



Minutes of the meeting of the Public Health and Safety Committee

Date: February 18, 2013

Location: Council Chambers, City Hall

Present: Councillor Jocelyn Curteanu – Chair
Councillor Mike Gladish – Vice Chair
Mayor Dan Curtis
Councillor Kirk Cameron
Councillor Betty Irwin
Councillor Dave Stockdale

Absent: Councillor John Streicker

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

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

1. New Business

In response to a query regarding the intersection of Two-Mile Hill and Range Road, administration advised that a meeting is scheduled with the RCMP regarding increased enforcement at this location. Administration also noted that analysis done on the intersection indicates that changes to the lights and/or the lanes are not required at this time.



Minutes of the meeting of the Tourism and Economic Development Committee

Date: February 18, 2013

Location: Council Chambers, City Hall

Present: Councillor Dave Stockdale – Chair
Mayor Dan Curtis
Councillor Kirk Cameron
Councillor Jocelyn Curteanu
Councillor Mike Gladish
Councillor Betty Irwin

Absent: Councillor John Streicker

Staff Present: Stan Westby, City Manager
Robert Fendrick, Director of Corporate Services
Dave Muir, Acting Director of Infrastructure and Operations
Linda Rapp, Director of Community and Recreation Services
Mike Gau, Director of Development Services
Patrick Ross, Acting Manager of Planning Services

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

1. Yukon Convention Bureau Update - For Information Only

Alida Munro and Heather McIntyre provided an update on the activities of the Yukon Convention Bureau. Ms. McIntyre thanked Council for the core funding that the City provides to the Bureau. Ms. Munro indicated that several exciting initiatives have been undertaken by the Bureau, including the development of an economic impact calculator, a new web site, and upcoming large events. The Committee expressed concern with respect to limited hotel space during peak periods, and it was confirmed that the Bureau concentrates on shoulder season business. It was also confirmed Sport Yukon is the lead for sport tourism for the Territory. The Committee commended the Bureau and the tourism industry operators for the product being presented to the City's visitors.

2. Grant Application – Yukon Historical & Museums Association Heritage Fair

The Yukon Historical and Museums Association has requested \$1,500.00 from the Heritage Fund to support the 2013 Yukon-Stikine Heritage Fair. The goals of the Heritage Fair are consistent with the awareness component of the Heritage Fund Bylaw, and the City has supported the fair in previous years. The event presents an

opportunity for Yukon residents to learn and share ideas about the past, and will help to increase understanding of heritage issues within the greater Yukon community.

Sylvie Binette of the Yukon Historical and Museums Association addressed the Committee in support of the application. She provided details on the activities planned for the Heritage Fair and expanded on the value of the fair and the opportunity to showcase the heritage facilities and resources in Whitehorse. Ms. Binette commended Council on showing such good heritage spirit by dressing in Rendezvous garb.

RECOMMENDATION

THAT \$1,500.00 be allocated from the Heritage Fund to the YHMA to support the 2013 Yukon-Stikine Heritage Fair.

3. Yukon Sourdough Rendezvous Civic Events - For Information Only

Mayor and Council have been invited to participate in a number of activities during this year's Yukon Sourdough Rendezvous. Events hosted by the City include the Civic Dinner on Wednesday evening of Rendezvous Week, and the International Snow Sculpture Challenge. The Civic Dinner showcases the Queen candidates who have been raising funds for the festival by selling raffle tickets. Whitehorse will also host members of the crew of HMCS Whitehorse, and the Consul General and Vice Consul of Japan.



