

MINUTES of **REGULAR** Meeting #2013-07 of the council of the City of Whitehorse called for 7:30 p.m. on Monday, April 8, 2013, in Council Chambers, City Hall.

PRESENT: Mayor Dan Curtis
Councillors Kirk Cameron
Jocelyn Curteanu
Mike Gladish
Betty Irwin
Dave Stockdale
John Streicker

ALSO PRESENT: Acting City Manager Brian Crist
Director of Community and Recreation Services Linda Rapp
Director of Corporate Services Robert Fendrick
Director of Development Services Mike Gau

Mayor Curtis called the meeting to order at 7:30 p.m.

CALL TO ORDER

2013-07-01

It was duly moved and seconded
THAT the agenda be adopted as amended with the addition of Jill Pangman, Donna Clayson, Anne Lewis, Glenys Baltimore and Sandy Helland as delegates speaking to the Cowley Creek Expansion Bylaw, and Kirn Dhillon as a delegate speaking to the Hillcrest Height Limits Bylaw.

AGENDA

Carried Unanimously

2013-07-02

It was duly moved and seconded
THAT the minutes of the regular council meeting dated March 25, 2013 be adopted as presented.

MINUTES

March 25, 2013

Carried Unanimously

DELEGATIONS

Jill Pangman spoke on behalf of Cowley Creek residents to reiterate concerns with respect to the proposed access to the Speedway site through their subdivision. She suggested that the Yukon Horse and Rider Association might already have access to other property that they are not using, and asked again why other sites such as the Cousins Airstrip are not being considered.

JILL PANGMAN
Cowley Creek Expansion

Donna Clayson advised that she forwarded documentation to council about an alternate site on the Mayo Road that has excellent facilities and access to public trails. She expressed concern regarding the proposed access through Cowley Creek and the issue of big rigs on the road, especially in close proximity to an existing playground. Ms. Clayson also stated that most residents were unaware of the potential for a road extension from their cul-de-sac and the development of additional residential sites in the area.

DONNA CLAYSON
Cowley Creek Expansion

Anne Lewis provided background information on behalf of the Yukon Horse and Rider Association and noted that they are required to vacate their current site this year. This move will be expensive, and the Association would be completely unable to afford the cost of moving more than once. Ms. Lewis noted that the site identified by Ms. Clayson is a private facility that is for sale for a sum that is totally beyond the means of the Association, and it would still require upgrades before it would meet their needs.

ANNE LEWIS
Cowley Creek Expansion

Glenys Baltimore stated that the concerns of Cowley Creek residents focus on the plans for accessing the proposed Horse and Rider site through their subdivision. She expressed concern regarding the lack of information and communication on the issues and asked for more consultation with residents. Ms. Baltimore reiterated that access and traffic are the main concern, and noted that the residents have had little time to consider the ramifications to their neighbourhood.

GLENYS BALTIMORE
Cowley Creek Expansion

Sandy Helland suggested to council that there is a location on Robert Service Way near the City's snow dump site that might be most suitable for the Yukon Horse and Rider Association. She noted that there are a number of features of this site that would make it a good fit for this use, facilitate access, and minimize potential noise concerns.

SANDY HELLAND
Cowley Creek Expansion

Kirn Dhillon addressed council to express concern that the plans to implement interim development controls in Hillcrest are sending the wrong message to potential developers. He noted that his project already has approval at a higher height than is being proposed for the area, and it is costing time, money and lost productivity to continue to debate the issue. Mr. Dhillon explained that he has been working to decrease the size and height of his development while still trying to make the units affordable, but reducing the height will impact the development. The higher height limits previously approved for his project allow for more design options, including insulation values. He also expressed concern that the residents have not been able to come to a clear vision for the Hillcrest area.

KIRN DHILLON
Hillcrest Steelex Area

PUBLIC HEARING

Mayor Curtis called three times for anyone to appear to address Bylaw 2013-03, a bylaw to amend the Official Community Plan to remove the land use designations from five Kwanlin Dün First Nation parcels.

