

MINUTES of **REGULAR** Meeting #2013-16 of the council of the City of Whitehorse called for 5:30 p.m. on Monday, September 9, 2013, in Council Chambers, City Hall.

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

ABSENT: Councillor Kirk Cameron

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  
Acting Director of Infrastructure and Operations Dave Muir

Mayor Curtis called the meeting to order at 5:30 p.m.

**CALL TO ORDER**

**2013-16-01**

It was duly moved and seconded  
THAT the agenda be adopted as amended with the addition of the following delegates:

- Minister Doug Graham speaking to the sale of the Steele Street lots
- Tracey Twa, John Maisson, and Sherri and Briar Young speaking to the proposed Copper Ridge communications tower; and
- Laurie Henderson, speaking on behalf of the Friends of Mount Sima.

**AGENDA**

Carried Unanimously

Mayor Curtis proclaimed September 27 – 29, 2013 to be Culture Days in the City of Whitehorse.

**PROCLAMATION**

**2013-16-02**

It was duly moved and seconded  
THAT the minutes of the regular council meeting dated August 12, 2013 be adopted as presented.

**MINUTES**

August 12, 2013

Carried Unanimously

**DELEGATIONS**

The Honourable Doug Graham, Minister of Health and Social Services, advised Council that the Government of Yukon is aware of the value of the Pioneer Cemetery to the community. He encouraged Council to proceed with the land transfer for the re-development of the Sarah Steele Building and stated that once the land transfer is completed an expert archaeological team will evaluate the site for objects of interest before any construction excavation is begun. If any remains are found, Mr. Graham assured Council that they will be treated with the utmost respect and that all proper process will be stringently followed.

MINISTER D. GRAHAM  
Steele Street Lot Sale

Dennis Senger asked Council to postpone approval of the lease agreement for the Copper Ridge cell tower. He advocated a measured approach and asked again why the City did not bring the issue to the attention of area residents much earlier in the process. Mr. Senger suggested that a consultation committee should be created to analyze the situation and encouraged more time to allow Bell to find a better location. Mr. Senger also suggested that an independent third party such as Industry Canada should be engaged to help with the process.

DENNIS SENGER  
Copper Ridge Cell Tower

Brock Enderton, representing Bell Mobility Inc., confirmed that the demand for cellular service is what is driving this site location, and it is the best option when all factors are considered. Mr. Enderton advised that the tower design will be a relatively low-intrusion installation and reiterated that other sites suggested will cause interference with other towers, and will also require the installation of more towers in the area that will be even more intrusive.

BROCK ENDERTON  
Copper Ridge Cell Tower

Tracey Twa advised Council that she remains opposed to the cell tower at this location, and submitted a list of over 200 persons who are also opposed to the proposed tower. She questioned the due diligence and the consultation process, and expressed support for Mr. Senger's suggestion regarding a consultation protocol.

TRACEY TWA  
Copper Ridge Cell Tower

John Maisson confirmed his continuing opposition to a cell tower at this location and suggested that a temporary tower should be installed at the water reservoir for two years to allow time for Bell to fine-tune their issues with overlap and interference. Mr. Maisson stated that a tower will be visual pollution, and therefore he is also opposed to alternative sites that have been proposed.

JOHN MAISSON  
Copper Ridge Cell Tower

Sherri and Briar Young stated their opposition to the proposed tower in this residential area. Ms. Young advised that she is very sensitive to electro-magnetic frequencies and is concerned that there have been no studies that address the long-term effects of the emissions from these types of towers, especially with respect to the effect on children. Mr. Young stated the opinion that cell phones are not a necessity, and provided some anecdotal evidence about the effect of electro-magnetic frequencies on the behaviour of children. They asked Council to deny Bell permission to put a tower at this site.

SHERRI & BRIAR YOUNG  
Copper Ridge Cell Tower

Laurie Henderson and Christina Pekarik addressed Council on behalf of the Friends of Mount Sima to express support for the re-opening of the Mount Sima facility. They noted that significant community support has been received and an enormous amount of volunteer time has been dedicated to efforts to ensure that the ski hill can reopen. They provided figures with respect to pledges for the purchase of season passes, sponsorships and donations, and noted that staff has been identified for operations this coming season. Ms. Henderson confirmed that a new society will be formed as well as a senior advisory group.

