

CITY OF WHITEHORSE
REGULAR Council Meeting #2022-09

DATE: Monday, May 9, 2022
TIME: 5:30 p.m.

Mayor Laura Cabott
Deputy Mayor Ted Laking
Reserve Deputy Mayor Kirk Cameron

AGENDA

CALL TO ORDER 5:30 p.m.

AGENDA Adoption

PROCLAMATIONS

MINUTES Regular Council meeting dated April 25, 2022

DELEGATIONS

PUBLIC HEARING

STANDING COMMITTEE REPORTS

Public Health and Safety Committee – *Councillors Cameron and Curteanu*

Corporate Services Committee – *Councillors Friesen and Cameron*

City Membership Recommitment – Coalition of Inclusive Municipalities

City Planning Committee – *Councillors Boyd and Laking*

Development Incentive Application – 190 Olive May Way

Land Disposition 2020 2nd Avenue / Lowe Street

Zoning Amendment – 151 Black Street

Development Services Committee – *Councillors Curteanu and Murray*

City Operations Committee – *Councillors Laking and Boyd*

Community Services Committee – *Councillors Murray and Friesen*

NEW AND UNFINISHED BUSINESS

Advisory Committee on Inclusivity

BYLAWS

ADJOURNMENT

MINUTES of **REGULAR** Meeting #2022-08 of the Council of the City of Whitehorse called for 5:30 p.m. on Monday, April 25, 2022, in Council Chambers, City Hall.

PRESENT: Mayor Laura Cabott
Councillors Dan Boyd
Kirk Cameron
Michelle Friesen
Ted Laking
Mellisa Murray

ABSENT: Jocelyn Curteanu

ALSO PRESENT: Interim City Manager Jeff O'Farrell
Acting Director of Community Services Krista Mroz
Director of Corporate Services Valerie Braga
Director of Development Services Mike Gau
Director of Corporate HR Lindsay Schneider
Director of Operations Tracy Allen
Manager of Legislative Services Wendy Donnithorne

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

CALL TO ORDER

Mayor Cabott acknowledged the passing of former City Councillor Gerry Thick who served two terms on City Council from 1986 to 1991

**TRIBUTE
FORMER CITY
COUNCILLOR
GERRY THICK**

2022-08-01

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

ADOPT AGENDA

Carried Unanimously

Mayor Cabott proclaimed April 22, 2022 to be Earth Day in the City of Whitehorse

PROCLAMATION

2022-08-02

It was duly moved and seconded
THAT the minutes of the Regular Council meeting dated April 11, 2022 be adopted as amended to correct the vote recording for the

MINUTES
April 11, 2022

Carried Unanimously

PUBLIC HEARING

Mayor Cabott advised that a Public Hearing for Bylaw 2022-12 a Zoning Amendment for 1 Drift Drive is scheduled at this meeting.

ZONING AMENDMENT
PUBLIC HEARING

Mayor Cabott called for submissions with respect to Bylaw 2022-12, a bylaw to amend the zoning of 1 Drift Drive.

ZONING AMENDMENT
BYLAW 2022-12
1 Drift Drive

One submission was received from Kwanlin Dün First Nation with no concerns raised.

Submissions Received

Mayor Cabott declared the Public Hearing for Bylaw 2022-12 closed and advised that a report on the Public Hearing would be presented at the May 16th Standing Committee meeting.

Public Hearing Closed

STANDING COMMITTEE REPORTS

Corporate Services Committee

2022-08-03

It was duly moved and seconded
THAT Council adopt strategic priorities by Council Resolution.
Carried Unanimously

COUNCIL STRATEGIC
PRIORITIES

In accordance with section 3.5.1 of the Procurement Policy, a list of forthcoming procurements with an anticipated value greater than \$100,000 must be provided to Council on a bi-monthly basis. Department managers reviewed their capital projects and operating requirements and provided information on their anticipated procurements for the period of May and June 2022.

FORTHCOMING
PROCUREMENTS – For
Information Only

A total of 10 projects are scheduled for procurement in this time frame.