BYLAW 2013-03

O.C.P. AMENDMENT
Kwanlin Dün Parcels

There was no one present to address the bylaw. Seven submissions were received, six opposed to this bylaw and one supporting the change but raising a question regarding other implications.

Submissions Received

Mayor Curtis declared the public hearing for Bylaw 2013-03 closed.

Public Hearing Closed

COMMITTEE REPORTS

Public Health and Safety Committee

Activity reports for March were received from Bylaw Services and the Fire Department.

ACTIVITY REPORTS
For Information Only

Issues Arising from Reports

Administration confirmed that:

- the increase in complaints to Bylaw Services is being monitored. It was acknowledged that the year-to-date statistics indicate that complaints have been increasing year after year.
- fire inspections are conducted with the proper equipment so that the crews are able to respond from the inspection to a fire situation if it arises.
- the recruitment for a Deputy Fire Chief is proceeding, but it is proving to be an intensive process.

Various Issues

Tourism & Economic Development Committee

A student exchange with our Sister City, Ushiku, Japan is planned for this July, and host families are needed to participate. Potential hosts are encouraged to contact the Parks and Recreation Department.

Ushiku Student Exchange

The Mayor advised that he is preparing a report on his recent trip to Cannes. He noted that he also visited Lancieux and is pleased to report that our relationship with this Sister City is very strong. A student from Lancieux is coming to Whitehorse to work at Icy Waters this summer, and Whitehorse is encouraged to send a student to Lancieux to work in their tourism department

Lancieux Sister City
Relationship

A Committee member noted that tourism-type taxes may be an additional revenue opportunity for the City. It was also noted that the *Municipal Act* Review Committee has suggested that authority for the City to impose a hotel tax may already be in place. Administration confirmed that alternative revenue generation is on administration's work plan for this spring.

Tourism Tax Potential

Administrative Services Committee

Ms. Sandy Helland encouraged Council to consider revenue generating ideas such as mechanic's liens and the addition of various attractions at Mount Sima. Ms. Helland also urged Council to expand the transit system to include Sunday and Holiday services as well as service to Mount Sima. She suggested that the fee structure could be adjusted to levy additional charges for these additional services. Ms. Helland was encouraged to contact councillors individually with additional issues and suggestions.

SANDY HELLAND
Revenue Generating Ideas
For Information Only

2013-07-03

It was duly moved and seconded THAT the 2013 Capital Budget be amended by re-budgeting 2012 capital expenditures in the amount of \$10,940,561.00 to reflect the 2012 re-budgets as follows:

| | | |
|---|----|-----------|
| Security Cameras | \$ | 37,500 |
| Bylaw Handheld Ticketing Devices | \$ | 58,000 |
| ERP Final Phase | \$ | 102,260 |
| EOC/Training Lab Equipment Fit Out | \$ | 3,500 |
| Web Maintenance | \$ | 12,105 |
| Selkirk Water Pump House | \$ | 2,545,455 |
| Livingstone Trail Lagoon Odour Mitigation | \$ | 1,894,697 |
| Hillcrest Des/Recon | \$ | 12,569 |
| Downtown Reconstruction - Black Street | \$ | 143,443 |
| Rural Roads Surfacing | \$ | 20,043 |
| Range Road Lift Station | \$ | 151,103 |
| Bridge Inspections | \$ | 22,870 |
| Asphaltic Surface Overlay Program | \$ | 1,152,450 |
| River Ridge Lift Backup Generator | \$ | 70,000 |
| Porter Creek Lagoon Remediation | \$ | 303,920 |
| Selkirk Well Development | \$ | 743,216 |
| Porter Creek Reservoir Expansion | \$ | 717,719 |
| Downtown Reconstruction - Ogilvie Street West | \$ | 175,611 |

