

MINUTES of **REGULAR** Meeting #2012-01 of the Council of the City of Whitehorse called for 7:30 p.m. on Monday, January 16, 2012, in Council Chambers, City Hall.

PRESENT: Mayor Bev Buckway
Councillors Dave Austin
Betty Irwin
Ranj Pillai
Florence Roberts
Dave Stockdale

ABSENT: Councillor Kirk Cameron

ALSO PRESENT: City Manager Dennis Shewfelt
Director of Administrative Services Robert Fendrick
Director of Operations Brian Crist

Mayor Buckway called the meeting to order at 7:30 p.m.

CALL TO ORDER

2012-01-01

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

AGENDA

- Carried -

2012-01-02

It was duly moved and seconded
THAT the minutes of regular Council Meeting #2011-28 dated
December 12, 2011 be adopted as presented.

MINUTES

December 12, 2011

- Carried -

2012-01-03

It was duly moved and seconded
THAT the minutes of Special Council Meeting #2011-29 dated
December 16, 2011 be adopted as presented.

MINUTES

December 16, 2011

- Carried -

DELEGATIONS

Mayor Buckway called three times for anyone to appear to address
Bylaw 2011-55, a bylaw to adopt a capital expenditure plan for the
years 2012 to 2015.

PUBLIC INPUT INTO
CAPITAL BUDGET

Nancy Thompson, Director of Trail Running for Athletics Yukon, commended the City's efforts to improve the trail network, particularly with respect to safety and signage. She encouraged the continued allocation of funds to do further work, specifically on the west side of the community. Ms Thompson advised that they will solicit their members to assist in a volunteer capacity with further trail work.

TRAIL RUNNING
ATHLETICS YUKON

Rob Hines noted that the engineering portion of the budget has a huge monetary value and expressed concern that the extensive building occurring in the community may not be sustainable in the long term. He suggested that the increased costs are attributable to urban sprawl and that current decisions will promote future costs. He challenged Council to come in under this budget.

ROB HINES
SUSTAINABLE

Mayor Buckway called three times for anyone to appear to address the conditional use application to allow for the construction of an 8-unit multi-residential development at 603-605 Ogilvie Street.

PUBLIC INPUT
CONDITIONAL USE
603-605 Ogilvie Street

Mark Smith expressed concern that the proposed development is too big. It will dwarf other buildings on the street have a large impact on the neighbourhood. He is opposed to a structure of this size because it does not fit the neighbourhood, and will block light to other homes in the area. It is essentially an apartment block in a single-family area, and Mr. Smith suggested that if a building of this size and style is approved then all of downtown will move toward buildings of this magnitude, and the culture of Old Town will be lost forever.

MARK SMITH
OPPOSED

Nathan Miller stated that many area residents are concerned with both of the conditional use applications being presented. He reminded Council that the Downtown Plan vision for Old Town is single family character and low density. He questioned whether these applications follow the Plan and the Vision. Mr. Miller also suggested that the time lines used for public notice and public input are not long enough to allow for a good public process.

NATHAN MILLER
OPPOSED

Bernard Bucholz stated that his concern with this proposal is the size of the development and not with the increase in density. He suggested that such really large buildings block light and sight lines, hog the views, and are an imposition on the neighbourhood because they are constructed so close to the property lines. Mr. Bucholz also suggested that the proposed development is out of character for the area.

BERNARD BUCHOLZ
OPPOSED

Nine written submissions were received, one in favour and eight opposed or expressing concerns.

Submissions Received

Mayor Buckway called three times for anyone to appear to address the conditional use application to allow for the construction of a 5-unit multi-residential development at 701 Jarvis Street, Downtown.

PUBLIC INPUT
CONDITIONAL USE
701 Jarvis Street

Kevin James spoke in support of this application. In his opinion the proposal is a beautiful design that fits in the neighbourhood, and the super green construction will be environmentally friendly and reduce the environmental footprint. Mr. James suggested that the density of this project is consistent with reducing urban sprawl, and that a mix of housing options is desirable to attain affordable housing. He also suggested that it is a good idea to have a mix of designs in the area.

KEVIN JAMES
IN SUPPORT

Bernard Bucholz stated that he supports this application because the proposed building is not as imposing as the Ogilvie Street project and is an affordable housing initiative.

BERNARD BUCHOLZ
IN SUPPORT

There were 12 written submissions received. Eight submissions were in favour, and four were opposed or expressed concerns.

