

# **CITY OF WHITEHORSE – STANDING COMMITTEES**

Monday, October 4, 2021 – 5:30 p.m.

Council Chambers, City Hall

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## **CALL TO ORDER**

## **ADOPTION OF AGENDA**

## **PROCLAMATIONS**

United Way Month

Yukon Sisters in Spirit Vigil and Red Dress Campaign

## **DELEGATE SUBMISSIONS**

Matthew Lien – Public Transportation for the Mobility  
Challenged

## **DEVELOPMENT SERVICES COMMITTEE**

1. New Business

## **CORPORATE SERVICES COMMITTEE**

1. New Business

## **CITY PLANNING COMMITTEE**

1. Housing Development Incentive Approval – 61 Gleaner Avenue
2. New Business

## **CITY OPERATIONS COMMITTEE**

1. New Business

## **COMMUNITY SERVICES COMMITTEE**

1. New Business

## **PUBLIC HEALTH AND SAFETY COMMITTEE**

1. New Business



## **PROCLAMATION**

### **UNITED WAY MONTH**

**October 2021**

WHEREAS it takes every part of the community – individuals, businesses, governments and organizations – to supply the passion, expertise and resources needed to create lasting change that improves lives and builds stronger communities; and

WHEREAS the United Way advances the common good by creating opportunities for a better life for everyone, providing leadership and promoting volunteerism in all segments of the community, and providing funding for local programs that help improve our quality of life; and

WHEREAS the United Way kicks off its annual campaign every October in order to support these efforts,

NOW THEREFORE I, Mayor Dan Curtis, do hereby proclaim October 2021 to be ***United Way Month*** in the City of Whitehorse.

Dan Curtis  
Mayor



## PROCLAMATION

### YUKON SISTERS IN SPIRIT VIGIL AND RED DRESS CAMPAIGN

October 4, 2021

WHEREAS for over 40 years the Yukon Aboriginal Women's Council has advocated for the rights of aboriginal women, girls and gender diverse people in Yukon and northern BC; and

WHEREAS the annual Yukon Sisters in Spirit Event highlights the ongoing issue of violence towards Indigenous women, girls and gender diverse people, and also honours victims and families of Missing and Murdered Indigenous Women and Girls; and

WHEREAS the Red Dress Campaign is a public art installation to honour the Missing and Murdered Indigenous Women and Girls by hanging empty red dresses in a range of environments; and

WHEREAS Yukon has 42 missing and murdered women and girls, and hanging 42 empty Red Dresses will mark the absence of these women so we can't forget that they are gone;

NOW THEREFORE, I, Mayor Dan Curtis, do hereby proclaim October 4, 2021 to be ***Yukon Sisters in Spirit Vigil and Red Dress Campaign Day*** in the City of Whitehorse.

Dan Curtis  
Mayor

**CITY OF WHITEHORSE**  
**DEVELOPMENT SERVICES COMMITTEE**  
**Council Chambers, City Hall**



**Chair:** Jocelyn Curteanu

**Vice-Chair:** Stephen Roddick

October 4, 2021

Meeting #2021-20

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1. New Business

**CITY OF WHITEHORSE**  
**CORPORATE SERVICES COMMITTEE**  
**Council Chambers, City Hall**



**Chair:** Stephen Roddick

**Vice-Chair:** Jocelyn Curteanu

October 4, 2021

Meeting #2021-20

- 
1. New Business

**CITY OF WHITEHORSE**  
**CITY PLANNING COMMITTEE**  
**Council Chambers, City Hall**



**Chair:** Samson Hartland

**Vice-Chair:** Laura Cabott

October 4, 2021

Meeting #2021-20

- 
1. Housing Development Incentive Approval – 61 Gleaner Avenue  
Presented by Subdivision and Lands Coordinator Kinden Kosick
  2. New Business

## **ADMINISTRATIVE REPORT**

<b>TO:</b> Planning Committee
<b>FROM:</b> Administration
<b>DATE:</b> October 4, 2021
<b>RE:</b> Housing Development Incentive Approval – 61 Gleaner Avenue

### **ISSUE**

Housing development incentive for a 48-unit housing development in Whistle Bend.

### **REFERENCE**

- *Housing Development Incentives Policy*
- *City Grant-making Policy*
- *Zoning Bylaw 2012-20*

### **HISTORY**

The City has received an application for a housing development incentive for the construction of 48 apartment housing units at 61 Gleaner Avenue in the Whistle Bend subdivision. This development meets the criteria for the “RCM2 Zone Development Incentive” under the policy, and Administration is bringing the application forward for Council approval.

In response to Council’s strategic priorities on housing, the *Housing Development Incentive Policy* is meant to encourage rental and supportive housing and smaller, denser housing forms in targeted areas. Under this policy, developments that meet the specified criteria are eligible for a reduction of Development Cost Charges (DCCs), a yearly monetary grant from the City, or both. The value of the grant would be based on the increase in taxation due to the improvements on the property.

Per the Policy, an RCM2 Zone Development Incentive would grant a developer an unlimited reduction of DCCs if the density achieved is 50% greater than the minimum required density in the RCM2 zone. The total value of DCCs for this project, without incentive, is \$104,880.

### **ALTERNATIVES**

1. Approve the Development Incentive.
2. Do not approve the Development Incentive.

### **ANALYSIS**

#### **Project Details**

The proponent has provided appropriate site plans and construction drawings and has been issued a development permit for the project. The project consists of three buildings, comprised of mainly two-bedroom units and single bedroom units. The property, located at

61 Gleaner Avenue, is 0.55 hectares in size and the resulting density of the project is 87 units per hectare.

This exceeds the requirements for eligibility for an RCM2 Zone Development Incentive (minimum 42 units required) and conforms to all City zoning and building regulations. Therefore, the development incentive application is being brought forward for Council approval.

As there are no ongoing requirements associated with the RCM2 Zone Incentive, no Development Incentive Agreement is required.

### **City Grant-making Policy**

The City Grant-making Policy states that cumulative grants per organization shall not exceed a total of \$50,000 per year. As the incentive for this project is a reduction in fees and not a tax grant, an exception to the *City Grant-making Policy* does not need to be considered.

### **ADMINISTRATIVE RECOMMENDATION**

THAT Council approve an RCM2 Zone Housing Development Incentive with respect to the construction of 48 apartment housing units at 61 Gleaner Avenue in the Whistle Bend subdivision.



**CITY OF WHITEHORSE**  
**CITY OPERATIONS COMMITTEE**  
**Council Chambers, City Hall**



**Chair:** Laura Cabott

**Vice-Chair:** Samson Hartland

October 4, 2021

Meeting #2021-20

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1. New Business

**CITY OF WHITEHORSE**  
**COMMUNITY SERVICES COMMITTEE**  
**Council Chambers, City Hall**



**Chair:** Dan Boyd

**Vice-Chair:** Jan Stick

October 4, 2021

Meeting #2021-20

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1. New Business

**CITY OF WHITEHORSE**  
**PUBLIC HEALTH AND SAFETY COMMITTEE**  
**Council Chambers, City Hall**



**Chair:** Jan Stick

**Vice-Chair:** Dan Boyd

October 4, 2021

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1. New Business