



## Minutes of the meeting of the Public Health and Safety Committee

<b>Date</b>	April 15, 2013
<b>Location</b>	Council Chambers, City Hall
<b>Committee Members Present</b>	Councillor Jocelyn Curteanu – Chair Councillor Mike Gladish – Vice-Chair Mayor Dan Curtis Councillor Kirk Cameron Councillor Betty Irwin Councillor Dave Stockdale Councillor John Streicker
<b>Staff Present</b>	Brian Crist, Acting City Manager Valerie Anderson, Acting Director of Corporate Services Linda Rapp, Director of Community and Recreation Services Mike Gau, Director of Development Services Clive Sparks, Fire Chief

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

### **1. Fire Apparatus Purchase**

Fire pumping apparatus should be replaced prior to major failure of the equipment. The Fire Department currently has one Smeal Fire Apparatus Company ladder truck and has been very pleased with the equipment and service provided. In January 2013 Council agreed that there were benefits to designating the Canadian dealer for Smeal apparatus as a preferred supplier. Administration has subsequently received a proposal from Safetek Emergency Vehicles to provide a fire apparatus for the Whitehorse Fire Department. Funds are available for this purchase in this year's capital budget.

### **RECOMMENDATION**

THAT the purchase of a fire apparatus from Safetek Emergency Vehicles Ltd. be approved for a total cost not to exceed \$609,000.00.



**Minutes of the meeting of the  
Tourism and Economic Development Committee**

**Date** April 15, 2013

**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** Brian Crist, Acting City Manager  
Valerie Anderson, Acting Director of Corporate Services  
Linda Rapp, Director of Community and Recreation Services  
Mike Gau, Director of Development Services

Your Worship, there is no report from the Tourism and Economic Development Committee.



**Minutes of the meeting of the  
Administrative Services Committee**

**Date** April 15, 2013

**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** Brian Crist, Acting City Manager  
Valerie Anderson, Acting Director of Corporate Services  
Linda Rapp, Director of Community and Recreation Services  
Mike Gau, Director of Development Services

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



## Minutes of the meeting of the City Planning Committee

<b>Date</b>	April 15, 2013
<b>Location</b>	Council Chambers, City Hall
<b>Committee Members Present</b>	Councillor John Streicker – Chair Councillor Kirk Cameron – Vice-Chair Mayor Dan Curtis Councillor Jocelyn Curteanu Councillor Mike Gladish Councillor Betty Irwin Councillor Dave Stockdale
<b>Staff Present</b>	Brian Crist, Acting City Manager Valerie Anderson, Acting Director of Corporate Services Linda Rapp, Director of Community and Recreation Services Mike Gau, Director of Development Services Patrick Ross, Manager of Planning Services

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

### **1. Public Hearing Report – OCP Amendment (Kwanlin Dün Parcels)**

The Kwanlin Dün First Nation's Self-Government Agreement gives them assurance that they will be able to engage in land development on their parcels, including residential and commercial uses. The types of uses allowed by the current OCP green space designation are much more limited. Lands designated as Type 1 and Type 2 are lands on which Kwanlin Dün will have the ability to enact their own legislation on land planning in the future. Consequently, the First Nation submitted a request to remove green space designations from five of their parcels and change the OCP Maps to show them as KDFN Type 1 and Type 2 Lands. The motivation for this change is not to facilitate development but to bring the designations in line with their Self-Government Agreement and reflect the fact that they have not done planning for these lands.

No one appeared at the public hearing to speak to this amendment. Seven written submissions were received, six opposed to the bylaw and one supporting the change but raising a question regarding other implications. Issues raised included concerns about having no designation for these areas, the ability for recreation-related development in these parcels if they remain designated as green space, and concerns respecting the Hidden Lake area and Chadburn Lake Park.

The Official Community Plan functions as a vision for future land uses and serves as a form of public notification of future uses. In order to convey accurate information throughout the Official Community Plan, it would also be preferable to amend Map 1, the Green Space Network Plan, and Map 6, Parks.

Administration confirmed that the Type 1 and 2 designations indicate the degree of Self-Government authority the First Nation will be able to exercise on their land once they have enacted their own legislation. Type 1 means full control; Type 2 means that they do not have full control but that land use planning is included amongst other rights. The Categories A and B indicate whether they have surface and/or sub-surface rights. Category A lands are the only lands that includes sub-surface rights. The three parcels in the Chadburn Lake area are Type 2, Category B lands. Until the First Nation enacts its own legislation, the City of Whitehorse has full control of land use within municipal boundaries.

Administration confirmed that Kwanlin Dün is passing draft legislation to the Planning Services Department for review and advice, and the Department is committed to responding in a timely manner. A committee member suggested that the City should take a more proactive approach to assisting the First Nation in these matters.