Submissions Received

PUBLIC HEARING

Mayor Buckway called three times for anyone to appear to address Bylaw 2011-38, a bylaw to amend the Zoning Bylaw to allow for the development of a gravel quarry on the Copper Haul Road. There was no one present to address the bylaw and no submissions were received.

BYLAW 2011-38
Zoning – Quarry on
Copper Haul Road

Mayor Buckway called three times for anyone to appear to address Bylaw 2011-51, a bylaw to amend the Zoning Bylaw to allow for a lot expansion at 77 Collins Lane in the Mount Sima Industrial Subdivision.

BYLAW 2011-51
Zoning – 77 Collins Lane
Lot Expansion

There was no one present to address the bylaw. One submission was received that expressed no concerns regarding this application.

Submissions Received

Mayor Buckway called three times for anyone to appear to address Bylaw 2011-52, a bylaw to amend the Zoning Bylaw to allow for the development of a living suite at 111 Alusru Way in the Fox Haven Subdivision.

BYLAW 2011-52
Zoning – 111 Alusru Way
Living Suite

There was no one present to address the bylaw. Three written submissions were received, all opposed to this zoning amendment.

Submissions Received

COMMITTEE REPORTS

Administrative Services Committee

2012-01-04

It was duly moved and seconded
THAT the City Clerk be authorized to affix the City Seal to the 2011 tax
lien summary list to authenticate the list.

2011 TAX LIEN LIST

- Carried -

2012-01-05

It was duly moved and seconded
THAT Public Notice be given that on January 30, 2012 council will
consider amendments to the Council Procedures Bylaw.

PUBLIC NOTICE OF
INTENT TO AMEND
PROCEDURES BYLAW

- Carried -

2012-01-06

It was duly moved and seconded
THAT the following 2012 Deputy Mayor appointments be authorized:

January 17 to February 29
March 1 to April 30
May 1 to June 30
July 1 to August 31
September 1 to October 31

Councillor Irwin
Councillor Pillai
Councillor Cameron
Councillor Austin
Councillor Stockdale

2012 DEPUTY MAYOR
APPOINTMENTS

- Carried -

2012-01-07

It was duly moved and seconded
THAT the following 2012 Reserve Deputy Mayor appointments be
authorized:

January 17 to May 31
June 1 to October 31

Councillor Roberts
Councillor Irwin

2012 RESERVE DEPUTY
MAYOR APPOINTMENTS

- Carried -

2012-01-08

It was duly moved and seconded
THAT the following Standing Committee Chair and Vice-Chair
appointments be authorized for 2012:

<u>Standing Committee</u>	<u>Chair</u>	<u>Vice-Chair</u>
Administrative Services	Florence Roberts	Ranj Pillai
City Planning	Ranj Pillai	Betty Irwin
City Operations	Betty Irwin	Kirk Cameron
Community Services	Dave Stockdale	Florence Roberts
Public Health and Safety	Kirk Cameron	Dave Austin
Tourism & Economic Development	Dave Austin	Dave Stockdale

2012 CHAIR AND VICE-
CHAIR APPOINTMENTS –
STANDING COMMITTEES

- Carried -

2012-01-09

It was duly moved and seconded
THAT the following Ad Hoc Committee appointments be authorized
for 2012:

Association of Yukon Communities	Councillor Irwin Councillor Cameron
2012 Arctic Winter Games Host Society	Councillor Austin
2012 AWG Host Society Board of Management	Bev Buckway
Canadian Capital Cities Organization	Councillor Austin
Persons with Disabilities Advisory Committee	Councillor Stockdale
Whitehorse Chamber of Commerce	Councillor Cameron
Whitehorse Housing Authority	Councillor Roberts
Yukon Hospital Corporation Board of Trustees	Councillor Roberts

COUNCIL MEMBER
APPOINTMENTS TO
AD HOC COMMITTEES

- Carried -

2012-01-10

It was duly moved and seconded
THAT the following Special Committee appointments be authorized
for 2012:

Budget Committee	Mayor and all council
City Manager's Evaluation Committee	Mayor and all council
Emergency Measures Commission	Mayor Buckway Deputy Mayor

COUNCIL MEMBER
APPOINTMENTS TO
SPECIAL COMMITTEES

- Carried -

2012-01-11

It was duly moved and seconded
THAT the following administrative appointments be authorized for
2012:

2012 AWG Host Society Board of Management	Dennis Shewfelt Robert Fendrick Brian Crist	ADMINISTRATIVE APPOINTMENTS TO VARIOUS COMMITTEES
Great Northern Ski Society	Robert Fendrick Linda Rapp	
Whitehorse Planning Group on Homelessness	Linda Rapp	
Yukon Convention Bureau	Sheila Dodd	

