

Utility Rate Relief – 2442/2444/2446 Wilson Avenue

RECOMMENDATION:

That Council:

- 1. waive the Water utility and Sewer Utility charges for units in 2442, 2444, and 2446 Wilson Avenue, which are uninhabitable due to a structure fire; and*
- 2. the term of the waiver be from January 1, 2025, until the existing buildings are demolished.*

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 be waived for units in 2442, 2444, and 2446 Wilson Avenue, which are uninhabitable due to a structure fire;*
- 2. recommend to Council that the term of the waiver be from January 1, 2025, until the existing buildings are demolished; and*
- 3. authorize the release of this resolution to the public.*

BACKGROUND

A structure fire occurred on June 18, 2024, affecting buildings 2442, 2444, and 2446 on Wilson Avenue. A total of 30 units had significant damage and have since been deemed uninhabitable. The enabling City Bylaws for municipal Water and Sewer services include sections requiring the imposition of utility fees on the property regardless of occupancy.

This is generally an acceptable requirement for these city-provided services and has served the City well in the past. However, in the circumstance where the building becomes uninhabitable, through structure fire or other natural disaster, there does not appear to be a provision to waive these fees without the expressed authorization of the Council.

OPTIONS (✓ = Staff Recommendation)

	#	Description
✓	1	That Council waive the Water utility and Sewer utility charges for 2442, 2444 and 2446 Wilson Avenue.
	2	That Council provide alternate direction, including an extension for utility payment until April 30, 2025, if required.