Minutes of the meeting of the Administrative Services Committee

Date: February 18, 2013

Location: Council Chambers, City Hall

Present: Councillor Betty Irwin – Chair
Councillor Dave Stockdale – Vice Chair
Mayor Dan Curtis
Councillor Kirk Cameron
Councillor Jocelyn Curteanu
Councillor Mike Gladish

Absent: Councillor John Streicker
Stan Westby, City Manager

Staff Present: Robert Fendrick, Director of Corporate Services
Dave Muir, Acting Director of Infrastructure and Operations
Linda Rapp, Director of Community and Recreation Services
Mike Gau, Director of Development Services

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

1. Frack-Free Zone - For Information Only

Dr. J.P. Pinard addressed the Committee on the subject of fracking and presented a draft resolution for a Frack-Free Whitehorse. He confirmed that there are concerns with fracking locally and with proposed plans to import fracked gas for local energy generation. It was noted that there is a current moratorium on fracking in the Whitehorse area, but there is uncertainty with what will occur after the moratorium period is over. Dr. Pinard also indicated that space heating and reducing heating costs using electrical thermal storage present very exciting options for reducing energy demand

The Committee commended Dr. Pinard's presentation and thanked him for bringing this important issue to Council's attention. The Committee reiterated the need to focus on the large hydrocarbon issue that faces society as a whole, especially with respect to greenhouse gases.



Minutes of the meeting of the City Planning Committee

Date: February 18, 2013

Location: Council Chambers, City Hall

Present: Councillor Kirk Cameron – Chair
Mayor Dan Curtis
Councillor Jocelyn Curteanu
Councillor Mike Gladish
Councillor Betty Irwin
Councillor Dave Stockdale

Absent: Councillor John Streicker

Staff Present: Stan Westby, City Manager
Robert Fendrick, Director of Corporate Services
Dave Muir, Acting Director of Infrastructure and Operations
Linda Rapp, Director of Community and Recreation Services
Mike Gau, Director of Development Services
Patrick Ross, Acting Manger of Planning Services

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

1. Public Hearing Report – Zoning Amendment (57 Carpiquet Road)

The owners of the vacant lot located at 57 Carpiquet Road in Takhini have applied to rezone the property to allow for the development of both a living suite and a garden suite on the single family lot. The application is being made to increase the financial viability of developing a fully accessible garden suite for a person with a disability by adding a second revenue source. At the Public Hearing on February 11th, the proponent spoke in support of the application. Seven written submissions were received, four in opposition to the application and three expressing concerns. Issues raised included parking and traffic congestion, precedent setting, increasing density, changing the character of the neighbourhood, and removing vegetation.

Considering the public input received and the fact that there are no demonstrated constraints or unnecessary hardships associated with meeting the zoning requirements, administration promotes maintaining the integrity of the existing zoning designation and the character of the neighbourhood as originally designed, and does not support the proposed zoning amendment.

RECOMMENDATION

THAT Bylaw 2013-01, a bylaw to amend the zoning at 57 Carpiquet Road in Takhini to allow for the development of both a living suite and a garden suite on a single family lot, be brought forward under the bylaw process and defeated at second reading.

2. Public Hearing Report – Zoning Amendment (163 Collins Lane)

The owner of the property located at 163 Collins Lane in the Mount Sima Industrial Subdivision has applied to the Government of Yukon to purchase a parcel of Commissioner's land adjacent to his property. Conditional approval has been given, subject to the City's zoning and subdivision process. The applicant intends to use the parcel to expand his lot and increase the size of an existing maintenance building. At the public hearing on February 11th, no one appeared to address this application. One submission was received with no objection to the proposed amendment. Allowing a modest expansion of the lot in a westward direction does not contravene the intent of the Official Community Plan as a significant greenbelt area will remain. The proposed use of the enlarged property is an extension and continuation of an existing industrial use, which is compatible with the Zoning Bylaw.

RECOMMENDATION

THAT Bylaw 2013-02, a bylaw to change the zoning of a parcel of land adjacent to 163 Collins Lane in the Mount Sima Industrial Subdivision to allow for a lot expansion, be brought forward for second and third reading under the bylaw process.

