2027 to 2029. Staff recommend that Council endorse the concept plan for consideration in the 2027 capital budget and direct staff to proceed to detailed design.

11. Adjournment