



Minutes of the meeting of the Tourism and Economic Development Committee

Date: September 4, 2012

Location: Council Chambers, City Hall

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

Staff Present Stan Westby, City Manager
Robert Fendrick, Director of Administrative Services
Brian Crist, Director of Operations

Your Worship, the Tourism and Economic Development Committee respectfully submits the following report:

1. Monthly Activity Report - For Information Only

An activity report for the month of August 2012 was received from Tourism and Economic Development Services.

2. Notice of Motion

Councillor Stockdale presented a Notice of Motion as follows:

TAKE NOTICE THAT I, Councillor Dave Stockdale, will bring forward at the next regular meeting of Council on Monday, September 10, 2012, a motion to reconsider resolution 2012-15-03 that was passed by Council on August 27, 2012.

The motion to be reconsidered is:

"THAT the request for funding for a strategic planning workshop for the Old Log Church Museum, the Yukon Transportation Museum and the Copperbelt Railway and Mining Museum be denied".



Minutes of the meeting of the Administrative Services Committee

Date: September 4, 2012

Location: Council Chambers, City Hall

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

Staff Present Stan Westby, City Manager
Robert Fendrick, Director of Administrative Services
Brian Crist, Director of Operations

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

1. Cancel October and December Meeting Cycles

The Thursday election date mandated by the *Municipal Act* means that there is very little time for a newly elected council to prepare for the standing committee meeting that would normally be scheduled for the following Monday. Council has traditionally cancelled the standing committee and regular council meetings that are scheduled to be held immediately following the municipal election.

A special council meeting will be scheduled for Monday, October 29 for the purpose of swearing in the new council and establishing the council, administrative, and community appointments for the coming year.

Council has also traditionally cancelled the standing committee and regular council meetings that are scheduled during the Christmas period. In accordance with the City's Procedures Bylaw, a resolution of Council is required to cancel Standing Committee or Council meetings

RECOMMENDATION

THAT the Standing Committee meeting scheduled for October 15, 2012 and the Regular Council meeting scheduled for October 22, 2012 be cancelled; and

THAT a Special Council Meeting be scheduled for October 29, 2012; and

THAT the Standing Committee meeting scheduled for December 17, 2012 and the Regular Council meeting scheduled for December 24, 2012 be cancelled.

2. Monthly Activity Reports - For Information Only

Activity reports for the month of August 2012 were received from the City Manager, the Director of Administrative Services, and the Financial Services, Human Resources and Information Systems Departments.

Issues Arising from the Activity Reports

Administration confirmed:

- the Photo Contest is for stock photos of local people, places and scenery.
- the roll out of a new phone list will take place this week, and all staff will have access to an accurate and up-to-date listing.
- process changes means the yearly changes to the budget process as recommended by the Budget Task Force.
- the *eScribe* implementation is proceeding, but progress is slow due to capacity restraints. The intent is that the system will be fully in place for the incoming Council.
- the Arctic Winter Games Board of Management will meet to review the final audited financial statements and the proposed Legacy Plan on September 7, 2012

The Committee asked administration to put back on the cover page of each agenda the reminder to each Committee Chairperson to ask if there is anyone present who wishes to speak to the Committee.



Minutes of the meeting of the City Planning Committee

Date: September 4, 2012

Location: Council Chambers, City Hall

Councillor Pillai - Chair
Councillor Irwin – Vice Chair
Mayor Buckway

Present: Councillor Austin
Councillor Cameron
Councillor Roberts
Councillor Stockdale

Staff Present Stan Westby, City Manager
Robert Fendrick, Director of Administrative Services
Brian Crist, Director of Operations

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

1. **Zoning Amendment - Hillcrest Drive Townhouses** – For Information Only

Kirn Dhillon, proponent for the proposed rezoning of four lots on Hillcrest Drive to allow for townhouse development, addressed the Committee to advise that he will not be available for the Public Hearing next week, and therefore was present to provide an overview of the project and answer any questions that Council might have. He advised that the proposal is consistent with Official Community Plan, will be more sustainable than the existing buildings, and the increased density is consistent with sustainability concepts. The current housing stock dates from the 1950's and is becoming outdated and not suitable for renovation and renting. Mr. Dhillon advised that he has consulted with area residents and the community association, and that many of the concerns raised are being addressed, including parking and landscaping. He suggested that shadowing created by this development will not be greater than other stock in the area.

