

Minutes of the Meeting of the
ADMINISTRATIVE SERVICES COMMITTEE
Monday, March 19, 2012
Council Chambers, City Hall

Committee Members Present: Councillor Roberts – Chair
Councillor Pillai – Vice-Chair
Mayor Buckway
Councillor Austin
Councillor Cameron
Councillor Irwin

Committee Members Absent: Councillor Stockdale

Staff Present: Dennis Shewfelt, City Manager
Robert Fendrick, Director of Administrative Services
Brian Crist, Director of Operations

Guests: Susan Gwynne-Thompson and Tory Russell – CETA

Your Worship:

The Administrative Services Committee respectfully submits the following report:

1. **CETA** – For Information Only

Susan Gwynne-Thompson and Tory Russell addressed the Committee to encourage the City to get more information from the Government of Yukon with respect to the Comprehensive Economic and Trade Agreement (CETA) that the federal government is negotiating with the European Union with participation from the provinces and territories. They also encouraged the City to request an exclusion from the negotiations, suggesting that CETA may impair the City's jurisdiction over its ability to provide a public water service. They presented a resolution for Council's consideration with respect to this issue.

Minutes of the Meeting of the
CITY PLANNING COMMITTEE
Monday, March 19, 2012
Council Chambers, City Hall

Committee Members Present: Councillor Pillai – Chair
Councillor Irwin – Vice-Chair
Mayor Buckway
Councillor Austin
Councillor Cameron
Councillor Roberts

Committee Members Absent: Councillor Stockdale

Staff Present: Dennis Shewfelt, City Manager
Robert Fendrick, Director of Administrative Services
Brian Crist, Director of Operations
Kinden Kosick, Senior Planner

Guests: Christina Macdonald – Zoning Amendment, 18 Azure Road
Dominic Vezina – Land Sale, Takhini North

Your Worship:

The City Planning Committee respectfully submits the following report:

1. **Land Sale, Takhini North** – For Information Only

Dominic Vezina addressed the Committee to clarify some issues that arose from the previous Planning Committee meeting with respect to the sale of Lot 344 in Takhini North. He noted that his application for a lot enlargement pre-dated the closure of the lane on the property in question, and presented some 'contractor' maps that show Lot 344 as part of his lot. He reviewed the history of his application and pointed out that it was only after the new lots in the area were surveyed and sold that there was any indication that the disposition of Lot 344 might include the adjacent property owner. Mr. Vezina also noted that his neighbours have been parking a vehicle on Lot 344.

2. **Zoning Amendment – 34 Roundel Road, Hillcrest**

The owners of the property at 34 Roundel Road have applied for a zoning amendment to allow for reduced minimum rear and side yard setbacks for an accessory building. The applicants have begun construction on a two storey garage that encroaches into the required setbacks, and the zoning amendment is being requested to legitimize the structure so that it can be completed in its present size and location. It is not recommended to correct non-conformances where the non-conformance has been created

through the actions of the applicant or property owner. The Zoning Bylaw provides for a Development Officer to grant a five percent variance from the requirements of the zone, but this would not be sufficient to cover the setback distances detailed within the surveyor's sketch. Administration confirmed that the building permit clearly specifies the points at which the permit holder must call for inspections.

RECOMMENDATION

THAT Bylaw 2012-17, a bylaw to amend zoning of 34 Roundel Road in Hillcrest from RS to RSx (restricted) to allow for a reduction of the required rear and side yard setbacks, be brought forward for due consideration under the bylaw process.

MOVED BY:

SECONDED BY:

3. Public Hearing Report – Zoning Amendment, 21 McQuesten Road

The owner of 21 McQuesten Road in Riverdale has applied to amend the zoning of this lot to allow for the development of a compact three-unit townhouse for condominium ownership. At the public hearing on March 12th, two persons appeared to raise concerns or speak against the application. In addition, five written submissions expressed concerns about this rezoning, including three that were opposed. Issues raised included concerns regarding increased traffic and parking on already crowded streets, as well as a concern about the impacts of increased density on the neighbourhood in general and the access over the Robert Campbell Bridge. Some concern was also expressed about the impact of increased density on adjacent property values.

