

MINUTES of **REGULAR** Meeting #2019-22 of the council of the City of Whitehorse called for 5:30 p.m. on Monday, November 25, 2019, in Council Chambers, City Hall.

PRESENT: Mayor Dan Curtis
Councillors Dan Boyd
Laura Cabott – Electronic Participation
Jocelyn Curteanu
Stephen Roddick

ABSENT: Deputy Mayor Samson Hartland
Councillor Jan Stick

ALSO PRESENT: Acting City Manager Valerie Braga
Director of Community and Recreation Services Jeff O’Farrell
Acting Director of Corporate Services Michael Reyes
Director of Development Services Mike Gau
Director of Infrastructure and Operations Peter O’Blenes
Manager of Legislative Services Catherine Constable
Acting Manager of Strategic Communications Jordan Lutz

Mayor Curtis called the meeting to order at 5:30 p.m.

CALL TO ORDER

Mayor Curtis proclaimed November 25th to December 10th to be “**Orange Days**” in the City of Whitehorse to promote awareness of the United Nations Campaign of **16 Days of Activism Against Gender-Based Violence**.

PROCLAMATION

2019-22-01

It was duly moved and seconded
THAT the agenda be adopted as presented.

AGENDA

Carried Unanimously

2019-22-02

It was duly moved and seconded
THAT the minutes of the regular council meeting dated November 12, 2019 be adopted as presented.

MINUTES

November 12, 2019

Carried Unanimously

PUBLIC INPUT SESSION

Mayor Curtis called three times for anyone to present submissions with respect to Bylaw 2019-24, a bylaw to adopt the 2020 to 2023 Capital Expenditure Program.

BYLAW 2019-24
CAPITAL BUDGET

Forrest Pearson, speaking on behalf of the Whitehorse Urban Cycling Coalition, stated that the proposed capital budget does not do enough to eliminate existing deficiencies in the cycling network or to support the implementation of the recommendations of the Bicycle Network Plan. He also stated that there is nothing in the budget that shows a product pipeline for cycling initiatives, and suggested that staff capacity needs to be increased to allow for this to happen

Mr. Pearson stated that 60 percent of the population is interested in cycling but many people are deterred by concerns about safety. He also noted that a lot of residents do not operate motor vehicles and suggested that it is time to right the inequity.

FORREST PEARSON

Mr. Pearson reminded council that cycling relates to the declaration of a climate emergency by reducing emissions from cars, and also has economic benefits for the community as a whole since cycling infrastructure costs less than the infrastructure required for motor vehicles.

Jocelyn Land-Murphy reminded council about the presentations made by school children at the beginning of the month, asking for safer connections for cyclists. She spoke about a recent pedestrian death and asked that council prioritize the projects that the children asked for.

Ms. Land-Murphy stated that the proposed capital budget fails to include any projects to implement the Bicycle Network Plan. She noted that there are federal funding sources available to support the development of cycling infrastructure, but these funds are more difficult to access when no projects are identified in the budget.

JOCELYN LAND-MURPHY

Ms. Land-Murphy submitted a petition containing more than 2,000 names requesting that the City support active and safe routes to schools in Whitehorse.

Mike Gladish addressed council to state that the proposed budget reflects climate change mitigation but does not include funding to address the fire danger issue. He stated that he would like to see funding in place every year for fuel abatement activities.

Mr. Gladish advised that Citizens for a Fire Smart Whitehorse have been advocating for evacuation planning, fuel abatement and fire smart work. He noted that all of these initiatives require tax dollars, but the cost of doing nothing to prevent a large urban interface forest fire could cost billions. He assured council that there is citizen support for budgets that recognize the importance of emergency preparedness and prevention activities.

MIKE GLADISH

Ian De la Mare expressed concerns regarding the absence of funding for the implementation of the Schwatka Lake Area Plan. He noted that implementation is behind schedule and more funding will be needed to get the recommendations of the plan back on track.

IAN DE LA MARE

Mayor Curtis declared the public input session for the proposed capital budget closed and advised that a report on the public input received will be presented at the Standing Committee meeting on December 2, 2019.

PUBLIC INPUT CLOSED

COMMITTEE REPORTS

City Operations Committee

2019-22-03

It was duly moved and seconded THAT Administration be authorized to extend the contract for the 2014 Solid Waste Disposal – Landfill Operations to Castle Rock Enterprises to June 30, 2020 for a net cost to the City of \$255,458.28 plus GST.

