



## Minutes of the meeting of the Development Services Committee

<b>Date</b>	September 17, 2018
<b>Location</b>	Council Chambers, City Hall
<b>Committee Members Present</b>	Councillor Betty Irwin – Chair Councillor Jocelyn Curteanu – Vice Chair Mayor Dan Curtis Councillor Dan Boyd Councillor Robert Fendrick Councillor Samson Hartland Councillor Roslyn Woodcock
<b>Staff Present</b>	Linda Rapp, City Manager Lindsay Schneider, Director of Community and Recreation Services Valerie Braga, Director of Corporate Services Mike Gau, Director of Development Services Peter O'Blenes, Director of Infrastructure and Operations Catherine Constable, Manager of Legislative Services Myles Dolphin, Acting Manager of Strategic Communications Norma Felker, Assistant City Clerk

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Your Worship, there is no report from the Development Services Committee



## Minutes of the meeting of the Corporate Services Committee

<b>Date</b>	September 17, 2018
<b>Location</b>	Council Chambers, City Hall
<b>Committee Members Present</b>	Councillor Samson Hartland – Chair Councillor Roslyn Woodcock – Vice-Chair Mayor Dan Curtis Councillor Dan Boyd Councillor Jocelyn Curteanu Councillor Robert Fendrick Councillor Betty Irwin
<b>Staff Present</b>	Linda Rapp, City Manager Lindsay Schneider, Director of Community and Recreation Services Valerie Braga, Director of Corporate Services Mike Gau, Director of Development Services Peter O’Blenes, Director of Infrastructure and Operations Catherine Constable, Manager of Legislative Services Myles Dolphin, Acting Manager of Strategic Communications Norma Felker, Assistant City Clerk Brittany Dixon, Manager of Financial Services

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Your Worship, the Corporate Services Committee respectfully submits the following report:

**1. Amend Fees and Charges Bylaw – 3<sup>rd</sup> Quarter Updates**

As part of the quarterly review, the Financial Services Department compiles a list of suggested changes to the City’s fees and charges as submitted by the management group.

The requests submitted include fee increases, deletions and wording amendments to provide clarity with respect to fees and charges levied by the Fire Department and Water and Waste Services.

The changes to the Water and Waste schedule are being made in response to the new Yukon Designated Materials Regulation.

**The recommendation of the Corporate Services Committee is**

THAT Bylaw 2018-51, a bylaw to amend the Fees and Charges Bylaw, be brought forward for consideration under the bylaw process; and

THAT the 2018 operating and maintenance budget be amended upon adoption of Bylaw 2018-51 to decrease landfill revenue in the amount of \$13,750.00 with the deficit being funded from the general reserve.



## Minutes of the meeting of the City Planning Committee

**Date** September 17, 2018

**Location** Council Chambers, City Hall

**Committee Members Present**  
Councillor Robert Fendrick – Chair  
Councillor Betty Irwin – Vice Chair  
Mayor Dan Curtis  
Councillor Dan Boyd  
Councillor Jocelyn Curteanu  
Councillor Samson Hartland  
Councillor Roslyn Woodcock

**Staff Present**  
Linda Rapp, City Manager  
Lindsay Schneider, Director of Community and Recreation Services  
Valerie Braga, Director of Corporate Services  
Mike Gau, Director of Development Services  
Peter O’Blenes, Director of Infrastructure and Operations  
Catherine Constable, Manager of Legislative Services  
Myles Dolphin, Acting Manager of Strategic Communications  
Norma Felker, Assistant City Clerk  
Mike Ellis, Senior Planner  
Ben Campbell, Planner  
Patrick Ross, Manager of Land and Building Services

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Your Worship, the City Planning Committee respectfully submits the following report:

**1. Public Hearing Report – Zoning Amendment, Mount Sima Industrial Area**

An application has been received to amend the zoning of a parcel of vacant Commissioner’s land on Mount Sima Road for the purpose of operating a solar farm. The location offers nearby access to the electrical grid for the sale of power to the public utility, and has the adequate southern exposure necessary to enhance solar production throughout the year. At the public hearing one written submission supported the application but raised some considerations with regard to sun angles, topography, strong winds, and dust generation that may impact solar collection. One person spoke in support of the bylaw at the public hearing but raised a concern that the rezoning could potentially open the door for more intrusive public utilities in the future such as diesel electrical generation.

