



Minutes of the meeting of the Public Health and Safety Committee

Date: November 19, 2012

Location: Council Chambers, City Hall

Committee Members Present: Councillor Jocelyn Curteanu -Chair
Councillor Mike Gladish -Vice-Chair
Mayor Dan Curtis
Councillor Kirk Cameron
Councillor Betty Irwin
Councillor Dave Stockdale
Councillor John Streicker

Staff Present: Stan Westby, City Manager
Robert Fendrick, Director of Corporate Services
Brian Crist, Director of Infrastructure and Operations
Linda Rapp, Acting Director of Community and Recreation Services
Mike Gau, Acting Director of Development Services

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

1. **Millennium Trail Safety Issues** – For Information Only

It was noted that a safety rail or fence may be required in certain areas of the Millennium Trail.



Minutes of the meeting of the Tourism and Economic Development Committee

Date: November 19, 2012

Location: Council Chambers, City Hall

Committee Members Present: Councillor Dave Stockdale – Chair
Councillor John Streicker – Vice-Chair
Mayor Dan Curtis
Councillor Kirk Cameron
Councillor Jocelyn Curteanu
Councillor Mike Gladish
Councillor Betty Irwin

Staff Present: Stan Westby, City Manager
Robert Fendrick, Director of Corporate Services
Brian Crist, Director of Infrastructure and Operations
Linda Rapp, Acting Director of Community and Recreation Services
Mike Gau, Acting Director of Development Services

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

1. **New Business** – For Information Only

Several community events were noted:

- The Mayor will be dropping the puck at the upcoming NHL Charity hockey event.
- The Geoscience Forum has a number of events going on in the City.
- The Canada Game Centre had very high attendance during the Spruce Bog event.



Minutes of the meeting of the Administrative Services Committee

Date: November 19, 2012

Location: Council Chambers, City Hall

Committee Members Present: Councillor Betty Irwin – Chair
Councillor Dave Stockdale – Vice-Chair
Mayor Dan Curtis
Councillor Kirk Cameron
Councillor Jocelyn Curteanu
Councillor Mike Gladish
Councillor John Streicker

Staff Present: Stan Westby, City Manager
Robert Fendrick, Director of Corporate Services
Brian Crist, Director of Infrastructure and Operations
Linda Rapp, Acting Director of Community and Recreation Services
Mike Gau, Acting Director of Development Services

Your Worship, there is no report from the Administrative Services Committee.



Minutes of the meeting of the City Planning Committee

Date: November 19, 2012

Location: Council Chambers, City Hall

Committee Members Present: Councillor John Streicker – Chair
Councillor Kirk Cameron – Vice-Chair
Mayor Dan Curtis
Councillor Jocelyn Curteanu
Councillor Mike Gladish
Councillor Betty Irwin
Councillor Dave Stockdale

Staff Present: Stan Westby, City Manager
Robert Fendrick, Director of Corporate Services
Brian Crist, Director of Infrastructure and Operations
Linda Rapp, Acting Director of Community and Recreation Services
Mike Gau, Acting Director of Development Services

Guests: Cam Kos – Rezoning at 2 Aishihik Road

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

1. **Public Hearing Report - Zoning Amendment (KDFN)**

The Kwanlin Dün First Nation (KDFN) has applied to amend the zoning of several lots in the McIntyre Subdivision in order to develop 38 residential lots and one future community park site. The lots are located along Macaulay Road and Wylie Crescent and are currently undeveloped. The area is already serviced with infrastructure and unpaved roads.

The subject lots are part of a Type 1 parcel under the KDFN Self-Government Agreement, but the First Nation has not yet enacted its own legislation to control the land use and these lots. They are, therefore, subject to the City of Whitehorse Official Community Plan and Zoning Bylaw requirements.

KDFN has indicated that the lots will be developed in phases for KDFN citizens, with the initial phase consisting of two houses on Macaulay Road. The area is currently zoned First Nation Future Planning, and the proposed residential zoning is compatible with the rest of McIntyre. KDFN has indicated that they intend to build single-detached houses with no living suites. Each lot and development will require a development permit to ensure it meets all zoning regulations including use, height, setbacks, site coverage, drainage and parking.

