

Utility Rate Relief – 2471 Gately Avenue

RECOMMENDATION:

That Council waive the Water utility and Sewer utility charges for 2471 Gately Avenue until the earlier of:

- a) December 21, 2025; or*
- b) Occupancy Permit Issuance by the City.*

PREVIOUS COUNCIL/COMMITTEE ACTION

At a Committee meeting held on April 1, 2025, the following motion was passed:

That Committee of Council:

- 1. recommend to Council that the Water utility and Sewer utility charges for 2471 Gately Avenue be waived until the earlier of:
 - a. December 31, 2025; or*
 - b. Occupancy Permit issuance by the City; and**
- 2. authorize the release of this resolution to the public.*

BACKGROUND

Westminster Junction is an affordable housing project being developed at Gately Avenue and Kingsway Avenue by Affordable Housing Societies. Section 11 of the City's *Waterworks Regulation Bylaw, 2016, No. 3935*, and Section 3 of the City's *Sewer Regulation Bylaw, 2016, No. 3936*, provide the established timelines for Water and Sewer utility billing to new build construction. The timeline for this project is to begin Water and Sewer utility charges 545 days from Building Permit issuance.

The project was issued its Building Permit on November 24, 2022, and is now eligible for Water and Sewer utility charges as per the above-noted bylaws for 2025. A formal request to defer the start of utility charges was received by the City in March 2025 as occupancy is expected in November 2025 and due to the nature of the housing project.

OPTIONS (✓ = Staff Recommendation)

	#	Description
✓	1	That Council waive the Water utility and Sewer utility charges for 2025.
	2	That Council provide alternate direction, including an extension for utility payment until April 30, 2025, if required.