The Friends of Mount Sima are asking the City for a commitment for \$200,000.00 in funding, a snow bus, and a commitment to co-sell programs and services at City facilities. The Society will also require a discussion on stable funding from the City for future years.

Ms. Henderson and Ms. Pekarik provided additional information about the process used to develop a budget and a business plan and noted that the proposed budget provides for cost reductions while allowing for cost increases. They noted that marketing and fund raising are key pieces of the proposed budget. They also acknowledged that on-going government funding will be required and that discussions in that regard have to take place as self-sufficiency will not be possible given our population base.

LAURIE HENDERSON  
CHRISTINA PEKARIK  
Friends of Mount Sima

Ms. Henderson confirmed that immediate cash in the amount of \$100,000.00 is required from the City, with a commitment for further funding this year in two \$50,000.00 instalments. She also advised that the Society is aiming for a 68-day season. In response to questions asked, Ms. Henderson confirmed that a lesser amount of funding from the City would increase uncertainty about operations, and noted that there are serious safety considerations that have to be factored into operational funding.

Council highly commended the Friends of Mount Sima for the work done to date.

Society Commended

**COMMITTEE REPORTS**

**Community Services Committee**

Sandy Helland thanked Council for the extended evening service now being offered. She stated that this is a good start, but there is also a need for Sunday transit service. She suggested that Sunday service would be well used, even if a flat fee of five dollars per Sunday trip was implemented. Ms. Helland also expressed frustration that bus drivers do not have discretion to provide emergency free service.

SANDY HELLAND  
Transit Issues  
For Information Only

Arthur Mitchell and Stu Mackay provided a brief history of the work of Habitat for Humanity in Whitehorse and Yukon, and thanked Council for the City's assistance in support of their efforts to provide healthy affordable housing. Mr. Mitchell advised that with the assistance of the City, other agencies, sponsors, and volunteers, four homes have been completed in Whitehorse and two more are under construction. Volunteers are invited to participate with the next build, starting next Monday at Whistle Bend. Mr. Mitchell confirmed that the Habitat for Humanity program is designed for families that can fund their own mortgage, albeit at a reduced amount. The Committee highly commended the Board and many volunteers of Habitat for Humanity for the significant contribution they make to our society.

ARTHUR MITCHELL &  
STU MACKAY  
Habitat for Humanity  
For Information Only

Activity reports for August 2013 were received from the 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

The Committee commended:

- The new dog park in the downtown area;
- Increases in Games Centre visitations and transit usage; and
- The Operation NANOOK exercise

It was noted that Yukon College is very excited about the extended transit hours and the City/College partnership

The Committee asked for additional information with respect to the dedication of Gilles Lapres Park and the upcoming public engagement planned for the Pioneer Cemetery.

Issues Arising from Reports

The Committee was advised that there are a number of activities that Council members can get involved in at the Yukon Route event at Yukon College this weekend. Administration confirmed that the City will have a booth at the event.

A Committee member asked administration to investigate the possibility of expanding the new downtown dog park to include more open area as a safety and security measure for persons walking dogs. It was also noted that the nature of the activity at the end of Main Street has changed positively, possibly attributable to changing norms for activity in the area.

Dog Park Issues  
For Information Only

A Committee member suggested that the City consider providing preferred seating at the Remembrance Day event for persons attending the ceremony with proof that they used the transit service to get to the event. This would promote transit and alleviate some parking concerns. The Committee asked for more information on what such a program would look like.

REMEMBRANCE DAY  
TRANSIT SERVICE  
PROMOTION  
For Information Only

Sandy Helland spoke in favour of free transit service for Remembrance Day events, especially for seniors and elders.

**Public Health and Safety Committee**

**2013-16-03**

It was duly moved and seconded  
THAT Bylaw 2013-44, a bylaw to amend Traffic Bylaw 2013-34, be brought forward for due consideration under the bylaw process

BRING FORWARD  
AMENDMENT TO  
TRAFFIC BYLAW

Carried Unanimously

Council commended the amendments being brought forward and expressed confidence that these changes will improve the bylaw.

Discussion

Activity reports for August 2013 were received from Bylaw Services and the Fire Department.