2013 CAPITAL
RE-BUDGETS

,,,/continued

2013-07-03 (Continued)

| | | |
|--|-----------|-------------------|
| Solid Waste Management Plan | \$ | 35,502 |
| Marwell-New Infrastructure | \$ | 650,510 |
| Lift Station Wet Well Upgrades | \$ | 145,674 |
| Asphalt Paths - Various Locations | \$ | 49,892 |
| SCADA Program | \$ | 269,697 |
| Sidewalk Construction | \$ | 23,567 |
| Waste Oil Reclamation | \$ | 85,100 |
| Office Furniture | \$ | 8,267 |
| SCBA Replacement/Upgrade | \$ | 17,810 |
| Replacement Bucket Truck | \$ | 140,000 |
| Street Flusher Replacement | \$ | 200,000 |
| PW Small Equipment | \$ | 90,502 |
| Snow Dump Development | \$ | 8,193 |
| Interpretive signage along river corridor | \$ | 20,000 |
| Copper Ridge Playground | \$ | 5,433 |
| Paved Trail Resurfacing - Parks | \$ | 13,543 |
| Playground Equipment Replacement | \$ | 12,835 |
| Residential Intensifications - Porter Creek | \$ | 40,000 |
| Stevens Quarry Subdivision | \$ | 30,000 |
| Whistle Bend Next Phases | \$ | 41,734 |
| Porter Creek Extension ("D") | \$ | 10,000 |
| Industrial Land Study | \$ | 50,000 |
| Downtown South Planning and Engineering Design | \$ | 93,244 |
| Shipyards Park Heritage & Landscaping | \$ | 113,257 |
| Motorways Environmental Evaluation | \$ | 136,580 |
| Landscaping Strickland to Ogilvie | \$ | 183,153 |
| Hillcrest Reconstruction Project - Planning | \$ | 49,589 |
| Divider Walls - CGC Late Bookings - Facilities | \$ | 26,605 |
| Rentable Storage Space - Facilities | \$ | 15,000 |
| Blinds for Concourse Windows - Facilities | \$ | 32,456 |
| Parking Improvements CGC - Facilities | \$ | 46,423 |
| EMO Equipment | \$ | 11,160 |
| Radio and Location Equipment | \$ | 18,374 |
| Landfill Upgrades | \$ | 50,000 |
| Generator | \$ | <u>50,000</u> |
| Total Re-budgets | \$ | 10,940,561 |

2013 CAPITAL
RE-BUDGETS
(Continued)

Carried Unanimously

Council discussed the re-budget process and encouraged an examination of comprehensive grant funding during the upcoming policy review. Administration was commended for being under budget on most of the projects.

Discussion

2013-07-04

It was duly moved and seconded
THAT expenses be authorized as follows for council members attending the Annual General Meeting of the Association of Yukon Communities to be held in Watson Lake in May:

1. Travel expenses for Councillor Irwin from City Representative travel;
2. Travel expenses for Councillors Cameron, Curteanu, Gladish, Stockdale and Streicker from Councillor-initiated travel; and
3. Per Diem expenses for all Councillors from Councillor-initiated travel.

AUTHORIZE COUNCIL
TRAVEL FOR A.Y.C.
ANNUAL MEETING

Carried Unanimously

2013-07-05

It was duly moved and seconded
THAT Florence Roberts be nominated as the city representative on the Yukon Hospital Corporation Board of Trustees.

HOSPITAL BOARD
NOMINATION

Carried Unanimously

Ms. Roberts addressed council to confirm that the City nominates representatives, but the Minister makes the choice. She confirmed that there is no requirement for the representative to report back to the City. Council commended Ms. Roberts for her valuable contribution.

Discussion

Activity reports for March were received from the City Manager, the Director of Corporate Services, and the Business and Technology Systems, Financial Services, and Human Resources Departments.

ACTIVITY REPORTS
For Information Only

Issues Arising from Reports

Administration advised that performance measures software is being explored and that a Service Capacity Review is planned for May.

Performance Measures

Mayor Curtis acknowledged the passing of former City Councillor Doug Gallup. Mr. Gallup's service to the city spanned many years and several roles. He began as a volunteer and casual fire-fighter, and then served four terms as a city councillor from 1984 to 1994. Although he did not seek a fifth term of office, he continued to advocate before council on behalf of the citizens of Whitehorse. Mayor Curtis extended condolences to Mr. Gallup's family, and advised that flags at City facilities will fly at half mast this week to recognize Doug Gallup's contributions to the community.