At the public hearing on November 13 no one appeared to address the bylaw and there were no submissions received.

Administration confirmed that:

- The Kwanlin Dün lands legislation is currently underway. However, until that is completed the laws of general application of the City govern this type of development. There is no firm date for the First Nation's legislation to be enacted and currently there is no advantage one way or the other if the First Nation proceeds under the City's mandate or under the First Nation's proposed legislation
- The water and sewer lines in the area are somewhat dated and there will be some re-commissioning; however, the lines in question are expected to perform adequately. The City is responsible for the integrity of the lines in question as they are part of the City's system
- The actual connections from the mains to the properties will be the First Nation's responsibility
- There will be further discussions in terms of the ultimate servicing agreement to define City and First Nation responsibilities; and
- Kwanlin Dün is a member of the Land Development Review Committee and the Zoning Bylaw has been amended to respect the First Nation's land ownership

RECOMMENDATION

THAT Bylaw 2012-41, a bylaw to amend zoning of several Kwanlin Dün First Nation lots along Macaulay Road and Wylie Crescent in the McIntyre Subdivision to allow for the development of 38 residential lots and one future community park site, be brought forward for second and third reading under the bylaw process.

2. Zoning Amendment - 2 Aishihik Road

The owner of the property at 2 Aishihik Road in Riverdale has applied to amend the zoning from Residential Single Detached to Residential Single Detached (restricted). The purpose of the amendment is to reduce the minimum lot size requirement for side-by-side duplex development on separate, adjacent lots, and to allow for the use of a non-conforming parking space. The subject property is a corner lot which is currently occupied by a single storey, single detached house. The plan is to convert the existing house into a duplex by building a separation wall and adding a second storey.

Mr. Cam Kos addressed the Committee to suggest that allowing such a significant reduction in lot size would set a precedent for all other areas in the City. He suggested that the proposal would result in lots that are too small, and that this could create a number of issues for future development.

Administration confirmed:

- That the proponent is asking for significant reductions and allowances from the City to fit the proposed duplex on the site
- That existing non-conforming parking is present; however, is not an enforcement issue at this time due to the rules in general application

- That parking on-property is limited in general; however, this site does have lane access to allow for the City's parking rules
- The proposed square footage includes 2-storey footage for 1,600 on one side and 1,100 on the other side; an additional suite would not be allowed
- Any off-site parking has to be on the street, and that is a common occurrence in that area
- The Development Review Committee has reviewed the proposal and has agreed the proposal can technically proceed to the Zoning stage
- The recommendation is to bring forward the proposal forward for due process; however, the ultimate recommendation to approve the amendment as a whole will only come after the Public Hearing stage
- The goals and objectives of the Official Community Plan are not violated by the proposal; however, the zoning process will ultimately decide whether the proposal will be allowed
- The duplex proposal will allow the proponent to ultimately dispose of the units separately in a fee-simple manner
- Other restricted zoning designations have been allowed in the area, and the one on McQuesten Road was for a triplex proposal; and
- A "restricted" zoning designation provides for specific uses on the lot and retains all of the other provisions of the zone in question.

RECOMMENDATION

THAT Bylaw 2012-42, a bylaw to amend zoning of 2 Aishihik Road in Riverdale to allow for side-by-side duplex development and the use of a non-conforming parking space, be brought forward for due consideration under the bylaw process.

3. Grant Request – Yukon Women's Transition Home Society

The Yukon Women's Transition Home Society is a non-profit society committed to the prevention and eradication of violence against women. The Society currently operates Kaushee's Place, a transition home offering shelter, outreach, support and advocacy for women and their children fleeing abuse. The Society is in the process of constructing a new 10-unit apartment complex, "Betty's Haven", to meet the growing needs of its clientele. Federal and territorial funding has been secured for the project, and the Society is requesting that the City of Whitehorse also participate by waiving building permit fees and Residential Development Cost Charges for the project.