2022-08-04

It was duly moved and seconded
THAT Council direct the 2022 to 2025 Capital Expenditure program be amended by increasing the budget for the Marwell Lift Station Forcemain Repair project #240c00119 in the amount of \$115,000, funded from the Capital Reserve until an amended Canada Community-Building-Fund Transfer Payment Agreement has been approved; and

BUDGET AMMENDMENT
Marwell Life Sanitary
Forcemain Repair

.../continued

2022-08-04 (Continued)

THAT Council direct the 2022 to 2025 Capital Expenditure program be amended by decreasing the budget for the Arkell Storm Sewer Outfall Improvements project #240c01220 in the amount of \$150,000, funded from the Canada Community-Building Fund.
Carried Unanimously

BUDGET AMMENDMENT
Marwell Life Sanitary
Forcemain Repair

2022-08-05

It was duly moved and seconded
THAT Council direct the 2022 to 2025 Capital Expenditure Plan be amended by increasing the 2022 project number 320c00420 in the amount of \$750,000, funded by the General Reserve to cover the additional costs.
Carried Unanimously

BUDGET AMENDMENT
Robert Service
Campground Building

City Planning Committee

Ian Robertson and Paramjit Sidhu addressed the Committee to request that the City reconsider the proposal for lot expansion of the property at Lot 68, 163 Collins Lane which would require an amendment to the OCP and disposition of land from Yukon government. The commercial lot expansion would be for storage of equipment and turn around for large equipment. The application is supported with an independent report by an environmental consultant.

SIDHU TRUCKING
For Information Only

Development Services Committee

There was no report from the Development Services Committee.

No Report

City Operations Committee

2022-08-06

It was duly moved and seconded
THAT Council authorize Administration to commence the procurement of project 240c00619 Traffic Signals Fourth and Main Project.
Carried Unanimously

PROCUREMENT
COMMENCEMENT
Traffic Signals Fourth &
Main

Community Services Committee

Councillor Murray indicated a conflict of interest and left Chambers.

CONFLICT OF INTEREST
Councillor Murray

2022-08-07

It was duly moved and seconded
THAT Council approve the allocation of \$141,600 for Recreation
Grants as recommended by the Recreation Grant Task Force.

SPRING RECREATION
GRANT ALLOCATIONS

Carried Unanimously

Councillor Murray returned to Chambers.

Public Health and Safety Committee

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

No Report

There being no further business, the meeting adjourned at 6:29 p.m.

ADJOURNMENT

Mayor

City Clerk

ADOPTED by Resolution at Meeting #2022 -



Minutes of the meeting of the Public Health and Safety Committee

Date	May 2, 2022	2022-09
Location	Council Chambers, City Hall Councillor Kirk Cameron – Chair Councillor Jocelyn Curteanu – Vice-Chair	
Committee Members Present	Mayor Laura Cabott Councillor Dan Boyd Councillor Michelle Friesen Deputy Mayor Ted Laking Councillor Mellisa Murray	
Absent		
Staff Present	Jeff O’Farrell, Interim City Manager Valerie Braga, Director of Corporate Services Lindsay Schneider, Director of Corporate HR Krista Mroz, Acting Director of Community Services Mike Gau, Director of Development Services Tracy Allen, Director of Operations Wendy Donnithorne, Manager of Legislative Services Taylor Eshpeter, Manager of Engineering Services	

** Indicates electronic participation

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

1. New Business – Update on Escarpment Slide April 30, 2022

Administration provided an update on the Escarpment slide which occurred on Saturday April 30th along Robert Service Way, immediately south of Downtown. A large section of the escarpment released, tearing out the White Pass train tracks, a guard rail, and a light standard as it crossed the Robert Service Way and the Millennium trail before coming to a stop on the Yukon River ice. Several small slides followed the initial slide. It was estimated that the volume of debris from the slide was between 3,000 and 4,000 cubic metres.

Numerous agencies responded immediately to the event including the RCMP, Fire, Bylaw Services, Engineering, Operations, Parks, and YG Highways and Public Works. Immediately after the slides, personnel focused on securing the site to restrict access in an attempt to protect public safety in the event of further sliding.

An initial assessment also discovered “tension cracks” on the escarpment in the area of the slide, indicating the site is “active” and high-risk.