ACTIVITY REPORTS  
For Information Only

Administration confirmed that there will be a follow-up on Operation NANOOK next month and the Emergency Measures Plan will be updated as a result of the exercise.

Issues Arising from Reports

Council commended the launch of FASSY week, noting that the Fetal Alcohol Syndrome Society of Yukon is dedicated to the prevention of Fetal Alcohol Spectrum Disorder and the fostering of accepting and educated communities where individuals with Fetal Alcohol Spectrum Disorder have complete and equal access to opportunities to reach their full potential. It was noted that the Society envisions a Yukon in which Fetal Alcohol Spectrum Disorder is prevented and where persons with the disorder are fully included in Yukon society.

FASSY Week Launch  
For Information Only

**Development Services Committee**

Activity reports for August 2013 were received from the Director of Development Services and Environmental Sustainability.

ACTIVITY REPORT  
For Information Only

The Committee asked for more detailed information with respect to the monthly building statistics.

Issues Arising from Reports

A Committee member noted that the Borough of Haines Alaska has commissioned a study on the feasibility of a rail connection through Yukon, and the study is being done by a firm with a strong local connection.

RAIL CONNECTION  
FEASIBILITY STUDY  
For Information Only

**Corporate Services Committee**

**2013-16-04**

It was duly moved and seconded  
THAT a contribution agreement with the Yukon Government be approved with respect to \$198,000.00 in funding to pay the outstanding debt owed to creditors of the Great Northern Ski Society that relate to the ski hill operations, and  
THAT the 2013–2016 capital budget be amended in the amount of \$198,000 for project #740c00213 – Mount Sima Debt, funded from Government of Yukon contributions.

CONTRIBUTION  
AGREEMENT WITH  
YUKON GOVERNMENT  
(Mount Sima Creditors)

Carried Unanimously

Administration confirmed that the accounts payable will be confirmed, and that there is no intention at this time to pay less than the full amount owed for these accounts.

It was noted that the City is not being reimbursed for the cost of paying off the debt for the chair lift, which means that between the City and Government of Yukon have provided a combined total of almost \$400,000.00 in support. Administration confirmed that the value of the chair lift, which is now a City asset, far exceeds the payment made by the City.

Discussion

Activity reports for August 2013 were received from the Acting City Manager, the Director of Corporate Services, and the Business and Technology Systems, Financial Services, Human Resources, and Strategic Communications Departments.

ACTIVITY REPORTS  
For Information Only

Administration confirmed that:

- several financing options are being explored for the proposed building consolidation project;
- Worktech is one of the components of the municipal computer system known as Enterprise Resource Planning (ERP), and eCommerce, the facilitation of on-line bill paying and access to other municipal services such as applications or permits, is one of the final projects of the upgrade
- recruiting in the Finance Department is for on-going positions that were approved in the current budget;
- the Strategic Communications position has been filled
- the alternate revenue generation project is considered done, but in reality it is a work in progress as new ideas are still being generated for it; and
- the Registrar of motor vehicles coordinates with the City to require the payment of outstanding City fines prior to the issue of vehicle registrations, and a software upgrade is required to facilitate this practice.

Issues Arising from Reports

### **City Planning Committee**

Scott Howell addressed the Committee to stress the importance of the Pioneer Cemetery. He noted that many of the graves in this cemetery are unmarked, due in some respects to actions taken at the time the City initially assumed responsibility for the site. This means that the names and locations of many individuals buried there are unknown. Mr. Howell explained that he has two brothers buried there, but has no idea of the exact location of their graves. He encouraged Council not to transfer the adjacent property to the Government of Yukon until such time as it has been determined if some graves are located in the area proposed for the new building. He also encouraged Council to consider additional methods to protect the entire cemetery, and suggested that a commemorative wall or plaque should be constructed to commemorate those individuals whose names are known but whose actual interment site is unknown.

SCOTT HOWELL  
Lost Graves in the  
Pioneer Cemetery  
For Information Only

An activity report for August 2013 was received from the Planning Services Department.

ACTIVITY REPORT  
For Information Only

Administration provided an update on current major land development projects, including the status of the Upper Tank Farm proposal, various First Nation projects, Downtown South, and Whistle Bend. Administration advised that local developers have indicated they will be building in Whistle Bend once other units are sold in other parts of the community.