ACKNOWLEDGEMENT
OF THE PASSING OF
FORMER COUNCILLOR
DOUG GALLUP

City Planning Committee

Ms. Laura Markle expressed support for a lower height limit in the Steelox area. She contended that the previous council voted with the neighbourhood and did not allow a design that was a large departure from the consistency of the houses in that area. Ms. Markle questioned the intentions of the developer of the Hillcrest Drive project, and suggested that a possible consideration may be to incorporate additional height using a roofline concept

LAURA MARKLE
Hillcrest Height Limits
For Information Only

Mr. Kirn Dhillon spoke in support his proposed development in the Steelox area. He noted that privacy will always be an issue in a city setting, and showed concept drawings highlighting enhanced privacy features. He noted that the design shows a lower, flatter roofline to accommodate size concerns, and stated that more allowable height would permit better sustainability features and make the homes more affordable. Mr. Dhillon stated that the new designs will be made available for review and reiterated that he believes in a sustainable development that will be acceptable to the community.

KIRN DHILLON
Hillcrest Height Limits
For Information Only

2013-07-06

It was duly moved and seconded

THAT Bylaw 2013-11, a bylaw to amend the OCP to allow for the relocation of the Yukon Horse and Rider Association and expansion of Cowley Creek, be brought forward for second reading under the bylaw process; and

BRING FORWARD
AND AMEND O.C.P.
AMENDMENT FOR
COWLEY CREEK

THAT Appendix A to Bylaw 2013-11 be amended at second reading to reduce the area of Subject Area B, the proposed Residential – Country designation, to remove the trail connection and slope adjacent to the Cowley Creek riparian area.

Council discussed issues regarding resident concerns and options for access to the proposed Yukon Horse and Rider Association site.

Discussion

2013-07-07

It was duly moved and seconded

THAT consideration of Bylaw 2013-11 be postponed for one month to allow for more communication and engagement for area residents;

Motion to Postpone

AND THAT the bylaw be brought back to the regular council meeting on May 13, 2013.

Carried (4-3)

IN FAVOUR: Councillors Cameron, Curteanu, Gladish, and Streicker
OPPOSED: Mayor Curtis, Councillors Irwin and Stockdale

Recorded Vote

2013-07-08

It was duly moved and seconded
THAT Bylaw 2013-16, a bylaw to authorize a lease agreement with the Yukon Literacy Coalition with respect to the heritage property known as Pioneer Hotel 2, be brought forward for due consideration under the bylaw process.

BRING FORWARD
LEASE FOR
PIONEER HOTEL 2

Carried Unanimously

2013-07-09

It was duly moved and seconded
THAT Bylaw 2013-17, a bylaw to authorize a lease agreement with Bell Mobility Inc. for a communications tower at the south end of Pine Street in Porter Creek, be brought forward for due consideration under the bylaw process.

BRING FORWARD LEASE
FOR BELL TOWER ON
PINE STREET

Carried Unanimously

Council discussed the terms of the lease that allow the City to use the tower for SCADA equipment. Administration confirmed that the local neighbourhood association is aware of the proposed tower.

Discussion

Activity reports for March were received from the Director of Development Services and the Planning Services Department.

ACTIVITY REPORTS
For Information Only

Administration confirmed that the upcoming Whistle Bend work is for pre-design for the subdivision; however, the alternative heating options can be accommodated at a later date.

Whistle Bend Work

City Operations Committee

2013-07-10

It was duly moved and seconded
THAT the City of Whitehorse designate a preferred supplier for a 40-foot low floor bus, subject to the provision that preferred supplier status can be revoked if:

1. The price is not within the budget set by City Council; or
2. Service does not remain at the current high level and consistency as determined by the Manager of Operations and the Manager of Transit Services;

DESIGNATE A
PREFERRED SUPPLIER
FOR TRANSIT BUSES

AND FURTHER THAT Nova Bus, located in Saint-Eustache Quebec, be designated as the preferred supplier for the supply of a 40-foot low floor bus for the City of Whitehorse.