Mr. Dhillon confirmed that the proposed sales will be open market opportunities and that other rental stock owned by the developer can be offered to renters, including existing renters in the eight units that will be demolished to make way for this development. Detailed design and final pricing will be done if the rezoning application is approved. He reiterated that the development plans have already been amended to account for parking and privacy concerns, and stated that he is willing to continue to hear and address concerns raised by area residents.

Jim Gilpin, a resident of the Hillcrest area, addressed the Committee to request that the proposed rezoning be denied. He stated that the proposal will significantly change the character of the neighbourhood and is not consistent with the rest of the residences in

the area. Additionally, there are privacy concerns and shadowing concerns in all seasons, not just in the winter. Mr. Gilpin also suggested that the developer's design renderings are not accurate with respect to relative sizing. He also stated that new housing stock may be needed, but the proposal as presented is not acceptable to the neighbourhood.

Ms. Laura Markel spoke against the development, stating that allowing this proposal will set an unfavourable precedent in the neighbourhood. She noted that she was here tonight because she saw that Mr. Dhillon was on the agenda and felt that both sides of the issue should be presented. Ms. Markel advised that the public meeting held in June was not well publicized and consequently was not well attended. She stated the opinion that multi-storey high density housing is not appropriate in the proposed location, and if Council approves this application the precedent set will result in a major change in the neighbourhood. She also stated that shadowing is an important consideration that will contribute to icing on the streets and sidewalks adjacent to the proposal. She advised that there is a community meeting set for this coming Thursday to discuss the proposal, and stated the opinion that full community discussion is necessary considering the impact this development would have on the neighbourhood.

Mr. Frederick Robert stated that he is the owner of one of the homes in the area that is higher in height than the steelox buildings. He questioned whether there is a market for more units, and asserted that cleaning up the area and renovating the existing units would be more appropriate. He also suggested that there are better areas in Hillcrest for this type of development, and expressed the hope that more discussion between the developer and the community might result in a development that is more suitable for the area.

2. **Downtown Escarpment Land Use Policy**

The existing Downtown Escarpment Land Use Policy has been in place since 1998. Administration is bringing forward a revised policy that reflects the new boundaries of the escarpment control zone as established in the 2012 Zoning Bylaw, and incorporates minor housekeeping edits. The initial policy was adopted as a response to escarpment slope stability issues and a means to preserve the area as a recreational amenity for the public. Subsequent escarpment terrain studies conducted a more detailed investigation of the area and identified potential development areas along the toe of the escarpment, subject to hazard mitigation measures. The proposed policy revises Escarpment Control Zone boundaries to match new zoning lines established in the 2012 Zoning Bylaw. The proposed policy includes new definitions, an application process, specifies that all land applications must be for public use, and gives Council the authority to attach conditions to applications upon approval.

Administration confirmed:

- that administration is submitting funding requests for berm design, and some operating and maintenance costs will result; however the berm is needed to allow for residential development in the area

- that the 609 Drury Street Bylaw is not yet complete, but is scheduled to come forward this fall
- that no new buildings can be built in the zone, and existing building cannot be re-built if destroyed, but existing buildings are legally non-conforming and are therefore protected by virtue of being grandfathered

The Committee asked for more information on the residents and properties still in the escarpment zone.

RECOMMENDATION

THAT the Downtown Escarpment Land Use Policy dated August 2012 be adopted as presented.

3. Subdivision Application - Raven's Ridge Phase 2

Raven's Ridge Developments Ltd. has applied to subdivide a portion of Lots 49 and 50 (Remainder), Group 5, to create Phase 2 of the Raven's Ridge Subdivision. The new subdivisions will create an additional 16 new country residential lots, one Public Use Land Dedication lot, one Public Utility Lot/Walkway, one Walkway, the extension of the War Eagle Way road right-of-way, and four remainder lots. The property is located immediately east of the existing Raven's Ridge Phase 1 development. The Public Utility Lot/Walkway shown at the north limit of the subdivision area will be designed to accommodate storm drainage from War Eagle Way and a pedestrian connection to the existing transit stop and the Alaska Highway. Walkway 2 on the northeast limit of the subdivision area has been proposed as an additional pedestrian connection. The four remainder lots will remain owned by ATCO.