Some members of the Committee expressed concerns regarding the potential for more intrusive uses at this site that could negatively impact neighbouring properties. The suggestion was made that the bylaw should be amended to specifically limit the site to allow only a solar farm as the permitted use. Administration confirmed that suggested wording would be supplied if any member of Council indicates a desire to propose an amendment to the bylaw at second reading.

**The recommendation of the City Planning Committee is**

THAT Bylaw 2018-48, a bylaw to amend the zoning of a parcel of vacant Commissioner's Land located in the Mount Sima Industrial Subdivision to allow for the development of a solar farm, be brought forward for second and third reading under the bylaw process.

**2. Public Hearing Report – Zoning Amendment, 7 Bennett Road**

The owner of the property located at 7 Bennet Road in the Kulan Industrial Area has applied to rezone a parcel of vacant Commissioner's land adjacent to the property to allow for a lot expansion. If the zoning amendment is approved, the property owner plans to purchase the parcel from the Government of Yukon and consolidate it with the existing property. There was no one to speak to the bylaw at the public hearing and no written submissions were received. No issues were raised.

**The recommendation of the City Planning Committee is**

THAT Bylaw 2018-49, a bylaw to amend the zoning of a vacant parcel of Commissioner's land in the Kulan Industrial area to allow for a lot expansion at 7 Bennett Road, be brought forward for second and third reading under the bylaw process.

Councillor Curteanu declared a conflict with respect to the next item of business and left Council Chambers.

**3. Public Hearing Report – Zoning Amendment, 1181 and 1191 Front Street**

The owner of 1181 and 1191 Front Street has applied to amend the zoning of these properties to increase the maximum allowable building height to 20 metres. The increase to the building height is being requested in order to make future development on these two properties financially feasible and to help address parking issues. The proponent plans to construct a number of new buildings on these parcels including a hotel development and mixed-use residential/commercial buildings. Increased building heights are also being requested to accommodate underground or at-grade parking.

At the public hearing 16 written submissions were received – nine expressing support and seven expressing opposition and concerns with the amendment. Two delegations expressed support for the application.

The administrative recommendation is that the bylaw be amended at second reading to include specific clauses to mitigate concerns raised with regard to impacts on views and waterfront amenities. The proponent has indicated that the proposed amendments will not significantly impact the viability of the development.

**The recommendation of the City Planning Committee is**

THAT Bylaw 2018-50, a bylaw to amend the zoning of 1181 and 1191 Front Street, be brought forward for second and third reading under the bylaw process; and

THAT Bylaw 2018-50 be amended at second reading to:

1. Add a new subsection 10.7.8 (b) for 1181 Front Street as follows:
  - a. any portion of buildings greater than 12.5 metres in height must be set back a minimum of 7.6 metres from the property line adjacent to the Yukon River Reserve of Lot 20 (Remainder), Group 804, Plan 8406 CLSR; and
  - b. for buildings greater than 15 metres in height, a minimum of 50% of the gross floor area must be comprised of a hotel.
2. Specify on Zoning Bylaw 2012-20 Appendix C map titled "Downtown Heights" that 1181 Front Street has a maximum height allowance of 20 metres and 1191 Front Street has a maximum height allowance of 15 metres.

Councillor Curteanu returned to Council Chambers.

**4. Lease Agreement – Alkan Air Float Plane Base**

The existing lease for a float plane base on Schwatka Lake was assigned to Alkan Air in 2017. The current lease expires at the end of December 2019. Prior to investing capital funds to make improvements to the lease area, Alkan Air requested a new three-year lease agreement to support their continuation of tenure. A three-year lease will provide sufficient time to prepare for a public proposal call prior to the expiration of the lease.

A lease agreement between Alkan Air Ltd. and the City is being brought forward for approval.

**The recommendation of the City Planning Committee is**

THAT Bylaw 2018-52, a bylaw to enter into a lease agreement with Alkan Air Ltd. for the operation of a float plane base on Schwatka Lake, be brought forward for consideration under the bylaw process

**5. Lease Agreement – KBL Hazardous Waste Facility**

KBL Environmental Ltd. has been operating a special waste management facility on leased land at the City's Waste Management Facility since 2012. Since the expiry of the initial term, KBL has continued as a tenant under the over holding provisions of the lease. A new lease agreement has now been negotiated with some minor alterations to the previous agreement, including changing the name of the tenant to KBL's land holding company, 6169 NWT Ltd. The lease is now being brought forward for Council's approval.