Carried Unanimously

Council discussed the need to establish a process for the open selection of preferred suppliers, and administration confirmed that the current review of the purchasing policy and the contract administration manual will account for the preferred supplier concept.

Discussion

Activity reports for March were received from the Director of Infrastructure and Operations, and the Engineering, Environmental Sustainability, Operations, and Water & Waste Services Departments.

ACTIVITY REPORTS
For Information Only

Issues Arising from Reports

Administration confirmed that:

- City staff is being consulted as part of the consolidated building review, and a meeting will take place shortly to update Council on the project.
- the work being done on the Robert Campbell Bridge is for additional bike access paths.

Various Issues

Community Services Committee

2013-07-11

It was duly moved and seconded
THAT Jane Keopke and Richard Roberts be appointed to the Recreation Grant Task Force for a term to expire on October 31, 2015.

CITIZEN APPOINTMENTS
TO THE RECREATION
GRANT TASK FORCE

Carried (6 – 1)

IN FAVOUR: Mayor Curtis, Councillors Cameron, Curteanu, Gladish,
Stockdale and Streicker

Recorded Vote

OPPOSED: Councillor Irwin

Activity reports for March were received from the Acting Director of Community and Recreation Services, Recreation and Facility Services, Outreach and Events, Parks and Trails, and the Transit Department.

ACTIVITY REPORTS
For Information Only

Issues Arising from Reports

It was confirmed that low water landscaping is being designed for Whistle Bend.

Various Issues

A committee member noted that Yukon College is excited about enhanced transit services and looks forward to an agreement.

The Committee asked for more information on the process to develop the CCMARD Terms of Reference and it was clarified that administration is working on developing a group to develop a Terms of Reference and subsequently the Terms of Reference will dictate the CCMARD Committee selection. The Trails and Greenways Committee work is underway and they are currently reviewing the prior meetings. The Pioneer Cemetery re-design is being facilitated by the City for the community to undertake. A new sign will be prepared for the Gilles Lapres Park and there will be a dedication ceremony. Administration confirmed the Sport Tourism Conference is in Ottawa next week and will highlight the many recreation activities across the country, including Whitehorse's upcoming bid for the Haywoods. Administration confirmed that Sport Yukon is the lead on sport tourism in the Yukon. The Director of Community and Recreation Services is the City's lead for sport tourism.

Recreation Issues

The Whitehorse Cross Country Ski Team was commended for their outstanding performance at the recent national championships held in Whistler, BC. The entire team consistently placed either on the podium or in the top ten at this event, and is now rated the number four team in the country. The committee congratulated the athletes and the coaching staff of the Ski Team

CONGRATULATIONS TO
CROSS COUNTRY TEAM
For Information Only

NEW & UNFINISHED BUSINESS

2013-07-12

It was duly moved and seconded

THAT Bylaw 2013-18, a bylaw to amend the zoning of the Steelox area in Hillcrest to restrict maximum building heights, be brought forward for due consideration under the bylaw process; and

THAT Public Notice is hereby given that Council intends to pass Interim Development Controls for the Steelox Area in Hillcrest, based on the provisions of Bylaw 2013-18, at the next regular meeting of Council on April 22, 2013.

BRING FORWARD
ZONING AMENDMENT
FOR HILLCREST
STEELOX AREA

Council discussed exempting the previously approved Hillcrest Drive development project from the bylaw or amending the bylaw to allow a modification to the allowed height for this one project. The developer was commended for his willingness to work with the community in an effort to arrive at a compromise that would allow his development to proceed with the least impact on the neighbourhood. Council also discussed the neighbourhood's clear wish for a height limit.