All of the proposed lots meet or exceed the minimum lot area and width requirements of the Zoning Bylaw, and comply with the land use designation of the Official Community Plan. Administration recommends that the subdivision approval include a condition for a further geotechnical/hydro-geological site-specific study to be completed for each of the proposed lots within the subdivision application to identify the suitability of all of the lots for development.

Road access to the proposed lots will be by way of an extension to the existing War Eagle Way road right-of-way that intersects the Alaska Highway. Development on the proposed lots will be serviced through on-site septic systems, water wells and/or water delivery systems as there are no municipal sewer or water services in the area. Public Use Land Dedication is required for this subdivision, and the proponent has identified proposed Lot 21 as a potential future park lot to fulfil this requirement.

Residential Development Cost Charges will be collected for the creation of 16 new un-serviced country residential lots. The proponent has requested that the Development Cost Charges be deferred to the time of issuance of building permits for the lots. The proponent will be required to survey the perimeter area of the Phase 2 Lands and register the survey at the Land Titles Office.

Mr. Mark Radke appeared on behalf of the proponents and confirmed that the administrative report fairly reflects the situation. He noted that the original consideration of the application dates back to 2009, and a decision is required soon if the company is to have any chance to get the development under way this year. He confirmed that the remainder lots will remain undeveloped and are owned by ATCO; that more testing will be done following subdivision approval, and that the company has committed to doing hydro-geological testing on each individual lot to ensure that they are suitable for well and septic services. Mr. Radke also confirmed that his company and ATCO have agreed that the Coynes may have access to the property to pursue their mineral claims. Mr. Radke commended the Planning Department staff for their work on this project.

Administration confirmed that an agreement has been reached between the developer and the Cross Country Ski Club with respect to the ski trails in the area. It was also confirmed that the proposed density is low so a playground is not required.

A committee member suggested there may be an opportunity for a children's amenity at the Copper Belt railway area

RECOMMENDATION

THAT the subdivision of Lots 49 and Lot 50 (Remainder), Group 5, Plan 9540 CLSR Whitehorse, YT, for the creation of Phase 2 of the Raven's Ridge Subdivision for an additional 16 Country Residential lots, 1 Public Use Land Dedication (PULD) lot, 1 Public Utility Lot/Walkway, 1 Walkway, the extension of the War Eagle Way road right-of-way and 4 remainder lots, be approved as shown on the approved subdivision sketch and subject to the following conditions:

- (1) THAT Raven's Ridge Developments Ltd. enter into a Development Agreement with the City for development responsibilities related to the construction of Phase 2 of the Raven's Ridge Subdivision for an additional 16 country residential lots and associated road, public utility lots and walkway infrastructure;
- (2) THAT Raven's Ridge Developments Ltd. complete a geotechnical/hydro-geological site-specific study for water well and septic system feasibility for each proposed lot on the proposed subdivision sketch, including identification of constraints, requirements and/or mitigation measures for water well and septic system development;
- (3) THAT Raven's Ridge Developments Ltd. enter into a further Development Agreement with the City to include provisions for restricting development on lots near steep slopes; provision of the geotechnical/hydro-geological site-specific study and identification of the requirements and/or mitigation measures for water well and septic system development; and for the deferral of residential development cost charges;
- (4) THAT Public Use Land Dedication be taken in the form of Proposed Lot 21 equalling a total land dedication of 1.33 hectares as shown on the approved subdivision sketch; and

- (5) THAT an administrative subdivision approval be issued for the subdivision and re-survey of those portions of Lots 49 and 50 (Remainder), Group 5, Plan 9540 CLSR comprising the Phase 2 area of the Raven's Ridge Subdivision to facilitate the registration of the required Development Agreements with Raven's Ridge Developments Ltd.