CONTRACT EXTENSION
LANDFILL OPERATIONS

Carried Unanimously

Community Services Committee

The next exchange visit of Whitehorse students to Ushiku, Japan is scheduled for the summer of 2020. However, the 2020 Summer Olympics will take place in Tokyo from July 24th until August 9th. The timing of the Olympics affects travel logistics, Ushiku student school schedules, and the availability of host families. It has therefore been decided by the administration of both cities that Whitehorse will postpone sending students to Ushiku until the summer 2021.

POSTPONE 2020
USHIKU SISTER CITY
EXCHANGE VISIT

2020 will be the 35th anniversary of the exchange program between the two cities. Whitehorse will organize a small cultural event to mark the milestone, celebrate our friendship and connection with our sister city, and increase awareness about the program for 2021. The timing of this cultural event has not yet been determined.

For Information Only

The Committee was advised that the Kwanlin Dün First Nation is holding a winter clothing drive to collect new and gently used winter clothing. If anyone has items of winter clothing to donate, please take them to the Kwanlin Dün Health Centre.

CLOTHING DRIVE
For Information Only

Public Health and Safety Committee

There was no report from the Public Health and Safety Committee.

No Report

Development Services Committee

Robert Wills addressed the Committee to express concerns regarding the safety and stability of buildings being built in Whitehorse. He stated that current trends in construction have resulted in buildings with few interior walls and considerable glazing on exterior walls, therefore providing little lateral strength.

Mr. Wills said that buildings must be able to resist lateral movement such as occurs with high winds and earthquakes, and that the taller the structure, the greater the risk of collapse and danger to the public. He stated that this issue has been raised by structural engineers across the country. He also stated that the National Building Code does not match the standards of other countries and asked council to pursue changes to the National Building Code.

BUILDING HEIGHT
AND WALL STRENGTH
CONCERNS
For Information Only

Corporate Services Committee

Sky Bridges addressed the Committee on behalf of APTN to request support for Indigenous Day Live 2020.

INDIGENOUS DAY LIVE
For Information Only

2019-22-04

It was duly moved and seconded THAT administration be authorized to award the contract for the supply of printers to MRG Technologies Inc. in the amount of \$130,000 plus GST; and:

That administration be authorized to award the contract for the supply of printer supplies and maintenance to MRG Technologies Inc. in an amount not to exceed \$99,000 plus GST, covering the next three-year period from 2020 to 2022.

CONTRACT AWARD
SUPPLY OF PRINTERS,
PRINTER SUPPLIES AND
MAINTENANCE

Carried Unanimously

2019-22-05

It was duly moved and seconded THAT the application under the urban electrification program for Lot 26 Pineridge Subdivision, located at 10 Haldane Place, be accepted; and

That Bylaw 2019-17, a bylaw to authorize local improvement charges for urban electrification at 10 Haldane Place, be brought forward for consideration under the bylaw process.

BRING FORWARD
LOCAL IMPROVEMENT
BYLAW FOR URBAN
ELECTRIFICATION
10 Haldane Place

Carried Unanimously

2019-22-06

It was duly moved and seconded
THAT amendments totalling \$1,685,552 to the 2019 to 2022 capital
expenditure program be authorized as follows:

1. Amend the funding of the following completed and under budget
projects with funds remaining in reserves or external funding
sources:

Pickup for Transfer Station Compliance Officer	\$1,314
Bylaw Services Replacement Vehicle	\$3,470
Housing and Downtown Initiatives	\$6,819
McIntyre Creek Booster Station	\$57,079
Multi-Family Organic Totes	\$4,740
Pump House and Recirculation	\$16,460
Range Point Planning Implementation	\$12,666
Refinish Flexi-hall Flooring	\$24,556
Rotary Park Playground Replacement	\$7,122
Truck-Mounted Fall Arrest Davits	\$7,420
Waste Management Facility Fire	\$563,906

THIRD QUARTER
CAPITAL VARIANCE

2. Amend the funding of the following projects cancelled in 2019
and re-scoped and submitted for 2020 with funds remaining
in reserves or external funding sources:

Building Consolidation – City Hall Renovation	\$750,000
City Hall Security Upgrades	\$200,000
Grey Mountain Cemetery Expansion	\$30,000

Carried Unanimously

The 2019 third quarter variance projection shows that total operating
revenues will be under budget by \$652,427 and expenses will be
under budget by \$1,137,139. Therefore, operating projections to
December 31, 2019 as compared to the revised budget indicate an
operating surplus of \$484,712.

