



MINUTES

**Of a Special Meeting of the Council of the City of Kenora
Friday, June 28, 2019 – City Council Chambers
12:00 p.m.**

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**With** Mayor D. Reynard in the Chair, Councillor M. Goss, Councillor R. McMillan, Councillor S. Smith, Councillor C. Van Wallegghem

**Regrets:** Councillor A. Poirier, Councillor K. Ralko

**Staff:** Karen Brown, CAO, Heather Kasprick, City Clerk, Jeff Hawley, Manager of Operations & Infrastructure

## **Call to Order**

Mayor Reynard called the meeting to order.

## **Public Information Notices as per By-law Number 144-2007**

Mayor Reynard then read the following notices:-

As required under Notice By-law #144 -2007, Council hereby advises the public of its intention to adopt the following at today's meeting:-

- Amend the Municipal Water Supply and the Provision of Sanitary Sewage Services By-law pertaining to individual meters in buildings of four (4) or more units

## **Declaration of Pecuniary Interest & General Nature Thereof**

Mayor Reynard then asked if any Member of Council had any Declarations of Pecuniary Interest and the General Nature Thereof pertaining to any items as follows:-

- i) On Today's Agenda or from a previous Meeting
- ii) From a Meeting at which a Member was not in Attendance

There were none declared.

## **Multi-Unit Water Rate**

### **1. Moved by C. Van Wallegghem, Seconded by R. McMillan**

That Council hereby reconfirms the decision made on May 22, 2018 wherein all buildings consisting of four (4) or more living units, including apartments, condominiums, life leases, 55 plus and similar usage buildings, hereafter referenced as multiplex buildings, be charged a per living unit sewer and water service fee based on the number of living units within the building times the sewer and water service fee for individual homes (based on a 5/8" service line), as per the General Tariff of Fees and Charges By-law; and further

That any increases to existing multiplexes, resulting from implementing this decision be phased in over seven (7) years in equal increments; and further

That Council hereby approve the elimination of the current requirement for individual living unit metering in proposed new multiplex buildings; and further

That By-law 70-2018, a By-law to regulate the Municipal Water Supply and the Provision of Sanitary Sewage Services in the City of Kenora, be amended to reflect these changes; and further

That in accordance with Notice By-Law Number 144-2007, public notice is hereby given that Council intends to amend the Municipal Water Supply and the Provision of Sanitary Sewage Services By-law pertaining to individual meters in buildings of four (4) or more units; and further

That three readings be given to a bylaw for this purpose.

### **Introduction of Amendment to Resolution #1**

#### **1a. Moved by M. Goss, Seconded by S. Smith**

That Resolution #1 be hereby amended to remove the first two paragraphs and replace with the following:

Whereas Council recognizes the need to further incentivize housing starts, and specifically multiplex housing starts in order to encourage new housing together with housing densification given Kenora's current housing crisis;

Now therefore, let it be resolved;

That all multiplex buildings be charged a per living unit service fee equivalent to fifty percent (50%) of the sewer and water service fee for individual homes (based on a 5/8" service line), as per the General Tariff of Fees and Charges By-law, times the number of living units within the building; and further

That in order to reflect the need for a balanced approach, whereby all recipients of sewer and water services must pay the same amount for these services, this discounted rate shall be applied to all existing and future multiplex buildings of four (4) units or more; and further

That any increases to existing multiplexes, resulting from implementing this decision be phased in over three (3) years in equal increments, based on fifty percent (50%) of the rate in effect as at the date this resolution was approved by Council; and further

That any resulting phase in or decreases to existing multiplex buildings resulting from implementing this decision shall be implemented effective January 1, 2020; and further

That as this option maintains an additional burden on the remaining sewer & water utility customers, it shall be considered an interim method of attempting to incentivize new multiplex housing starts and not a permanent differentiation between rate payers; and further

That this discounted rate be reviewed at a future date once Council determines that a sufficient impact has been made on Kenora's housing starts and a decision made at that time as to whether or not the fees should be brought into alignment such that all living units pay an equal amount of the sewer and water service fees; and further