The City has retained a land slide specialist to contribute to a comprehensive assessment of the condition of the escarpment and to generate a determination of the cause of the April 30th slides. The entire escarpment will be assessed.

The City’s initial response to the escarpment slides has been to focus on site security/public safety, site monitoring/initial assessment, and providing information to the public.

When the site is deemed safe, the City can start removing debris and undertaking repairs. It was noted that the City will not be reopening Robert Service Way or the Millennium Trail between Yukon Energy and the SS Klondike Roundabout until it is safe and repairs have been made.

During the closure of Robert Service Way, commuters are being encouraged to adjust their travel routes, times and methods of times of travel. Whitehorse Transit routes and school bussing services have been adjusted to reflect the temporary road closure and these adjustments have been publicly communicated. The City will continue to communicate with YG and other responsible agencies along with the public as developments occur and with respect to the reopening of the roadway.

In response to questions from Council members, it was noted that additional maintenance would be provided on other transportation routes to support more commuters, that further geohazard risk assessment was already planned for the escarpment area, and that it is too early to know what the required capital investment will be as a result of the slides.

2. New Business – Update on Crime Prevention Activities

Councillor Laking raised the issue of continued property crime activity in the community and noted the advocacy role of the City and importance of the issue reflected in Council strategic priorities. Administration noted that preliminary work has been done and is now positioned to move ahead. The Mayor provided an additional update on recent meetings with government and agency partners, where the City’s commitment to support crime prevention efforts was reinforced and it’s request that the focus be broadened out to neighborhoods and subdivisions in addition to downtown.

3. New Business – Emergency Preparedness Week May 1-7, 2022

Councillor Cameron noted that the first week of May is Emergency Preparedness Week, a national awareness initiative that encourages people to take simple steps to become better prepared to face a range of emergencies. He noted that this year’s theme is to Plan, Prepare, and Be Aware which is meant to help people take action to protect themselves and their families during emergencies. All citizens were encouraged to know the risks, to make a plan, and prepare an emergency kit. It was noted as especially important here with the two main risks being flooding and fires as we head into summer.



Minutes of the meeting of the Corporate Services Committee

Date	May 2, 2022	2022-09
Location	Council Chambers, City Hall	
	Councillor Michelle Friesen – Chair	
	Councillor Kirk Cameron – Vice-Chair	
Committee Members Present	Mayor Laura Cabott	
	Councillor Jocelyn Curteanu	
	Councillor Dan Boyd	
	Deputy Mayor Ted Laking	
	Councillor Mellisa Murray	
Staff Present	Jeff O'Farrell, Interim City Manager	
	Valerie Braga, Director of Corporate Services	
	Lindsey Schneider, Director of Corporate HR	
	Krista Mroz, Acting Director of Community Services	
	Mike Gau, Director of Development Services	
	Tracy Allen, Director of Operations	
	Taylor Eshpeter, Manager of Engineering Services	
	Peter O'Blenes, Manager of Property Management	
	Wendy Donnithorne, Manager of Legislative Services	

** Indicates electronic participation

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

1. New Business – Notice of Motion

Councillor Murray presented a Notice of Motion to create a framework, including budget and terms of reference, for a new Inclusivity Advisory Committee, to be brought forward to the next Regular Council meeting on May 9, 2022.

2. New Business – Status update on the Coalition of Inclusive Municipalities

An update was requested from Administration on the City's membership status with the Coalition of Inclusive Municipalities (CIM). It was confirmed that the CIM has recently

confirmed that the City remains in good standing and nothing is outstanding. The CIM has also provided member “toolkits” for review and consideration by the City. Members also noted some of the background on the City membership in the CIM under its previous name (Coalition of Canadian Municipalities against Racism and Discrimination, or CCMARD). It was suggested that although it remains a member of the organization, the City consider formally “reconfirming” its membership with the CIM, given the relatively recent re-branding of the organization, and the positive message this would provide to the Whitehorse community. Following discussion, the Committee agreed to bring forward a recommendation to Council to do so.

The recommendation of the Corporate Services Committee is

THAT Council formally reconfirm the City’s membership in the Coalition of Inclusive Municipalities.