Ms. McInerney, representing the Yukon Women's Transition Home Society, advised that the requested grant is vital to fill a funding gap required to fund furniture and fixture acquisitions upon completion of the project. It was noted that 'leveraged' funding is necessary and important for projects of this type for the community. Ms. McInerney confirmed that the grant of City funding for another housing project prompted the current request. She also confirmed that the Society will be receiving a significant GST refund that will also assist with funding for the project.

Administration confirmed that there is currently no policy to apply to contributions of this nature, and noted that this is an issue that needs to be addressed as there is an emerging need for funding assistance of this type for the community.

RECOMMENDATION

THAT a grant not to exceed \$27,959.00 be awarded to the Yukon Women's Transition Home Society for building permit fees and residential development cost charges related to the construction of a ten unit apartment complex to be known as "Betty's Haven" at 4041 Fourth Avenue in the Downtown area.



Minutes of the meeting of the City Operations Committee

Date: November 19, 2012

Location: Council Chambers, City Hall

Committee Members Present: Councillor Kirk Cameron – Chair
Councillor Betty Irwin – Vice-Chair
Mayor Dan Curtis
Councillor Jocelyn Curteanu
Councillor Mike Gladish
Councillor Dave Stockdale
Councillor John Streicker

Staff Present: Stan Westby, City Manager
Robert Fendrick, Director of Corporate Services
Brian Crist, Director of Infrastructure and Operations
Linda Rapp, Acting Director of Community and Recreation Services
Mike Gau, Acting Director of Development Services
Glenda Koh, Environmental Coordinator

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

1. Environmental Fund Grants

The City allocates \$25,000.00 annually for Environmental Grants to assist non-profits, commercial organizations, and community groups with environmental projects that advance the Whitehorse Strategic Sustainability Plan. The Environmental Grant Policy governs the allocation of these grants. Application deadlines for major grants are in February and October, while requests under \$1,000 may be submitted at any time. No major grants were made following the February intake, and one minor grant was awarded, leaving \$24,203.62 for the October intake. Unused funds are not carried over to next year.

Three project proposals were submitted with a total request of \$27,500.00. The applications were reviewed by an internal committee, and the environmental grant criteria, sustainability principles, and project goals and legacy were considered.

Administration confirmed:

- That it has not been discussed whether other recyclers will be sending their styrofoam to Raven for recycling; however, Raven is seeking to recycle all local styrofoam;

- That the bicycle training is been conducted by an outside trainer due to volume and that the local trainers have other commitments at this time;
- That Y2C2 trainers are active in the community conducting bicycle training but not at the level of the professional trainer being contemplated;
- The review committee is formed internally at each intake and the makeup depends on the types of applications; and
- That funding is allocated on a pro rata basis, so that larger requests will attract a proportionally larger recommendation.

The Committee asked for more information on the plan to collect styrofoam for the proposed compactor. It was noted that recent discussions at a solid waste workshop revealed that more than just volunteer drop off may be necessary in order to increase volumes.

RECOMMENDATION

THAT Environmental Grant allocations totalling \$24,200.00 be approved as follows:

<u>Organization</u>	<u>Grant Amount</u>
Raven Recycling Plastic Foam Compacting Machine	\$18,500.00
Recreation and Parks Association Yukon (RPAY) Workshop Instructor, Airfare, Per Diem	\$4,200.00
Science Adventures Instructor Fees, Materials and Advertising	\$1,500.00



Minutes of the meeting of the Community Services Committee

Date: November 19, 2012

Location: Council Chambers, City Hall

Committee Members Present: Councillor Mike Gladish – Chair
Councillor Jocelyn Curteanu – Vice-Chair
Mayor Dan Curtis
Councillor Kirk Cameron
Councillor Betty Irwin
Councillor Dave Stockdale
Councillor John Streicker

Staff Present: Stan Westby, City Manager
Robert Fendrick, Director of Corporate Services
Brian Crist, Director of Infrastructure and Operations
Linda Rapp, Acting Director of Community and Recreation Services
Mike Gau, Acting Director of Development Services

Your Worship, there is no report from the Community Services Committee.

There being no further business, the meeting adjourned at 9:14 p.m.