



Minutes of the meeting of the City Planning Committee

Date	June 1, 2020	2020-14
Location	Council Chambers, City Hall	
Committee Members Present	Mayor Dan Curtis Councillor Jan Stick – Chair – Electronic Participation Councillor Samson Hartland – Vice Chair – Electronic Participation Councillor Dan Boyd – Electronic Participation Deputy Mayor Laura Cabott Councillor Jocelyn Curteanu Councillor Stephen Roddick – Electronic Participation	
Staff Present	Linda Rapp, City Manager Jeff O’Farrell, 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 Lindsay Schneider, Acting Director of Human Resources Catherine Constable, Manager of Legislative Services Mélodie Simard, Manager of Planning and Sustainability Services Kinden Kosick, Planner 2	

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

1. Public Hearing Report – OCP Amendment – Tank Farm Phase 1I

The entire Tank Farm property is designated as Residential Urban in the Official Community Plan. The owners of the property have applied to change the land use designation of the south-eastern portion of the site to facilitate industrial-commercial development.

In the public hearing process, 69 submissions were received, three in support, eight expressing concerns, and 58 opposed. Concerns raised included the contention that the proposed land use designation is inappropriate, that greenspace, buffers and recreation areas will be impacted, and the impacts of quarrying-type activities.

The subject area is immediately adjacent to development on Burns Road and Wasson Place, that is already designated as Mixed-Use Industrial-Commercial. This designation provides for light commercial/industrial activity such as storage, light manufacturing and warehousing, which can be largely accommodated within an enclosed building. This

means that the proposed designation is appropriate, and a limitation of uses could be applied during the zoning process to mitigate concerns over industrial uses.

Through the subdivision process, ten percent of the subdivision parcel must be dedicated to public use. This will ensure that greenspace, buffers and recreation areas such as trails will be publicly owned. It should be noted that much of the area that has been impacted is privately owned land designated for future development. Although it may seem like a passive recreation area to the public, it is not designated greenspace.

The majority of public input submissions were focused around concerns related to quarrying-type activities on the site disruptive to residents in surrounding areas with respect to traffic, noise and dust impacts. The proponent has stated that there will be no quarrying of the site to provide material for other locations but re-grading will be required. The remediation work on the site removed vegetation, topsoil, and underlying material, resulting in the destabilization of the existing slopes. Re-grading the site to an elevation similar to Wasson Place will address these issues and create a stable buffer slope between the subject area and the remainder of the Tank Farm property.

This OCP Amendment is the first piece of the public approval process for the Tank Farm project. If Council agrees that commercial/industrial type uses are acceptable in this location, the details of how this is to be achieved would be implemented through the Zoning Bylaw amendment process and a Development Agreement registered through the subdivision approval process.

Following the public hearing the proponent started hauling granular material from the site without authorization from the City. Administration proposes that until this matter is explored further and addressed, the advancement of the proposed amendment through the bylaw process should be paused. Nevertheless, Administration remains of the view that from a planning perspective the OCP amendment proposal is sound and is the best land use designation for the subject area.

Committee members asked a number of questions regarding the quarrying-type activities on the site. The answers will be provided on the City's website as part of the Council Questions process.

It was duly moved and seconded and carried unanimously:

THAT Bylaw 2020-10, a bylaw to amend the Official Community Plan land use designation of a portion of the Tank Farm site from Residential Urban to Mixed-Use Industrial-Commercial, be referred back to Administration for further review and analysis.

2. Public Hearing Report – Zoning Amendment – Lot 29 Mt. Sima Industrial

Administration is proposing an amendment to the zoning of a portion of Lot 29 in the Mount Sima Industrial Area to enable lot expansions for property owners on the west side of Mount Sima Road. This amendment was brought forward in 2019 but was referred back to administration for further review due to concerns about impacts to an adjacent trail and the uncertain status of the Commercial-Industrial Land Demand

Study. The study has now been submitted to the City for review, and administration is bringing the zoning amendment back to council with a reduced subject area to address the trail concerns.

Some property owners have expressed interest in acquiring additional land to expand their operations or improve the development potential of their lots. In the context of this neighbourhood, allowing for lot expansions within the subject area will not have a significant impact on wildlife or access to greenspace.