4. Monthly Activity Report - For Information Only

An activity report for the month of August, 2012 was received from the Planning and Development Services Department.

Issues Arising from the Activity Reports

Administration confirmed that the Porter Creek D planning process is just beginning and concepts may be available this winter. The work will concentrate on the stakeholders' values for the area, and this values work will form the foundation for area planning which will be presented in a charrette process. As established in the Land Development Protocol, the Government of Yukon is the principal funder and allocates costs to the development and holds them on the books until eventual sale, whenever that may be. The Committee emphasized that a 'clear-cut' scenario is to be avoided at all costs for the Porter Creek D development

The Committee asked for more information on the communications infrastructure being put in on Mountainview Drive.

5. New Business – For Information Only

Cam Kos addressed the Committee and advised that there are almost 700 lots and properties currently for sale in the Whitehorse area. He questioned the re-zoning of existing areas and encouraged Council to put a moratorium in place to prevent rental properties being converted to condominiums. He expressed concern about what will happen to renters in the event there are no spaces available to rent, and suggested that it is the City's role to ensure an adequate rental supply. He encouraged the City to protect renters and make low-cost housing available in the community with a moratorium.



Minutes of the meeting of the City Operations Committee

Date: September 4, 2012

Location: Council Chambers, City Hall

Councillor Irwin - Chair
Councillor Cameron – Vice Chair
Mayor Buckway

Present: Councillor Austin
Councillor Pillai
Councillor Roberts
Councillor Stockdale

Staff Present Stan Westby, City Manager
Robert Fendrick, Director of Administrative Services
Brian Crist, Director of Operations

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

1. **Monthly Activity Reports – For Information Only**

Activity Reports for the month of August 2012 were received from the Director of Operations, Engineering Services, Environmental Services, Maintenance and Safety Services, Public Works and Sustainability.

Issues Arising from the Activity Reports

The Committee asked for more information with respect to the water supply backup and compost operations at the waste management facility.

Administration was requested to restore the speed bumps on Mount Sima Road.

Administration confirmed that:

- The safety testing noted is vehicle testing;
- Council members will be included in the Emergency Measures Organization;
- The work being done on Long Lake Road and Mount Sima Road is grading;



Minutes of the meeting of the Community Services Committee

Date: September 4, 2012

Location: Council Chambers, City Hall

Councillor Stockdale - Chair
Councillor Roberts – Vice Chair
Mayor Buckway

Present: Councillor Austin
Councillor Cameron
Councillor Irwin
Councillor Pillai

Staff Present Stan Westby, City Manager
Robert Fendrick, Director of Administrative Services
Brian Crist, Director of Operations

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

1. Monthly Activity Reports - For Information Only

Activity Reports for August 2012 were received from Parks and Recreation, Indoor Facilities, and Transit Services.

Issues Arising from the Activity Reports

The Committee commended the work done on the Stan McCowan park, and also commended the Transit ridership stats.

Administration confirmed that:

- work is ongoing with the dog handler groups;
- work is ongoing with the Yukon Department of Education regarding Transit Passes
- Some additional sales have resulted from the Education Transit Pass pilot project that operated this spring.

The Committee asked for more information regarding:

- membership stats collected at the Canada Games Centre
- Changes to the Ponderosa Drive bus route

The Committee reiterated the need to add additional hours to the Transit service.



Minutes of the meeting of the Public Health and Safety Committee

Date: September 4, 2012

Location: Council Chambers, City Hall

Councillor Cameron - Chair
Councillor Austin – Vice Chair
Mayor Buckway

Present: Councillor Irwin
Councillor Pillai
Councillor Roberts
Councillor Stockdale

Staff Present Stan Westby, City Manager
Robert Fendrick, Director of Administrative Services
Brian Crist, Director of Operations

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

1. **Monthly Activity Reports - For Information Only**

Activity reports for the month of August 2012 were received from Bylaw Services and the Fire Department.

Issues Arising from the Activity Reports

The Committee asked for more information on bicycle enforcement statistics.

Administration confirmed that it is more desirable to obtain compliance through education rather than enforcement.

There being no further business, the meeting adjourned at 9:40 p.m.