THIRD QUARTER
OPERATING VARIANCE

A Committee member raised concerns with respect to the garage
charges.

For Information Only

Overall department spending is controlled. Based on the total
operating budget, the third quarter positive variance is well within 1%
of the City's total operating budget.

A committee member advised that the Yukon Government has released a document titled ***Our Clean Future***. This document is the draft climate change, energy and green economy strategy for Yukon. It was recommended that all members of council and senior management review this document before the strategic plan update process begins next year.

DRAFT YUKON CLIMATE
CHANGE STRATEGY
For Information Only

City Planning Committee

Cam Kos addressed the Committee to request that potential developers be required to provide a development plan with any request for a zoning amendment. He noted that past experience shows that the proposals change and the eventual outcome is different from the original proposal.

Mr. Kos stated that there are lots available for multi-residential development and therefore spot zoning such as recently occurred in Porter Creek is not necessary. He suggested that existing large residential lots should remain available for people who are looking for larger properties.

ISSUES WITH ZONING
AMENDMENT PROCESS
For Information Only

Mr. Kos also suggested that a second public hearing for a proposed rezoning should be scheduled if there is new information available regarding the development planned for the site.

2019-22-07

It was duly moved and seconded
THAT Bylaw 2019-16, a bylaw to authorize the sale and disposition of a portion of Public Utility Lot 19 to the owners of 2 North Star Drive, be brought forward for consideration under the bylaw process.

BRING FORWARD
LAND SALE BYLAW
Lot Enlargement at
2 North Star Drive

Carried Unanimously

2019-22-08

It was duly moved and seconded
THAT Bylaw 2019-22, a bylaw to authorize a lease agreement with the Yukon Film Society with respect to Pioneer Hotel 1, also known as Jenni House, be brought forward for consideration under the bylaw process; and

BRING FORWARD
LEASE AGREEMENTS –
SHIPYARDS PARK
HERITAGE PROPERTIES

THAT Bylaw 2019-23, a bylaw to authorize a lease agreement with the Yukon Literacy Coalition with respect to Pioneer Hotel 2, also known as Hatch House, be brought forward for consideration under the bylaw process.

Carried Unanimously

Councillor Boyd declared a conflict of interest with respect to the development proposed by Zoning Amendment Bylaw 2019-21. He left Council Chambers during discussion of the matter.

Conflict Declared

2019-22-09

It was duly moved and seconded THAT Bylaw 2019-21, a bylaw to amend the zoning of a portion of 25 Rhine Way and 468 Range Road in the Takhini neighbourhood to allow for a boundary realignment and reduced parking requirements for a supportive housing development, be brought forward for consideration under the bylaw process.

BRING FORWARD
ZONING AMENDMENT
25 Rhine/468 Range

Carried Unanimously

Some members of council expressed concerns about the impacts that the reduced parking requirements could have on the neighbourhood, but indicated a willingness to proceed with the bylaw process. The public was encouraged to provide input on the issue.

Discussion

Councillor Boyd returned to Council Chambers.

Conflict Over

2019-22-10

It was duly moved and seconded THAT Bylaw 2019-20, a bylaw to amend the Comprehensive Neighbourhood Commercial 2 zone on Keno Way in the Whistle Bend Neighbourhood, be brought forward for consideration under the bylaw process.

BRING FORWARD
ZONING AMENDMENT
Keno Way CNC2 Zone

Carried Unanimously

NEW AND UNFINISHED BUSINESS

2019-22-11

It was duly moved and seconded THAT a revised Contribution Agreement between the City of Whitehorse and the Challenge Disability Resource Group to update the type and total number of units in the Cornerstone Building project be approved; and THAT Bylaw 2019-25, a bylaw to amend Bylaw 2018-44, be brought forward for consideration under the bylaw process.

BRING FORWARD
AMENDMENT TO
CONTRIBUTION
AGREEMENT BYLAW

Carried Unanimously

BYLAWS

2019-22-12

It was duly moved and seconded
THAT Bylaw 2019-16, a bylaw to authorize the sale and transfer of land to allow for a lot expansion at 2 North Star Drive, be given first reading.