The proposed development meets the zone requirements for a single detached house for height, setbacks, site coverage and parking. A single detached house of identical size could be built with no rezoning required, and the lot, though undersized, is currently eligible to be developed with a single detached house in conformance with the zone requirements. The existing zoning permits one principal residence with an attached, smaller living suite.

The proposal provides three off-street parking spaces accessible by the rear lane. It is likely that on-street parking will increase from visitors and residents in the future if the property changes hands. Redevelopment is generally recognized as investment in the neighbourhood and often results in investment in nearby properties, which increases both the value and aesthetics of the neighbourhood. Typically, redevelopment increases neighbourhood property values as long as the scale of construction is compatible with existing development.

Administration confirmed that under the terms of both the *Municipal Act* and the City's Zoning Bylaw, people have the right to apply for a change in zoning. A committee member noted that, considering the potential for other significant development in the Riverdale area, the potential impacts on bridge traffic from this application are negligible.

RECOMMENDATION

THAT Bylaw 2012-08, a bylaw to amend the zoning of 21 McQuesten Road in Riverdale to allow for development of a triplex, be brought forward for second and third reading under the bylaw process.

MOVED BY:

SECONDED BY:

4. Public Hearing Report – Zoning Amendment, 18 Azure Road

The land use designation for the property at 18 Azure Road in the Crestview area was changed from Commercial Service to Residential Urban in 2011. Rezoning is the next step in the process to develop the property for higher density multiple household housing. At the public hearing, one person appeared to speak to the amendment and two written submissions were received. Concerns were raised about the absence of a 30-metre development setback from the riparian area, the precedence for relaxed application of setback requirements, the relaxation of the buffer zone between residential and industrial areas, and the capacity of the Crestview lagoon to accommodate increased effluent.

The creek is a minor watercourse and does not function as a significant wildlife habitat or corridor. Further, it is located on private property where encroachment has already occurred into the riparian area. The proposed 10-metre corridor will encompass the creek, its flood banks, and vegetation on both sides, and is deemed sufficient to protect water quality. A development agreement condition has been agreed to by the applicant, which will inform potential buyers of the area's proximity to industrial uses, but noise from the Kulan Industrial area is not considered to be a significant issue. Effluents from the area do not drain to the Crestview lagoon system but to the Livingstone Trail facility. The proposed development would also drain to this location.

Ms. Cristina Macdonald of the Yukon Conservation Society addressed the Committee to commend the proponent's assistance with a walk-through of the development area. She stated the opinion that it is too early in the process to set a ten-metre corridor, and encouraged a third party assessment, especially of the riparian areas. She noted that the Official Community Plan provides clear guidelines that are consistent and defensible, and encouraged further assessment of the creek area and the proposed setbacks. Ms. Macdonald acknowledged that there is some development in the area that encroaches on the recommended 30-metre corridor, and further acknowledged that there are portions of the creek bed where 30 metres might be excessive.

RECOMMENDATION

THAT Bylaw 2012-09, a bylaw to amend the zoning of 18 Azure Road in Crestview to allow for residential development, be brought forward for second and third reading under the bylaw process.

MOVED BY:
SECONDED BY:

5. **Public Hearing Report – Zoning Amendment, 91345 Alaska Highway**

Norcope Concrete Producers has applied to rezone the north-west portion of their lot at 91345 Alaska Highway to allow the commercial sale of quarry products to occur on the site. A special provision is also requested to relax the western side yard setback to allow for the replacement of a roof on a non-conforming portion of the site's principal building. At the public hearing on March 12th, no one appeared to speak to the bylaw and no written submissions were received. The current land use designation of the property under the Official Community Plan supports the future vision for this area as a potential mixed use node following the expiration of existing quarries. The requested zoning is designed to bring the existing building into conformance and allow for the replacement of the roof. The applicant intends to use the north-west portion of the property for commercial purposes. However, the Mixed Use Industrial/Commercial zone allows for general industrial activities, which would be a potential future use on this portion of the lot.

Administration confirmed that the proponent has indicated a desire to purchase a portion of the highway buffer, but that this has no bearing on the rezoning application now in process.