3. Authorize Sale – Motorways Area

The City has been working towards the disposition of the Motorways lots since 2008. In 2010 Council approved the subdivision and re-design of the lots fronting Second Avenue, and the remediation of the property to address potential environmental concerns was recently completed. The City is now preparing to offer nine of the twelve development lots to the private sector in a request for bids process. A new market value appraisal has been obtained to establish a minimum upset price. A bylaw is required to dispose of city-owned land. The proposed bylaw authorizes the sale of all of the Motorways lots. This will allow the disposition process to proceed expediently and not require a bylaw for each individual lot sale. In accordance with the City's Land Disposition Policy, should no bids be received or awarded through the request for bids process, the lots will be made available for sale over the counter.

Administration confirmed that:

- parking has been allowed for in the design of the area;
- zoning in the area allows for mixed-use and may include residential development; and
- development of the lots should follow the sale in a timely manner as it is difficult to finance land only.

RECOMMENDATION

THAT Bylaw 2013-12, a bylaw to authorize the disposition of land in the Motorways area, be brought forward for due consideration under the bylaw process

4. Land Acquisition – Pine Street SCADA Tower

The City has identified a need for a Supervisory Control and Data Acquisition (SCADA) tower for the water utility system in Porter Creek. A site has been identified adjacent to the service road at the south end of Pine Street, and a land application was submitted to the Yukon Government to create a formal utility lot on the site and create a road right-of-way connecting the site to Pine Street. The Government has issued authority for the survey of the land in order to facilitate the transfer to the City. Administration is now bringing forward a land acquisition bylaw for consideration.

Bell Mobility Inc. has also approached the City to investigate options for leasing City land to install a communication tower in this location in order to improve their service to the area. A Bell tower in this area would allow the City to save tower construction costs by placing the SCADA equipment on the Bell Tower through the provisions of a lease agreement. This would be similar to the City's lease arrangement with Bell for a tower in the Selkirk Street area of Riverdale.

If Council approves the land acquisition, administration will proceed with the transfer process from the Government of Yukon and will then bring forward a draft lease agreement with Bell Mobility Inc. for Council's consideration.

RECOMMENDATION

THAT Bylaw 2013-14, a bylaw to authorize the acquisition of land for utility purposes in the Pine Street area of Porter Creek, be brought forward for due consideration under the bylaw process.

5. Official Community Plan Amendment – Kwanlin Dün First Nation Parcels

The Kwanlin Dün First Nation owns many parcels of land within Whitehorse City Limits. Type 1 and Type 2 lands are lands on which KDFN has the ability to enact their own legislation on land planning. While the First Nation has not yet enacted their own legislation, they require that these lands have Official Community Plan designations in order to enable development. The majority of these lands are undeveloped and there are no pressing plans for development. The First Nation has now determined that the OCP designations applied to five of their land parcels would require them to amend their Self-Government Agreement (SGA) to reflect a changed future use, and they have no desire to amend their SGA at this time. Accordingly, they are applying to have the existing land use designations removed from five specific land parcels.

Administration confirmed the City's laws of general application prevail until such time as the First Nation enacts their own legislation and registry.

RECOMMENDATION

THAT Bylaw 2013-03, a bylaw to amend the Official Community Plan by removing the land use designations of five Kwanlin Dün First Nation parcels, be brought forward for due consideration under the bylaw process.

6. New Business

The Committee asked for more information on the 'Big 4' land development options including the Tank Farm, Range Road, Downtown South, and First Nation lands. Administration confirmed that work is ongoing with the Government of Yukon on the Downtown South area. The Tank Farm application has been simplified to include only the 'owned' properties; a YESSA process is required. On Range Road there are opportunities being worked on with the First Nation as well as with the Yukon Government. First Nation lands are being worked on in the McIntyre subdivision area.



Minutes of the meeting of the City Operations Committee

Date: February 18, 2013

Location: Council Chambers, City Hall

Present: Councillor Kirk Cameron – Chair
Councillor Betty Irwin – Vice Chair
Mayor Dan Curtis
Councillor Jocelyn Curteanu
Councillor Mike Gladish
Councillor Dave Stockdale

Absent: Councillor John Streicker

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

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

1. Contract Award – Building Consolidation Project

A consolidation of operational facilities to a new and centralized location has long been a priority for the City of Whitehorse as it would serve to promote better use of limited financial and staff resources and improve client services. The vision for a consolidated facility would incorporate City functions including a vehicle and equipment maintenance workshop; transit; carpentry shops; sign shop; equipment storage garages; warehouse space; parks maintenance and administrative office space and multi-use employee facilities. In particular the facility will include access for the Whitehorse general public who require interaction with various City departments on an as-needed basis. For this reason, the project will include comprehensive workshops with both the community at large and internal staff groups.