At the public hearing, four written submissions were received, three in support and one opposed.

The opponent stated that the area has excellent views and unique landforms that would be impacted by the proposed amendment. Concern was also expressed about potential impacts to the Trans-Canada Trail that runs through the area.

While allowing for lot expansions would cause some tree clearing, the views and landforms referred to would not be impacted. The reduced size of the amendment area ensures that the trail will be retained.

The recommendation of the City Planning Committee is

THAT Bylaw 2020-15, a bylaw to amend the zoning of a portion of Lot 29 in the Mt. Sima Industrial Subdivision to allow for potential expansion of existing industrial lots, be brought forward for second and third reading under the bylaw process.



Minutes of the meeting of the City Operations Committee

Date	June 1, 2020	2020-14
Location	Council Chambers, City Hall	
Committee Members Present	Mayor Dan Curtis Councillor Samson Hartland – Chair – Electronic Participation Deputy Mayor Laura Cabott – Vice-Chair Councillor Dan Boyd – Electronic Participation Councillor Jocelyn Curteanu Councillor Stephen Roddick – Electronic Participation Councillor Jan Stick – Electronic Participation	
Staff Present	Linda Rapp, City Manager Jeff O'Farrell, 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 Lindsay Schneider, Acting Director of Human Resources Catherine Constable, Manager of Legislative Services	

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



Minutes of the meeting of the Community Services Committee

Date	June 1, 2020	2020-14
Location	Council Chambers, City Hall	
Committee Members Present	Mayor Dan Curtis Councillor Jocelyn Curteanu – Chair Councillor Dan Boyd – Vice-Chair – Electronic Participation Deputy Mayor Laura Cabott Councillor Samson Hartland – Electronic Participation Councillor Stephen Roddick – Electronic Participation Councillor Jan Stick – Electronic Participation	
Staff Present	Linda Rapp, City Manager – Electronic Participation Jeff O’Farrell, 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 Lindsay Schneider, Acting Director of Human Resources Catherine Constable, Manager of Legislative Services	

Your Worship, there is no report from the Community Services Committee.



Minutes of the meeting of the Public Health and Safety Committee

Date	June 1, 2020	2020-14
Location	Council Chambers, City Hall	
Committee Members Present	Mayor Dan Curtis Councillor Stephen Roddick – Chair – Electronic Participation Councillor Jan Stick – Vice Chair – Electronic Participation Councillor Dan Boyd – Electronic Participation Deputy Mayor Laura Cabott Councillor Jocelyn Curteanu Councillor Samson Hartland – Electronic Participation	
Staff Present	Linda Rapp, City Manager – Electronic Participation Jeff O’Farrell, 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 Lindsay Schneider, Acting Director of Human Resources Catherine Constable, Manager of Legislative Services	

Your Worship, the Public Health and Safety Committee respectfully submits the following report:

1. Requests for Use of City Spaces for Restaurants – For Information Only

Two written submissions were received requesting permission for restaurants to use city-owned spaces for outdoor seating for restaurants. Even though the Chief Medical Officer of Health has allowed restaurants to re-open, the social distancing requirements are too onerous to make it economically feasible for some establishments to do so. The requests are to allow the restaurants to use adjacent spaces or parking spots, or in some locations to allow for street closures so that the roadway can be set up for restaurant patrons.

In response to questions raised, Administration advised that there are many aspects to be considered, including accessibility and liability issues. It was also noted that allowing patio spaces to expand into on-street parking areas is not permitted under the *Motor Vehicles Act*.

There is a process in place through the Land and Building Department to allow the use of sidewalk space as long as accessibility issues are addressed, but there is a fee for this as a development officer is required to review the plans, do an on-site visit and prepare a report for the Development Review Committee. Temporary street closures are also allowed for short periods.

It was noted that there are other businesses affected by the pandemic that do not have the option of moving out onto an adjacent street or sidewalk. Administration will look into the various options available and report back to Council.