RECOMMENDATION

THAT Bylaw 2012-10, a bylaw to amend the zoning of a parcel of land at 91345 Alaska Highway to allow for the commercial sale of quarry products, be brought forward for second and third reading under the bylaw process.

MOVED BY:
SECONDED BY:

Minutes of the Meeting of the
CITY OPERATIONS COMMITTEE
Monday, March 19, 2012
Council Chambers, City Hall

Committee Members Present: Councillor Irwin – Chair
Councillor Cameron – Vice-Chair
Mayor Buckway
Councillor Austin
Councillor Pillai
Councillor Roberts

Committee Members Absent: Councillor Stockdale

Staff Present: Dennis Shewfelt, City Manager
Robert Fendrick, Director of Administrative Services
Brian Crist, Director of Operations
Wayne Tuck, Manager of Engineering & Environmental Services

Your Worship:

The City Operations Committee respectfully submits the following report:

1. **Contract Award – Porter Creek Reservoir Expansion**

The Porter Creek water reservoir upgrade project is identified as one of the City's most important sustainability projects. To take advantage of potential bidders currently working in the Territory due to the current economic climate, the project was included in the 2012 Capital Budget. The project will create a new cell designed to interconnect with the existing reservoir to meet current requirements and serve new developments occurring in Porter Creek. The expanded reservoir will supplement fire flow requirements for commercial and higher density developments that are planned sometime within Whistle Bend, and will provide for a second water supply connection for emergency situations, or periods of high water demands. Twenty-five companies obtained copies of the tender documents, and four bids were received. The tender review committee unanimously agreed that the low bidder is familiar with the scope of the work and has the knowledge and experience to complete the work. The prices are reasonable given the number of very competitive bids received, and the work is scheduled to be done by October 2012, and the capital budget has funds sufficient to complete this contract. All funding for this project is from the Federal Gas Tax Program.

The Committee asked for more information on how contingencies are set, and a committee member suggested that a contingency policy be developed.

RECOMMENDATION

THAT the construction contract for the 2012 Porter Creek Reservoir Expansion Project be awarded to Wildstone Construction & Engineering Ltd. for a net cost to the City of \$2,847,244.00, including a \$100,000 contingency allowance.

MOVED BY:

SECONDED BY:

2. **City Staff Commended** – For Information Only

The Committee commended the work of staff from the Operations Division during the 2012 Arctic Winter Games, and also commended the dedication of the utility systems crews dealing with water system breaks.

Minutes of the Meeting of the
COMMUNITY SERVICES COMMITTEE

Monday, March 19, 2012
Council Chambers, City Hall

Committee Members Present: Councillor Roberts – Chair
Mayor Buckway
Councillor Austin
Councillor Cameron
Councillor Irwin
Councillor Pillai

Committee Members Absent: Councillor Stockdale

Staff Present: Dennis Shewfelt, City Manager
Robert Fendrick, Director of Administrative Services
Brian Crist, Director of Operations

Your Worship:
There is no report from the Community Services Committee.

Minutes of the Meeting of the
PUBLIC HEALTH AND SAFETY COMMITTEE
Monday, March 19, 2012
Council Chambers, City Hall

Committee Members Present: Councillor Cameron – Chair
Councillor Austin – Vice-Chair
Mayor Buckway
Councillor Irwin
Councillor Pillai
Councillor Roberts

Committee Members Absent: Councillor Stockdale

Staff Present: Dennis Shewfelt, City Manager
Robert Fendrick, Director of Administrative Services
Brian Crist, Director of Operations

Your Worship:

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

Minutes of the Meeting of the
TOURISM & ECONOMIC DEVELOPMENT COMMITTEE

Monday, March 19, 2012
Council Chambers, City Hall

Committee Members Present: Councillor Austin – Chair
Mayor Buckway
Councillor Cameron
Councillor Irwin
Councillor Pillai
Councillor Roberts

Committee Members Absent: Councillor Stockdale

Staff Present: Dennis Shewfelt, City Manager
Robert Fendrick, Director of Administrative Services
Brian Crist, Director of Operations

Your Worship:

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

There being no further business, the meeting adjourned at 9:00 p.m.