### **RECOMMENDATION**

THAT Bylaw 2013-03, a bylaw to amend the Official Community Plan to remove the land use designations of five Kwanlin Dün First Nation parcels, be brought forward for second reading under the bylaw process; and

THAT Bylaw 2013-03 be amended at second reading by editing Map 1 to show these five KDFN parcels as Future Planning Areas and by editing Map 6 to remove three KDFN parcels from the Chadburn Lake Park area.

## **2. Development Incentives Policy Update**

The Development Incentive Policy was adopted in 2011 to encourage specific development in the City, including rental housing, mixed-use development, and supportive housing. Under this policy, developments that meet the specified criteria are eligible for a yearly monetary grant from the City. The value of the grant would be based on the increase in taxation rate due to the improvements on the property. As part of the approval process for a major incentive application, council chose to provide a grant equal to the development fees for the project. It is now proposed that the policy be amended to provide this opportunity to other non-profit organizations. This may reduce the costs associated with a project and increase its financial feasibility. It may also help to bridge the gap for borderline projects that have little capital available for start-up costs. Incidental housekeeping amendments in accordance with the recent organizational review are also proposed.

### **RECOMMENDATION**

THAT the revised Development Incentives Policy dated April 2013 be adopted as presented.

### **3. Big Four Project Update – For Information Only**

Administration provided an update on four major projects:

The City is working toward potential partnerships with the Government of Yukon as part of the work being done in the Range Road area.

A traffic survey in Downtown South is being planned for this summer to allow for future high density development.

The Tank Farm remediation project is currently before YESAA. A zoning amendment is not required for the Phase 1 on-site remediation, and the Government of Yukon will be responsible for any associated permitting with respect to a remediation facility. April 22 is the deadline for public input on the YESAA project. The proponent has completed a noise study which is available for review on the YESAA site and it was confirmed that the Bylaw department will respond to any noise complaints received.

The Kwanlin Dün First Nation is currently building some residential units and working on their lands act.



## Minutes of the meeting of the City Operations Committee

<b>Date</b>	April 15, 2013
<b>Location</b>	Council Chambers, City Hall
<b>Committee Members Present</b>	Councillor Kirk Cameron – Chair Councillor Betty Irwin – Vice Chair Mayor Dan Curtis Councillor Jocelyn Curteanu Councillor Mike Gladish Councillor Dave Stockdale Councillor John Streicker
<b>Staff Present</b>	Brian Crist, Acting City Manager Valerie Anderson, Acting Director of Corporate Services Linda Rapp, Director of Community and Recreation Services Mike Gau, Director of Development Services Dave Albisser, Manager of Water and Waste Services Shannon Clohosey, Manager of Environmental Sustainability

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

### **1. Marwell Pump Replacement – Budget Amendment**

The Marwell Sewage Lift Station handles approximately 90% of the waste water generated by serviced areas in the City. During recent inspections and routine maintenance, one of the two pumps was found to be leaking from the pump casing. This is an unexpected failure that requires repairs as soon as possible in order to avoid a potential major leak or complete pump failure.

Staff assessed seven alternate pump manufacturers, but due to the large size and specialized installation, no other pump will work as a replacement without major modifications to the station. A supplier for a complete replacement pump has been identified in Surrey, BC.

### **RECOMMENDATION**

THAT the 2013 Capital Budget be amended in the amount of \$82,000.00 for the replacement of Marwell Sewage Lift Station Pump #1, funded from the Water and Sewer Reserve; and

THAT Smith Cameron Process Solutions of Surrey, BC be awarded the contract for the supply and delivery of a replacement pump for the Marwell Sewage Lift Station.

2. **Contract Award – Mosquito Control**

The City of Whitehorse carries out an annual mosquito control program in order to reduce adult mosquito annoyance within the Whitehorse area. The program includes hand and aerial application of a natural larvicide to ponds and puddles within City Limits.

A tender is advertised every three years for the administration, personnel, management, equipment, transportation and materials required to annually treat up to 600 hectares of mosquito larval habitat within the City. The program must follow all relevant federal and territorial legislation, be carried out under a Pesticide Use Permit issued by the Yukon Government, and be completed by experienced certified staff. Two bids were received in response to the tender issued. The low bidder has been providing this program in Whitehorse for many years. The tender review committee agreed that the low bidder has the qualifications and skills to successfully carry out the contract.

Administration confirmed the effectiveness of the mosquito control program.

**RECOMMENDATION**

THAT the contract for Mosquito Control for 2013, 2014 and 2015 be awarded to DG Regan and Associates for \$67,985.00 annually.