Administration confirmed that

- a phased approach is now being planned for the solar thermal energy project in Whistle Bend Issues Arising from Reports
- the Yukon Housing Symposium has been postponed due to changes at the Government and will not be held in September; and
- the next Whistle Bend land lottery will be September 17 – 20.

The Committee asked for an update on the triplex development project in Hillcrest.

### **City Operations Committee**

Activity reports for August 2013 were received from the Acting Director of Infrastructure and Operations, and the Engineering, Operations, and Water and Waste Services Departments.

ACTIVITY REPORTS  
For Information Only

The Committee requested additional information with respect to:

- The Transportation Association of Canada (TAC) award being presented to the City at the TAC annual conference;
- Exploring options for dispatch for the Fire Department; and
- Patching programs for rural roads, especially as they relate to portions of Fireweed Drive in Mary Lake

Administration confirmed that

- The new traffic signals at Hospital and Lewes will be operational on Sunday, September 8<sup>th</sup>; Issues Arising from Reports
- Construction on the Robert Campbell Bridge widening project has been delayed to 2014. There were delays due to drafting issues, but as it was planned as a multi-phase project there will be an opportunity to catch up so that the project concludes on time.
- New information has been received on the proposed building consolidation project that will be presented at an upcoming Council and Senior Management meeting.

The Committee commended the new landscaping improvements for the development at the corner of Sixth and Main.

**BYLAWS**

**2013-16-05**

It was duly moved and seconded  
THAT Bylaw 2013-40, a bylaw to authorize a lease agreement with Bell  
Mobility Inc. for the installation and maintenance of a communications  
tower at 228 Falcon Drive in Copper Ridge, having been read a first  
and second time, now be given third reading.

**BYLAW 2013-40**

LEASE AGREEMENT  
Copper Ridge Cell Tower

THIRD READING

Council discussed the issues brought forward regarding this tower and  
noted that, while health issues are a very real concern for a very small  
minority of the population, the City is satisfied that such towers do not  
pose a threat to public health. It was noted that the primary objections  
to this installation are aesthetic, and the site selected will mitigate many  
of the concerns expressed. The consensus was that cell phones are  
now effectively an essential service, and it is Council's job to decide  
what is best for the community as a whole.

Discussion

**2013-16-06**

It was duly moved and seconded  
THAT Bylaw 2013-40 be amended by adding a new section 4 as  
follows:

4. Notwithstanding section 3 of this bylaw, should Transport  
Canada require painting and/or lights on a tower at this location,  
Council retains the right to revisit the approval of this lease  
agreement.

Motion to Amend

Carried Unanimously

The main motion as amended was voted on and carried unanimously

Vote on Main Motion

**2013-16-07**

It was duly moved and seconded  
THAT Bylaw 2013-42, a bylaw to authorize the sale and transfer of  
three lots located at 607, 609 and 611 Steele Street in the Downtown  
area to the Government of Yukon, having been read a first and second  
time, now be given third reading.

**BYLAW 2013-42**

LAND SALE TO YG  
Steele Street Lots

THIRD READING

Carried Unanimously

Council expressed satisfaction with plans in place to ensure that, if any  
remains are found during the preliminary stages of this project, they will  
be treated with all due care and respect.

Discussion

Administration confirmed that a memorial is being planned for the Pioneer Cemetery, and the community will be involved in the design

Discussion

**2013-16-08**

It was duly moved and seconded  
THAT Bylaw 2013-44, a bylaw to amend the Traffic Bylaw with respect to a number of minor edits, be given first reading.

Carried Unanimously

**BYLAW 2013-44**

AMEND TRAFFIC BYLAW  
Minor Edits

FIRST READING

**2013-16-09**

It was duly moved and seconded  
THAT Bylaw 2013-44 be given second reading.

Carried Unanimously

SECOND READING

There being no further business, the meeting adjourned at 8:06 p.m.

**ADJOURNMENT**

*ORIGINAL DOCUMENT SIGNED BY:*

"Dan Curtis"  
Dan Curtis, Mayor

"V. Anderson"  
Valerie Anderson, Acting City Clerk

ADOPTED by resolution at Meeting #2013-17 dated September 23, 2013