- Carried -

2012-01-12

It was duly moved and seconded
THAT expenses be authorized as follows for Mayor Buckway and
Councillor Cameron to attend the Federation of Canadian
Municipalities Sustainable Communities Conference to be held in
Ottawa in February:

1. Travel expenses for Mayor Buckway; and
2. Travel and per diem expenses from Councillor-initiated travel for
Councillor Cameron

AUTHORIZE TRAVEL
F.C.M. SUSTAINABILITY
CONFERENCE

- Carried -

2012-01-13

It was duly moved and seconded
THAT Councillor Austin be authorized to attend the Mineral
Exploration Roundup in Vancouver, BC in January 2012, with travel
expenses funded from the City Representative travel account and
per diem expenses funded from the Councillor-initiated travel
account.

AUTHORIZE TRAVEL
MINERAL EXPLORATION
ROUNDUP

2012-01-14

It was duly moved and seconded
THAT the motion be amended to fund the travel expenses for
Councillor Austin's attendance at the Mineral Exploration Roundup
from the Councillor-initiated travel account.

Amendment

- Carried -

The MAIN MOTION as amended was then voted on and CARRIED.

Vote on Main Motion

City Planning Committee

Narrow Gauge Construction has applied for conditional use approval to permit the development of an eight-unit multiple family building at 603/605 Ogilvie Street. The property is zoned Residential Downtown 1, and multiple housing is a conditional use in this zone. Conditional uses must be consistent with the Official Community Plan, compatible with adjoining land uses, and compliant with the Zoning Bylaw. The proposed development is located in the "Old Town" neighbourhood that is characterized predominantly by single detached, one storey buildings with some multiple family buildings. The proposed development spans two lots and will be 0.4 metres below the maximum height allowed in this downtown zone.

A public input session with respect to this application has been scheduled for the regular council meeting on Monday, January 16, 2012.

Administration confirmed that:

- five multi-family proposals have been approved in the downtown area in the last few years;
- the proponents have been advised of planned road construction in the area;
- the submitted landscape plan exceeds requirements; and
- compatible uses are subjective, but under existing policy the proposal is allowable.

The Committee noted that a large number of suites are located in houses classified as single-family dwellings in Old Town.

The owner of the property at 701 Jarvis Street has applied for conditional use approval to permit the development of a five-unit multiple family building on the site. The property is zoned Residential Downtown 1, and multiple housing is a conditional use in this zone. Conditional uses must be consistent with the Official Community Plan, compatible with adjoining land uses, and compliant with the Zoning Bylaw. The proposed development is in the "Old Town" neighbourhood characterized by predominantly single detached, one storey buildings with some multiple family buildings. The proposed development will be slightly below the maximum height allowed in the zone.

A public input session with respect to this application has been scheduled for the regular council meeting on Monday, January 16, 2012.

CONDITIONAL USE
APPLICATION
603-605 OGILVIE
STREET
For Information Only

CONDITIONAL USE
APPLICATION
701 JARVIS STREET
For Information Only

Administration confirmed that

- Conditional use approval may include conditions, but they must be consistent with the Zoning Bylaw;
- The proponents have not filed an application under the new Incentives Policy;
- The proposal does meet existing height requirements;
- The brick oven is understood to be for the use of residents; and
- There are differences in various styles of barrier-free construction.

CONDITIONAL USE
APPLICATION
701 JARVIS STREET
For Information Only
(Continued)

2012-01-15

It was duly moved and seconded
THAT the Mayor and City Clerk be authorized to enter into a Development Agreement with Whitehorse Savings Ltd. with respect to development responsibilities associated with the subdivision of Lot 1585, Plan 93-105 LTO, located at 19 Wann Road in the Porter Creek Subdivision, Whitehorse, Yukon.

DEVELOPMENT
AGREEMENT
19 WANN ROAD

- Carried -

2012-01-16

It was duly moved and seconded
THAT the Mayor and City Clerk be authorized to enter into a Development Agreement with Jamie Milligan and Susan Milligan for development responsibilities associated with the subdivision of Lot 55, Plan 30209 LTO, located at 1512 Centennial Street, Porter Creek Subdivision, Whitehorse, Yukon.

