



## CITY COUNCIL

### Special Council Meeting Minutes, Monday, May 19, 2026

---

<b>Date:</b>	May 19, 2026
<b>Place:</b>	Council Chambers
<b>Presiding Officer:</b>	Mayor David Bosiak
<b>Councillors Present:</b>	Deputy Mayor Christian Laughland; Councillors Ted Rea (Teams), Devin Shtykalo (Teams), Kathy Bellemare
<b>Councillors Absent:</b>	Councillors Randy Daley, Steven Sobering
<b>Staff in Attendance:</b>	Sharla Griffiths, City Manager Lisa Gaudet, Deputy City Manager Martijn van Luijn, Economic Development Manager Darrell Aitken, Acting Director of Public Works & Operations Gertrud Carriere, Executive Assistant

---

#### 1. Call to Order

Mayor Bosiak called the meeting to order at 12:00 p.m.

#### 2. Changes to Agenda

#SC2026-6 Moved by: Councillor Rea

Seconded by: Councillor Shtykalo

BE IT RESOLVED that Council accepts the Special Council Meeting Agenda as presented.

#### CARRIED

#### 3. Confirm Minutes: No items.

#### 4. Public Hearings, Appeal Hearings, and Delegations

- a) **Public Hearing:** No public hearings.
- b) **Appeal Hearings:** No appeal hearings scheduled.
- c) **Delegations:** No delegation scheduled.

5. Consent Agenda

*“All matters listed under Item 5 - Consent Agenda, are considered by City Council to be routine and will be enacted by one motion in the form listed below. There will be no separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.”*

- a) Action Items: No items.
- b) Filing Items: No items.

6. Reports

- a) Corporate: No items.
- b) Finance: No items.
- c) Engineering: No items.
- d) Protective Services: No items.
- e) Committees: No items.

7. Correspondence for Discussion: No items.

8. Unfinished Business: No items.

9. New Business:

- a) Willowlake Properties Multi-Family Residential Development
  - i) Municipal Incentive
  - ii) Letter of Support

#SC2026-7 Moved by: Councillor Bellemare

Seconded by: Deputy Mayor Laughland

**WHEREAS** the City of Dauphin recognizes the importance of increasing the availability of housing within the community to support population growth, workforce attraction, economic development, and overall community well-being;

**AND WHEREAS** Willowlake Properties has proposed the development of a 47-unit apartment building in the City of Dauphin, as phase one of a larger development, representing an estimated private investment of approximately \$11 million and including affordable rental units intended to address local housing needs;

**BE IT RESOLVED** that Council accepts as information correspondence dated April 17, 2026 from Willowlake Properties requesting municipal support and incentives related to phase one of the proposed multi-unit apartment development;

**FURTHER BE IT RESOLVED** that Council accepts as information a memorandum dated May 11, 2026 from the Economic Development Manager regarding the proposed Willowlake Properties development and Administration’s recommendations related to utility servicing and support for the project;

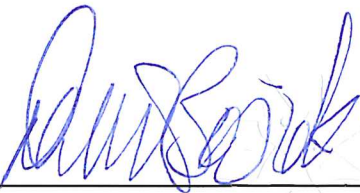
**FURTHER BE IT RESOLVED** that Council agrees with the recommendation of the Economic Development Manager and approves, in principle, the City's commitment to fund the installation of water and sewer services to the property boundary for the proposed development, at an estimated municipal cost of \$460,000, with such funding to be considered as part of the 2027 budget deliberations;

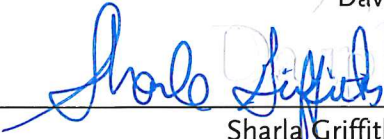
**FURTHER BE IT RESOLVED** that Council authorizes Administration to provide a formal letter of support to the Canada Mortgage and Housing Corporation (CMHC) in support of the proposed multi-unit rental housing development, confirming the demonstrated need for additional housing within the City of Dauphin, and confirming the City's commitment toward the installation of water and sewer services to the property boundary for the project.

**CARRIED**

- 10. **Bylaws:** No items.
- 11. **Invitations, Community Events, and Councillors' Reports**
  - a) **Invitations:** No invitations.
  - b) **Community Events:** No community events.
  - c) **Councillors' Reports:** No items.
- 12. **Adjournment**

This meeting does adjourn at 12:05 p.m.

  
\_\_\_\_\_  
David Bosiak, Mayor

  
\_\_\_\_\_  
Sharla Griffiths, City Manager