### **Introduction of Amendment to Resolution #1a**

#### **1a. Moved by S. Smith, Seconded by M. Goss & Carried:-**

That Resolution #1a be hereby amended to remove replace paragraph 8 and replace with the following:

That this discounted rate be reviewed in early 2022, following the implementation of the third year of the phase in of increases to existing multiplex buildings related to the fifty percent (50%) service fee and a decision made at that time as to whether or not the fees should be brought into alignment such that all living units pay an equal amount of the sewer and water service fees; and further

### **Introduction of Resolution #1a, as amended**

#### **1a. Moved by M. Goss, Seconded by S. Smith & Carried:-**

Whereas Council recognizes the need to further incentivize housing starts, and specifically multiplex housing starts in order to encourage new housing together with housing densification given Kenora's current housing crisis;

Now therefore, let it be resolved;

That all multiplex buildings be charged a per living unit service fee equivalent to fifty percent (50%) of the sewer and water service fee for individual homes (based on a 5/8" service line), as per the General Tariff of Fees and Charges By-law, times the number of living units within the building; and further

That in order to reflect the need for a balanced approach, whereby all recipients of sewer and water services must pay the same amount for these services, this discounted rate shall be applied to all existing and future multiplex buildings of four (4) units or more; and further

That any increases to existing multiplexes, resulting from implementing this decision be phased in over three (3) years in equal increments, based on fifty percent (50%) of the rate in effect as at the date this resolution was approved by Council; and further

That any resulting phase in or decreases to existing multiplex buildings resulting from implementing this decision shall be implemented effective January 1, 2020; and further

That as this option maintains an additional burden on the remaining sewer & water utility customers, it shall be considered an interim method of attempting to incentivize new multiplex housing starts and not a permanent differentiation between rate payers; and further

That this discounted rate be reviewed in early 2022, following the implementation of the third year of the phase in of increases to existing multiplex buildings related to the fifty

percent (50%) service fee and a decision made at that time as to whether or not the fees should be brought into alignment such that all living units pay an equal amount of the sewer and water service fees; and further

That Council hereby approves the elimination of the current requirement for individual living unit metering in proposed new multiplex buildings; and further

That By-law 70-2018, a By-law to regulate the Municipal Water Supply and the Provision of Sanitary Sewage Services in the City of Kenora, be amended to reflect these changes; and further

That in accordance with Notice By-Law Number 144-2007, public notice is hereby given that Council intends to amend the Municipal Water Supply and the Provision of Sanitary Sewage Services By-law pertaining to individual meters in buildings of four (4) or more units; and further

That three readings be given to a bylaw for this purpose.

**Mayor Reynard requested a recorded vote:**

| <b>Recorded Vote</b>      | <b>AYE</b> | <b>NAY</b> | <b>Dec. of Interest</b> | <b>Absent</b> |
|---------------------------|------------|------------|-------------------------|---------------|
| Councillor Goss           | <b>X</b>   |            |                         |               |
| Councillor McMillan       |            | <b>X</b>   |                         |               |
| Councillor Poirier        |            |            |                         | <b>X</b>      |
| Councillor Ralko          |            |            |                         | <b>X</b>      |
| Councillor Smith          | <b>X</b>   |            |                         |               |
| Councillor Van Wallegghem |            | <b>X</b>   |                         |               |
| Mayor Reynard             | <b>X</b>   |            |                         |               |

**Approval of Bylaw**

**2. Moved by R. McMillan, Seconded C. Van Wallegghem & Carried:-**

That the following By-law be now read a First & Second Time, and approved in its present form and presented for Third & Final Reading:~

#101-2019 - Municipal Water Supply-Sanitary Sewage Services Bylaw Amendment

**Close of Meeting**

**3. Moved by R. McMillan, Seconded S. Smith & Carried:-**

That this meeting be now declared closed at 12:32 p.m.

**The Corporation of the City of Kenora**

**Confirmed As Written This .....Day**

**Of.....2019**

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**Mayor**

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**City Clerk**