Minutes of the meeting of the Development Services Committee

Date	June 1, 2020	2020-14
Location	Council Chambers, City Hall	
Committee Members Present	Mayor Dan Curtis Councillor Dan Boyd – Chair – Electronic Participation Councillor Jocelyn Curteanu – Vice Chair Deputy Mayor Laura Cabott Councillor Samson Hartland – Electronic Participation Councillor Stephen Roddick – Electronic Participation Councillor Jan Stick – Electronic Participation	
Staff Present	Linda Rapp, City Manager – Electronic Participation Jeff O’Farrell, 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 Lindsay Schneider, Acting Director of Human Resources Catherine Constable, Manager of Legislative Services	

Your Worship, the Development Services Committee respectfully submits the following report.

1. Municipal Action to Facilitate Pandemic Recovery – For Information Only

A Committee member suggested that a Council and Administration Roundtable Meeting be scheduled to allow council members an opportunity to examine a range of options to facilitate recovery from the COVID-19 pandemic. It was noted that many communities are putting policies and procedures in place to support citizens and businesses, and while this is not on Council’s list of strategic priorities, it will be necessary for Council and Administration to adapt to the current circumstances.



Minutes of the meeting of the Corporate Services Committee

Date	June 1, 2020	2020-14
Location	Council Chambers, City Hall	
Committee Members Present	Mayor Dan Curtis Deputy Mayor Laura Cabott – Chair Councillor Stephen Roddick – Vice-Chair – Electronic Participation Councillor Dan Boyd – Electronic Participation Councillor Jocelyn Curteanu Councillor Samson Hartland – Electronic Participation Councillor Jan Stick – Electronic Participation	
Staff Present	Linda Rapp, City Manager – Electronic Participation Jeff O’Farrell, 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 Lindsay Schneider, Acting Director of Human Resources Catherine Constable, Manager of Legislative Services Jason Bradshaw, Acting Manager of Transit Services	

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

1. Budget Amendment – Modernized Transit Route Plan

The 2020-2023 capital expenditure program includes funds to develop a modernized route network and schedule for the transit system, subject to external funding. In response to a request for proposals issued, Stantec Consulting was the successful respondent with a proposal that is within the amount budgeted for the project.

This project appears to be eligible for Gas Tax funding, and an application is being developed. An application can take more than six weeks to be approved while program eligibility is assessed and determined by the committee administering the Gas Tax Fund. In order to proceed with the project in a timely manner, Administration is proposing to fund the project from the capital reserve. It is anticipated that the expenditure from the capital reserve will be reimbursed when an approved transfer payment agreement is received.

The recommendation of the Corporate Services Committee is

THAT administration be authorized to amend the 2020 to 2023 capital expenditure program to fund the 2020 Appendix ‘B’ project Transit – Alter Existing Route Network and

Schedules in the amount of \$50,000 from the capital reserve until an approved Gas Tax Transfer Payment Agreement has been received.

2. Council Member Appointments to the Association of Yukon Communities

The City of Whitehorse annually appoints two members of council to represent the City on the Association of Yukon Communities Board. In addition, a Whitehorse council member is appointed by AYC to be a member of the executive committee. In May Councillor Curteanu's term on the AYC executive committee expired and Councillor Stick, a City representative to the board, was appointed by AYC to be an executive committee member. The proposed solution is that Councillor Stick's appointment as a City representative to AYC be rescinded and that Councillor Curteanu be appointed as a City representative. Rescinding Councillor Stick's appointment will not affect her role on the AYC executive committee, and the appointment of Councillor Curteanu as a City representative will fill the vacancy in the City's representation on the Board.

The recommendation of the Corporate Services Committee is

THAT the appointment of Councillor Jan Stick as a City representative to the Association of Yukon Communities be rescinded; and

THAT Councillor Jocelyn Curteanu be appointed as a City representative to the Association of Yukon Communities for a term to expire on October 31, 2020.

3. Issues of Racism – For Information Only

Some members of the Committee spoke to the issue of racism in the context of the violence occurring in the United States in response to the death of George Floyd and the *Black Lives Matter* protests. They expressed disappointment and sympathy for those impacted by the violence and thanked local leaders who have spoken out against racism.

There being no further business, the meeting adjourned at 7:55 p.m.

Adopted at the regular council meeting on June 15, 2020.

ORIGINAL MINUTES SIGNED BY:

"Dan Curtis"

Dan Curtis, Mayor

"N. L. Felker"

Norma L. Felker, Assistant City Clerk