DEVELOPMENT
AGREEMENT
1512 CENTENNIAL
STREET

- Carried -

2012-01-17

It was duly moved and seconded
THAT the subdivision of Lot 1004-9, Quad 105D/14, Plan 2011-0075 LTO, located in Hidden Valley, be approved to create two new country residential lots zoned Country Residential 1 and one Remainder lot, as shown on the approved subdivision sketch, subject to the condition that the registered owner of the subject land enter into a Development Agreement with the City of Whitehorse for the deferral of the Development Cost Charges (\$1,250.00 per lot) until the time of building permit application for each respective new lot.

SUBDIVISION APPROVAL
LOT 1004-9
HIDDEN VALLEY

- Carried -

The Committee discussed the possibility of moving Planning Committee meetings to a different time to help with meeting management. Administration noted that a potential time change for all standing committees is being proposed in the Council Procedures Bylaw that will be coming forward at the end of the month. Additionally, delegation of certain items to administration would help in this regard.

TIME FOR
PLANNING COMMITTEE
For Information Only

City Operations Committee

The Committee congratulated Public Works staff for their prompt response to requests for snow clearing on the Robert Campbell Bridge and on getting the landfill site reopened to the public in a timely manner.

KUDOS FOR PUBLIC
WORKS STAFF
For Information Only

Community Services Committee

Heather Ashthorn and Patricia Bacon addressed the Committee on behalf of Blood Ties Four Directions to discuss an application requesting City support for a 'Tiny House'. *Tiny House* is a supported housing model that would be beneficial for the Blood Ties clientele. Ms. Ashthorn advised that there has been good support for the project in terms of funding and materials, but tying into the City systems may be difficult. A suitable site has been located, but Blood Ties requires additional funding to cover the cost of installing water and sewer services. The housing is meant for short-term use, housing clients for medical treatment and those coming out of the corrections system. A stable housing situation is seen as a key factor in helping people trying to recover from Hepatitis C and HIV.

BLOOD TIES
FOUR DIRECTIONS
REQUEST FOR
FUNDING ASSISTANCE
For Information Only

The delegates confirmed that taxes, utilities and ongoing operating and maintenance costs are covered in the proposed budgets for the project, but the initial cost for the installation of services is the main issue at this point. The Committee was advised that national bodies have not been approached for funding because this proposal is fairly new and innovative and there are no funding programs available at this time.

The delegates confirmed that others have expressed interest in the *Tiny House*, but not necessarily as a supported housing model. They noted that tiny houses in other jurisdictions are often outside City limits. However, a location in the downtown area is paramount to the success of the project in Whitehorse.

The proponents advised that in order to promote the idea to others the plan is to have the structure built in the community somewhere so that people and organizations can see the project underway. The structure will meet or exceed current construction codes.

The delegates assured the Committee that the project meets a real need for supported transitional housing as well as being a demonstration project.

BLOOD TIES
FOUR DIRECTIONS
REQUEST FOR
FUNDING ASSISTANCE
For Information Only
(Continued)

Public Health and Safety Committee

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

No Report

Tourism & Economic Development Committee

There was no report from the Tourism and Economic Development Committee.

No Report

BYLAWS

2012-01-18

It was duly moved and seconded
THAT Bylaw 2011-28, a bylaw to authorize the allocation of various grants for 2011, having been read a first and second time, now be given third reading.

- Carried -

BYLAW 2011-28

2011 UMBRELLA
GRANTS BYLAW

THIRD READING

2012-01-19

It was duly moved and seconded
THAT Bylaw 2011-50, a bylaw to amend the capital expenditure program with respect to changes made during 2011, having been read a first and second time, now be given third reading.

- Carried -

BYLAW 2011-50

AMEND CAPITAL
BUDGET – 2011
UMBRELLA CHANGES

THIRD READING

2012-01-20

It was duly moved and seconded
THAT Bylaw 2011-53, a bylaw to amend the operating and maintenance budget with respect to changes made during 2011, having been read a first and second time, now be given third reading.

- Carried -

BYLAW 2011-53

AMEND OPERATING
BUDGET – 2011
UMBRELLA CHANGES

THIRD READING

2012-01-21

It was duly moved and seconded
THAT Bylaw 2011-54, a bylaw to authorize the 2011 to 2014 Joint Use
Agreements, having been read a first and second time, now be given
third reading.

BYLAW 2011-54

JOINT USE
AGREEMENTS

THIRD READING

- Carried -

There being no further business, the meeting adjourned at 8:42 p.m.

ADJOURNMENT

ORIGINAL MINUTES SIGNED BY:

"Bev Buckway"

Bev Buckway, Mayor

"Robert I. Fendrick"

Robert I. Fendrick, FCGA, City Clerk

ADOPTED by resolution at Meeting #2012-02 dated January 30, 2012