Minutes of the meeting of the City Planning Committee

Date	May 2, 2022	2022-09
Location	Council Chambers, City Hall Councillor Dan Boyd – Chair Deputy Mayor Ted Laking – Vice-Chair	
Committee Members Present	Mayor Laura Cabott Councillor Kirk Cameron Councillor Jocelyn Curteanu Councillor Michelle Friesen Councillor Mellisa Murray	
Staff Present	Jeff O’Farrell, Interim City Manager Valerie Braga, Director of Corporate Services Lindsay Schneider, Director of Corporate HR Krista Mroz, Acting Director of Community Services Mike Gau, Director of Development Services Tracy Allen, Director of Operations Wendy Donnithorne, Manager of Legislative Services Pat Ross, Manager Land and Building Services Mélodie Simard, Manager Planning and Sustainability	

** Indicates electronic participation

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

1. Development Incentive Application – 190 Olive May Way

A report was presented on an application the City has received for a housing development incentive for the construction of 18 apartment-style, market housing units at 190 Olive May Way in Whistle Bend. It was indicated that this development meets the criteria for the RCM2 Zone Development Incentive, and Administration is bringing the application forward for Council approval. A number of questions were clarified, including details on incentives following application, the minimum density requirements, which this development exceeds, and with respect to on-site parking and snow removal needs. It was noted that there would be one parking space provided for each dwelling on site.

The recommendation of the City Planning Committee is

THAT Council approve an RCM2 Zone Housing Development Incentive with respect to the construction of 18 apartment housing units at 190 Olive May Way in Whistle Bend.

2. Sale and Land Disposition – 2020 2nd Avenue / Lowe Street

A report was presented about a proposed land sale at the corner of 2nd Avenue and Lowe Street. The owner of the property legally described as Lot 1, Block C, Plan 19005 LTO (2050 2nd Avenue) approached Administration in January, 2022 regarding the option to purchase a portion of adjacent road right-of-way. The property owner intends to construct a new building and requires onsite parking on Lot 1, however the large corner cut on the south east corner of the lot creates an irregular lot configuration which constrains the building design potential.

In response to questions from Committee members, it was confirmed that the sale would not impede the future use of railway as this is no longer needed, and that no technical or other site concerns were raised in the internal review by the Development Review Committee.

The recommendation of the City Planning Committee is

THAT Council direct that Bylaw 2022-18, a bylaw to authorize the sale and disposition of a portion of the road right-of-way as shown on Plan 19005 LTO adjacent to Lot 1, Block C, Plan 19005 LTO (2050 2nd Avenue), be brought forward for consideration under the bylaw process.

3. Zoning Amendment – 151 Black Street

The Committee reviewed a proposed zoning amendment in the downtown area. The owner of 151 Black Street has applied to rezone their property to allow the ground floor of their development to be used as offices and to allow for a single use on the site. The owners of the subject property have expressed intent to construct a two-story office building, with associated parking and landscaping. The office would accommodate up to ten staff and provide space for meetings and training opportunities for teachers to use outside of school hours.

This proposal is to also to reduce the “glazing”, or window size requirements on the ground floor from to 40%, and to eliminate the maximum windowsill height, or “placement” requirement. All other CMW zoning provisions would apply.

The Committee confirmed that this is on the edge of the zone defined as riverfront and would meet the zoning requirements for the area and OCP and Downtown Plan intent. It was also noted that the laneway would continue to be shared with others and there were no plans to remove it.

The recommendation of the City Planning Committee is

THAT Council direct that Bylaw 2022-17, a bylaw to amend the zoning of 151 Black Street to allow for an office use to fully occupy the ground floor, a development providing a single use, and a reduction of glazing requirements as required under current design guidelines, be brought forward for consideration under the bylaw process.

4. New Business - Commercial Land

An update was requested on commercial land development and availability in the City.

Administration provided updates on key land parcels including Tlingit Street which is anticipated to come back to Council in fall 2022 with options for potential disposition. In addition, the Whitehorse Operations Building adjacent lands, which will be designated in the OCP and then subject to further planning.

It was also noted that there were several areas that continue to be subject to decisions for residential use such as Wasson Place, and that future plans for this area, which is owned by Yukon government, will be part of the required "Tank Farm" Master Plan.