**The recommendation of the City Planning Committee is**

THAT Bylaw 2018-31, a bylaw to enter into a lease agreement with 6169 NWT Ltd. for the operation of a hazardous waste facility at the City's Waste Management Facility, be brought forward for consideration under the bylaw process.

**6. Council Congratulated – For Information Only**

Kirk Cameron addressed the Committee to congratulate Council on the work done during this term of office. In particular he cited Council's relationship with local First Nations and the business community as well as Council's efforts to support the growth and vitality of the downtown area.

Yolande Vachon echoed Mr. Cameron's congratulations and expressed the hope that growth in the downtown area would not have a negative impact on existing businesses.



## Minutes of the meeting of the City Operations Committee

<b>Date</b>	September 17, 2018
<b>Location</b>	Council Chambers, City Hall
<b>Committee Members Present</b>	Councillor Dan Boyd – Chair Councillor Samson Hartland – Vice Chair Mayor Dan Curtis Councillor Jocelyn Curteanu Councillor Robert Fendrick Councillor Betty Irwin Councillor Roslyn Woodcock
<b>Staff Present</b>	Linda Rapp, City Manager Lindsay Schneider, Director of Community and Recreation Services Valerie Braga, Director of Corporate Services Mike Gau, Director of Development Services Peter O’Blenes, Director of Infrastructure and Operations Catherine Constable, Manager of Legislative Services Myles Dolphin, Acting Manager of Strategic Communications Norma Felker, Assistant City Clerk

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Your Worship, there is no report from the City Operations Committee





## Minutes of the meeting of the Community Services Committee

<b>Date</b>	September 17, 2018
<b>Location</b>	Council Chambers, City Hall
<b>Committee Members Present</b>	Councillor Jocelyn Curteanu – Chair Councillor Robert Fendrick – Vice Chair Mayor Dan Curtis Councillor Dan Boyd Councillor Samson Hartland Councillor Betty Irwin Councillor Roslyn Woodcock
<b>Staff Present</b>	Linda Rapp, City Manager Lindsay Schneider, Director of Community and Recreation Services Valerie Braga, Director of Corporate Services Mike Gau, Director of Development Services Peter O'Blenes, Director of Infrastructure and Operations Catherine Constable, Manager of Legislative Services Myles Dolphin, Acting Manager of Strategic Communications Norma Felker, Assistant City Clerk Keri Rutherford, Acting Manager of Recreation and Facility Services

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Your Worship, the Community Services Committee respectfully submits the following report:

**1. Transportation Museum Update – For Information Only**

Janna Swales, Executive Director of the Transportation Museum, addressed the Committee to thank Council for the grant funding provided and for the City's ongoing support for the museum. She summarized recent activities at the museum and announced new extended operating hours.

**2. Lease Agreement – Steamboat Vending**

The existing agreement for the provision of vending services at the Canada Games Centre expired in June and there was no renewal clause. A request for proposals was issued and seven companies picked up the proposal documents.

Only one bid was submitted. The bid received was from the previous service provider, and meets all requirements to perform the service. A lease agreement between Steamboat Vending and the City is now being brought forward for approval.

**The recommendation of the Community Services Committee is**

THAT Bylaw 2018-53, a bylaw to authorize a lease agreement with Steamboat Vending for the provision of vending services at the Canada Games Centre, be brought forward for consideration under the bylaw process.



## Minutes of the meeting of the Public Health and Safety Committee

<b>Date</b>	September 17, 2018
<b>Location</b>	Council Chambers, City Hall
<b>Committee Members Present</b>	Councillor Roslyn Woodcock – Chair Councillor Dan Boyd – Vice Chair Mayor Dan Curtis Councillor Jocelyn Curteanu Councillor Robert Fendrick Councillor Samson Hartland Councillor Betty Irwin
<b>Staff Present</b>	Linda Rapp, City Manager Lindsay Schneider, Director of Community and Recreation Services Valerie Braga, Director of Corporate Services Mike Gau, Director of Development Services Peter O'Blenes, Director of Infrastructure and Operations Catherine Constable, Manager of Legislative Services Myles Dolphin, Acting Manager of Strategic Communications Norma Felker, Assistant City Clerk

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Your Worship, there is no report from the Public Health and Safety Committee

There being no further business, the meeting adjourned at 6:45 p.m.

**Adopted** at the regular council meeting on September 24, 2018

ORIGINAL MINUTES SIGNED BY:

"Dan Curtis"

Dan Curtis, Mayor

"N. L. Felker"

Norma L. Felker, Assistant City Clerk