Discussion

2013-07-13

It was duly moved and seconded
THAT Bylaw 2013-18 be amended by deleting the existing section 2
and substituting a new section 2 as follows:

“Section 9.9.7 of Zoning Bylaw 2012-20 is hereby amended by
deleting the existing subsection (a) and substituting therefore a new
subsection (a) as follows:

“9.9.7 (a) Lots 110, 111, 113 and 114, Plan 30131, located at 122,
123, 124, 125, 128, 129, 130, and 131 Hillcrest Drive, are
designated RCTx–Comprehensive Residential Townhouse
Restricted, with the special provisions being that:

Amendment

- (1) only community gardens and greenhouses, parks and
triplex housing are permitted as principal uses; and
- (2) The maximum building height is 9 metres with the
qualification that the cross-section of a structural building
plan shall show no greater than 7 metres difference
between the average finished grade and the underside of
the truss within the ceiling of the uppermost habitable
storey.”

Carried (5 – 2)

IN FAVOUR: Mayor Curtis, Councillors Cameron, Curteanu, Gladish,
and Streicker

Recorded Vote

OPPOSED: Councillors Irwin and Stockdale

The MAIN MOTION AS AMENDED was then voted on and CARRIED
(5 – 2)

Vote on Main Motion

IN FAVOUR: Mayor Curtis, Councillors Cameron, Curteanu, Gladish,
and Streicker

Recorded Vote

OPPOSED: Councillors Irwin and Stockdale

2013-07-14

It was duly moved and seconded
THAT travel and per diem expenses be authorized for Councillor
Irwin to attend the *Build Your Skills* workshop to be held in Carmacks
in April, funded from Councillor-initiated travel.

AUTHORIZE COUNCIL
TRAVEL
Build Your Skills Workshop

Carried Unanimously

BYLAWS

2013-07-15

It was duly moved and seconded
THAT Bylaw 2013-19, a bylaw to regulate the operation of parkades,
having been read a first and second time, now be given third reading.

Carried Unanimously

BYLAW 2013-19

PARKADE BYLAW

THIRD READING

Council members discussed the issues regarding process problems that arise when changes to both policy and bylaw are brought forward at the same time, since policy changes are adopted by resolution of council and a bylaw requires three readings. Administration confirmed that the Lease, Encroachment and Property Use Policy allows for food vendor uses in accordance with Territorial legislation and the Traffic Bylaw. The changes to the Parkade Bylaw were required to maximize the usefulness of the parkades and accommodate the new seasonal use by food vendors.

Discussion

2013-07-16

It was duly moved and seconded
THAT Bylaw 2013-16, a bylaw to authorize a lease agreement with the Yukon Literacy Coalition with respect to the heritage property known as Pioneer Hotel 2, be given first reading.

Carried Unanimously

BYLAW 2013-16

LEASE AGREEMENT
Pioneer Hotel 2

FIRST READING

2013-07-17

It was duly moved and seconded
THAT Bylaw 2013-16 be given second reading.

Carried Unanimously

SECOND READING

2013-07-18

It was duly moved and seconded
THAT Bylaw 2013-17, a bylaw to authorize a lease agreement with Bell Mobility Inc. for a communications tower at the south end of Pine Street in Porter Creek, be given first reading

Carried Unanimously

BYLAW 2013-17

LEASE AGREEMENT
Pine Street Bell Tower

FIRST READING

2013-07-19

It was duly moved and seconded
THAT Bylaw 2013-17 be given second reading.

Carried Unanimously

SECOND READING

2013-07-20

BYLAW 2013-18

It was duly moved and seconded
THAT Bylaw 2013-18, a bylaw to amend the zoning of the SteeloX
area in Hillcrest to restrict maximum building heights, be given first
reading.

ZONING AMENDMENT
Hillcrest SteeloX Area

Carried (5 – 2)

FIRST READING

IN FAVOUR: Mayor Curtis, Councillors Cameron, Curteanu, Gladish,
and Streicker

Recorded Vote

OPPOSED: Councillors Irwin and Stockdale

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

ADJOURNMENT

ORIGINAL MINUTES SIGNED BY:

"Dan Curtis"

Dan Curtis, Mayor

"Robert I. Fendrick"

Robert I. Fendrick, FCGA, City Clerk

ADOPTED by resolution at Meeting #2013-08 dated April 22, 2013