Carried Unanimously

BYLAW 2019-16

LAND SALE & TRANSFER
2 North Star Drive
FIRST READING

2019-22-13

It was duly moved and seconded
THAT Bylaw 2019-16 be given second reading.

Carried Unanimously

SECOND READING

A councillor noted that no public hearing is required with a land sale bylaw, but expressed the hope that members of the public will come forward if they have opinions regarding this issue.

Council members discussed other options that have been considered and one councillor suggested that a lease should still be considered as a viable option. It was suggested that this might not be the best way to address the property owner's issues. The City may not need this public utility lot now, but no one knows about potential future needs.

Discussion

Some concerns were expressed that accommodating this property owner implies that the City is permitting development that leads to the annexation of public property.

2019-22-14

It was duly moved and seconded
THAT Bylaw 2019-17, a bylaw to authorize local improvement charges to provide for the electrification of the property located at 10 Haldane Place, be given first reading.

Carried Unanimously

BYLAW 2019-17

LOCAL IMPROVEMENT
10 Haldane Place – Electric
FIRST READING

2019-22-15

It was duly moved and seconded
THAT Bylaw 2019-17 be given second reading.

Carried Unanimously

SECOND READING

Some council members expressed concerns about the administrative burden of the urban electrification program and indicated a desire to have the policy brought forward for review.

Discussion

2019-22-16

It was duly moved and seconded
THAT Bylaw 2019-22, a bylaw to authorize an agreement with the Yukon Film Society for the lease of the heritage property known as Pioneer Hotel 1 (Jenni House), be given first reading.

Carried Unanimously

BYLAW 2019-22

LEASE AGREEMENT
Pioneer Hotel 1
FIRST READING

2019-22-17

It was duly moved and seconded
THAT Bylaw 2019-22 be given second reading.

Carried Unanimously

SECOND READING

One councillor expressed a concern that by offering new leases to existing tenants and not seeking other prospective tenants the City is unfairly excluding other non-profit organizations.

Discussion

2019-22-18

It was duly moved and seconded
THAT Bylaw 2019-23, a bylaw to authorize and agreement with the Yukon Literacy Coalition for the lease of the heritage property known as Pioneer Hotel 2 (Hatch House), be given first reading.

Carried Unanimously

BYLAW 2019-23

LEASE AGREEMENT
Pioneer Hotel 2
FIRST READING

2019-22-19

It was duly moved and seconded
THAT Bylaw 2019-23 be given second reading.

Carried Unanimously

SECOND READING

2019-22-20

It was duly moved and seconded
THAT Bylaw 2019-25, a bylaw to amend the contribution agreement between the City of Whitehorse and the Challenge Disability Resource Group with respect to the Cornerstone Building Project, be given first reading.

Carried Unanimously

BYLAW 2019-25

AMEND CONTRIBUTION
AGREEMENT
Cornerstone Building
FIRST READING

2019-22-21

It was duly moved and seconded
THAT Bylaw 2019-25 be given second reading.

Carried Unanimously

SECOND READING

2019-22-22

It was duly moved and seconded
THAT Bylaw 2019-20, a bylaw to amend the provisions of the Comprehensive Neighbourhood 2 zone on Keno Way in the Whistle Bend neighbourhood, be given first reading.

Carried Unanimously

BYLAW 2019-20

ZONING AMENDMENT
Keno Way CNC2 Zone
FIRST READING

Councillor Boyd declared a conflict with the development proposed under Bylaw 2019-21 and left Council Chambers during discussion of the matter.

Conflict Declared

2019-22-23

It was duly moved and seconded
THAT Bylaw 2019-21, a bylaw to amend the zoning of a portion of 25 Rhine Way and 468 Range Road in the Takhini neighbourhood to allow for a boundary realignment and reduced parking requirements for a supportive housing development, be given first reading.

Carried Unanimously

BYLAW 2019-21

ZONING AMENDMENT
25 Rhine/458 Range
FIRST READING

Councillor Boyd returned to Council Chambers.

Conflict Over

There being no further business, the meeting adjourned at 6:55 p.m.

ADJOURNMENT

ORIGINAL MINUTES SIGNED BY:

"Dan Curtis"
Dan Curtis, Mayor

"N. L. Felker"
Norma L. Felker, Assistant City Clerk

ADOPTED by resolution at Meeting #2019-23 dated December 9, 2019.