5. 98 Hotel – Historic Site Designation

Ryan West presented a petition showing community support to designate the 98 Hotel as a historic site. Mr. West also provide details about the hotel's background and history in the community and the rationale for his proposal. He also clarified in response to Committee questions, that he does not represent the owners and they are neither for or opposed to a formal designation. He also understood that a designation may protect both the building and business from any alternation if it was sold in future.



Minutes of the meeting of the Development Services Committee

Date	May 2, 2022	2022-09
Location	Council Chambers, City Hall Councillor Jocelyn Curteanu Councillor Mellisa Murray – Chair	
Committee Members Present	Mayor Laura Cabott Councillor Dan Boyd Councillor Kirk Cameron Councillor Michelle Friesen Deputy Mayor Ted Laking	
Staff Present	Jeff O’Farrell, Interim City Manager Valerie Braga, Director of Corporate Services Lindsay Schneider, Director of Corporate HR Krista Mroz, Acting Director of Community Services Mike Gau, Director of Development Services Tracy Allen, Director of Operations Wendy Donnithorne, Manager of Legislative Services	

**Indicates electronic participation

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

1. City Hall project vision

Forest Pearson presented a new vision and concepts for the City Hall renovation project, which included moving the transit hub into the core of the downtown at 3rd and Main at the site of the current parking lot. This could see City offices with potential housing above, and developing 3rd Avenue into a “green street” with enhanced transit and pedestrian infrastructure as a community asset. It could also redirect transit off of 2nd Avenue and allow for more progressive development of the area. In response to questions from the Committee, Mr. Pearson added that the “green street” corridor on 3rd Avenue could be from Black Street to Lowe Street, and allow for some limited vehicle access for residents, and noted that single lane streets have been said to “fragment” communities.



Minutes of the meeting of the City Operations Committee

Date	May 2, 2022	2022-09
Location	Council Chambers, City Hall	
Committee Members Present	Deputy Mayor Ted Laking Councillor Dan Boyd –Chair Mayor Laura Cabott Councillor Kirk Cameron Councillor Jocelyn Curteanu Councillor Michelle Friesen Councillor Mellisa Murray	
Staff Present	Jeff O’Farrell, Interim City Manager Valerie Braga, Director of Corporate Services Lindsay Schneider, Director of Corporate HR Krista Mroz, Acting Director of Community Services Mike Gau, Director of Development Services Tracy Allen, Director of Operations Wendy Donnithorne, Manager of Legislative Services	

**Indicates electronic participation

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



Minutes of the meeting of the Community Services Committee

Date	May 2, 2022	2022-09
Location	Council Chambers, City Hall	
	Councillor Mellisa Murray – Chair	
	Councillor Michelle Friesen – Vice-Chair	
Committee Members Present	Mayor Laura Cabott	
	Councillor Dan Boyd	
	Councillor Kirk Cameron	
	Councillor Jocelyn Curteanu	
	Deputy Mayor Ted Laking	
Staff Present	Jeff O’Farrell, Interim City Manager	
	Krista Mroz, Acting Director of Community Services	
	Valerie Braga, Director of Corporate Services	
	Lindsay Schneider, Director of Corporate HR	
	Mike Gau, Director of Development Services	
	Tracy Allen, Director of Operations	
	Wendy Donnithorne, Manager of Legislative Services	

**Indicates electronic participation

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

1. Pickleball Weekend Event

Councillor Friesen wanted to showcase the great experience that was had by members at the “pickleball” event at the Canada Games Centre over the weekend, noting that it was not only a very fun and physical event, and highly recommended, but also recognized the positive and enthusiastic City staff coaching the event.

2. Asian Heritage Month

Councillor Murray recognized May, 2022 as Asian Heritage Month, and a time to recognize the important contributions of Asian people to the City and community.

3. Jewish Heritage Month

Councillor Laking recognized May, 2022 as Jewish Heritage Month, and a time to recognize the important contributions of Jewish people to the City and community.

4. Red Dress Day – May 5, 2022

Councillor Friesen recognized the upcoming Red Dress Day on Thursday, May 5, 2022, a day to commemorate murdered and missing Indigenous women and girls in the Yukon and across Canada.

There being no further business, the meeting adjourned at 7:29 PM.