3. **Contract Award – Water Sampling and Monitoring**

The City of Whitehorse carries out an annual water sampling and monitoring program in order to satisfy the regulatory requirements of the City's Water Use License and Permit to Operate a Large Public Drinking Water System. The program includes sampling, analysis and monitoring of the City source water, treated water throughout the distribution system, waste water, snow dump melt water, and storm runoff. A tender is advertised every three years for this program. Three bids were received in response to the tender issued this year. The low bidder is a local company that has been doing this work for the City for many years. The tender review committee agreed that the low bidder has the skills and ability to successfully carry out the work.

**RECOMMENDATION**

THAT the contract for water sampling and monitoring for 2013, 2014 and 2015 be awarded to J. Gibson Environmental Consulting in the amount of \$59,390.00 annually.

4. **MIPIM Update** – For Information Only

In September 2012, the City won the opportunity to attend MIPIM, a real estate and development conference in Cannes, France. The prize included registration for four people, rental of a booth, accommodation for the Mayor, and an invitation for the Mayor to attend the Mayor's Think Tank. The objective of the City's participation at MIPIM was to promote and raise the profile for the Solar Borehole Thermal Energy Storage (Solar

BTES) project proposed for Whistle Bend. Specific objectives included seeking potential partners and investors.

In addition, City representatives visited Okotoks, Alberta to view the only example of Solar BTES in North America. This visit was useful for understanding the project and the technology as they saw first-hand the reality of a Solar BTES neighbourhood.

The City staffed a booth on the main tradeshow floor at MIPIM, and a number of meetings were scheduled with various companies to discuss and promote the project. City staff will now follow up on the connections made at the event, seeking partnerships and funding for this exciting and innovative project. This conference is where contacts are made and not where deals are signed. It was noted that the proposed Whitehorse project is small in size and cost compared to other projects promoted at MIPIM.

The project feasibility study is expected to be completed this summer, at which point support and direction from all partners will be required to proceed to the next step in project development.

## **2. New Business**

A Committee member questioned the lack of signage for the new Selkirk Pump House in Riverdale. Administration confirmed that signage is pending.



## Minutes of the meeting of the Community Services Committee

<b>Date</b>	April 15, 2013
<b>Location</b>	Council Chambers, City Hall
<b>Committee Members Present</b>	Councillor Mike Gladish – Chair Councillor Jocelyn Curteanu – Vice-Chair Mayor Dan Curtis Councillor Betty Irwin Councillor Dave Stockdale Councillor John Streicker
<b>Staff Present</b>	Brian Crist, Acting City Manager Valerie Anderson, Acting Director of Corporate Services Linda Rapp, Director of Community and Recreation Services Mike Gau, Director of Development Services Chris Milner, Recreation and Facilities Manager

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

### **1. Takhini Arena Hot Water Heating System - Budget Amendment**

The domestic hot water storage at Takhini Arena failed in March. Building Maintenance staff was able to repair the tank to allow the indoor ice season to finish. In assessing the temporary repair, replacement was considered to be the only viable option for a long term solution. The project involves replacing the storage tank and installing two hot water boilers. Restoring the hot water heating system at Takhini Arena is critical to the operation of the facility. The timing of this project is urgent because of the Emergency Measures Exercise, Operation Nanook, scheduled to occupy the arena this July.

Building Maintenance has recommended moving funds from the Canada Games Centre pool pump replacement project currently in the 2013 capital budget to cover the repair. Replacement of pumps at the pool is necessary, but placing a priority on critical pumps this year and better assessing the need on less critical pumps for future years will allow funds to be re-directed in the current fiscal year so that the overall capital budget is not impacted for 2013.

Funds to finish the pool pump replacement project will be required in 2014 or a subsequent year, depending on the urgency of the repair. The City will have a better understanding of this reality following the annual pool shut down in August 2013 when the condition of the pumps can be assessed and confirmed.

## **RECOMMENDATION**

THAT the 2013 capital budget be amended to reduce Project #750c00213, Pool Pump Replacement funded from the General Reserve, by \$70,000.00; and

THAT a new capital project be added to the 2013 Capital Budget in the amount of \$70,000.00, funded from the General Reserve, for the replacement of the Takhini Arena Hot Water System.

### **2. New Pool Lift Chair – For Information Only**

Mayor Curtis announced the opening of the new pool lift chair at Canada Games Centre today. The Mayor noted that the funding to cover the cost of the chair was raised through the efforts of Whitehorse Fire-fighters, Tags, and Sidhu Trucking, and expressed Council's appreciation to all involved.

There being no further business, the meeting adjourned at 8:50 p.m.