Three proposals were received in response to the Request for Proposals issued. The recommended proposal exceeded the other proposals in all rating categories except for the fees. In this category their fee was only marginally higher than the others given the scope of the project. The evaluation team was very impressed with depth of the recommended team and their collective approach to addressing the sustainability, functional programming and business case challenges of this project. Additionally, the evaluation team felt that the very strong local content in this proposal would be a benefit.

RECOMMENDATION

THAT the contract for the Building Consolidation Project – Business Case and Functionality Program be awarded to Kobayashi + Zedda Architects Ltd. in the amount of \$247,500; and

THAT the 2013-2016 Capital Budget be amended in the amount of \$250,000 for project # 320c01312. Building Consolidation Project, funded from Gas Tax.

2. Waste Management Cost Recovery Policy

The Solid Waste Cost Recovery Policy was adopted in December 2005 with the intention to recover the annual operating cost of providing solid waste collection and disposal services; with the exception of street and park barrels; from the user fees levied each year.

While the City sets fees in accordance with this policy, the activities included in waste management have expanded beyond solid waste collection and disposal. In order to accurately reflect the comprehensive waste management services that the City offers, the proposed amendments to this policy include waste diversion activities such as composting and recycling as a part of the cost recovery policy.

Proposed amendments to this policy recognize a shift in waste management from the safe collection and disposal of material destined for the landfill, to a balance of services that include waste reduction, reuse, diversion and disposal. This shift is recognized by administration as the original intent of the Solid Waste Cost Recovery Policy, but clarification through the proposed amendments is required.

Administration confirmed that much of the increased waste in the last few years is due to construction and demolition, and there will be increased costs to the consumer. It was also confirmed that the outside communities are paying a higher rate to dispose of solid waste, and the Government of Yukon is reviewing this issue with the goal of reducing the amount of waste that is coming to Whitehorse. Administration noted that recycling and diversion will facilitate better solid waste treatment in the future.

RECOMMENDATION

THAT the 2013 Waste Management Cost Recovery Policy be adopted as presented.

3. 2013 Transportation Maintenance & Snow and Ice Policy Amendments

The current Snow and Ice Control Policy and Transportation Maintenance Policy were adopted by Council in December. However, during the 2013 budget discussions administration was directed to reduce expenses to bring tax increases to an acceptable level. One measure to achieve this cost reduction is to change the priority of certain roads and roundabouts. The policies need to be amended to reflect these new priorities.

Adopting the amendments as proposed will allow the Operations Division to reduce the 2013 annual operating budget by approximately \$82,500. In addition, the low intake on

the lot sales of Phase 1 does not support the need to maintain these roads at a priority 1 level at this time.

Administration confirmed that most of the current traffic is due to construction in the area; however, it is felt a priority 2 level will ensure proper access to the main roadways in the area.

RECOMMENDATION

THAT the Snow and Ice Control Policy and the Transportation Maintenance Policy be amended to reduce the priority of Whistle Bend Way north of Casca Boulevard, Casca Boulevard, and the two roundabouts on Whistle Bend Way from Priority 1 to Priority 2 for the remainder of 2013.



Minutes of the meeting of the Community Services Committee

Date: February 18, 2013

Location: Council Chambers, City Hall

Present: Councillor Mike Gladish – Chair
Councillor Jocelyn Curteanu – Vice Chair
Mayor Dan Curtis
Councillor Kirk Cameron
Councillor Betty Irwin
Councillor Dave Stockdale

Absent: Councillor John Streicker

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

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

There being no further business, the meeting adjourned at 10:05 p.m.