



## Minutes of the meeting of the City Planning Committee

<b>Date</b>	November 4, 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 Kirk Cameron Councillor Betty Irwin Councillor Dave Stockdale Councillor John Streicker
<b>Staff Present</b>	Brian Crist, City Manager Robert Fendrick, Director of Corporate Services Linda Rapp, Director of Community and Recreation Services Patrick Ross, Acting Director of Development Services Clive Sparks, Acting Director of Infrastructure and Operations

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

### 1. **Authorize Land Disposition – 67 Wann Road**

A residential lot located at 67 Wann Road in Porter Creek was identified earlier this year as one of a number of parcels for future sale. The zoning of this lot would allow for the development of single-detached housing, a duplex or a triplex. Fee simple subdivision of this lot is possible but unlikely, due to existing electrical easements and the narrow width of the front yard. The location is ideal for development due to the proximity of existing water and sewer utilities, and the range of amenities nearby, including an elementary school, a bus stop, and neighbourhood commercial businesses.

The land is currently owned by the Government of Yukon, and an agreement for sale has been negotiated that will be in effect until 2015. The Yukon Electrical Company Limited has electrical lines along the west side and rear of the lot, and an easement agreement respecting these lines will be required. However, the easements will not restrict the development potential of the lot due to its size and the minimum setback requirements of the zone. A bylaw to authorize the sale of this lot with a request for bids process is now being brought forward for Council's consideration.

Administration confirmed that:

- there was some opposition to infill at this site when the issue was raised in 2008;

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- there is a significant amount of green space in the area, including a local park; and
- sales agreements take several months to complete, which will allow for development in next year's construction season.

### **Recommendation**

THAT Bylaw 2013-49, a bylaw to authorize the sale and transfer of a residential parcel located at 67 Wann Road in Porter Creek, be brought forward for due consideration under the bylaw process.

### **2. Authorize Land Disposition – 706 and 708 Ogilvie Street**

A mixed-use lot located at the escarpment end of Ogilvie Street was identified as one of a number of parcels for future sale. The site consists of one lot and a portion of another that are currently being re-surveyed and consolidated into one lot. These parcels were acquired by the City in two separate transactions during the 1970's as part of the escarpment purchase plan in place at that time. They have since been identified as suitable for building development without further escarpment mitigation measures being required.

The sale of this parcel for future development will fulfil multiple policies of the Official Community Plan including:

- encouraging the development of vacant or under-utilized sites in the Downtown area;
- increasing the vitality of the Downtown by facilitating new development, including multiple housing; and
- promoting a compact development pattern by focusing development within the Urban Containment Boundary.

The development of this lot times well with the proposed Ogilvie Street reconstruction project. New infrastructure, including sidewalks, will help encourage future development on this site. A future section of the paved escarpment trail system will run from Black Street to Ogilvie Street, which is another amenity for future owners and residents of this site. A bylaw to authorize the sale of this lot with a request for bids process is now being brought forward for Council's consideration.

Administration confirmed that:

- the area is transitioning from primarily residential to one that accommodates more commercial uses, and that these transitions can be challenging
- a 20 metre building height is permitted at this site
- the lot could accommodate a dense housing configuration; and
- the zoning of the site determines the access and parking requirements.

The Committee requested additional information with respect to options for the site, as well as a shade analysis of the maximum build out permitted in this zone.

**Recommendation**

THAT Bylaw 2013-50, a bylaw to authorize the sale and transfer of a mixed-use parcel located at the escarpment end of Ogilvie Street in the Downtown area, be brought forward for due consideration under the bylaw process.

**3. Monthly Activity Report – For Information Only**

An activity report for the month of October was received from the Planning Services Department.

**Issues Arising from the Activity Report**

Administration confirmed that a policy review process with respect to the Schwatka Lake area will lead to the development of an Area Plan for the lake's west shore and revisions to the existing Schwatka Lake Waterfront Policy

The Committee asked for more information on the Housing Gap analysis



## Minutes of the meeting of the Corporate Services Committee

<b>Date</b>	November 4, 2013
<b>Location</b>	Council Chambers, City Hall
<b>Committee Members Present</b>	Councillor John Streicker – Chair Councillor Betty Irwin – Vice Chair Mayor Dan Curtis Councillor Kirk Cameron Councillor Jocelyn Curteanu Councillor Mike Gladish Councillor Dave Stockdale
<b>Staff Present</b>	Brian Crist, City Manager Robert Fendrick, Director of Corporate Services Linda Rapp, Director of Community and Recreation Services Patrick Ross, Acting Director of Development Services Clive Sparks, Acting Director of Infrastructure and Operations

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

### **1. 3rd Quarter Variance Report and Year-end Projection – For Information Only**

Administration has reviewed departmental operating projections and provided a forecast of the results to the end of the year. Operating projections compared to the revised budget indicate an operating shortfall of \$58,265.00. The projected shortfall represents less than 1% of the revised operating budget and can be met with reserves. It is expected that expenses will be under budget, but that will be offset by reduced revenues, particularly from decreased development activity and lower revenues from Bylaw Services.

A number of capital projects have been identified as complete, allowing funds to be returned to reserves in preparation for the 2014 budget. The Finance Department is confirming the status of other capital projects and funding sources, and a further report will come forward with respect to any necessary budget amendments.

Administration confirmed that:

- the significant increase in electrical costs in 2013 has affected the City's projections;
- re-budgets occur in the new year and are being kept as tight as possible while still accounting for multi-year projects;

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- the Energy Management Plan is accounting for higher energy rates and will attempt to mitigate energy costs to the extent possible; and
- rising energy costs are causing a re-evaluation of the budgets, and that these energy costs will impact future rates

### **2. Monthly Activity Reports – For Information Only**

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

#### Issues Arising from the Activity Reports

Administration confirmed that:

- funding for implementation of the organizational review will be carried over into 2014, and the project is expected to be completed early in the new year
- the Business and Technology Systems Department is reviewing new internet service providers; and
- on-going labour negotiations are on schedule

Administration provided details regarding a number of on-going issues with respect to Mount Sima, and advised that the request for proposals for a Specified Procedures Report on grant funds is scheduled for release on November 8, 2013.



## Minutes of the meeting of the City Operations Committee

<b>Date</b>	November 4, 2013
<b>Location</b>	Council Chambers, City Hall
<b>Committee Members Present</b>	Councillor Jocelyn Curteanu – Chair Councillor Dave Stockdale – Vice Chair Mayor Dan Curtis Councillor Kirk Cameron Councillor Mike Gladish Councillor Betty Irwin Councillor John Streicker
<b>Staff Present</b>	Brian Crist, City Manager Robert Fendrick, Director of Corporate Services Linda Rapp, Director of Community and Recreation Services Patrick Ross, Acting Director of Development Services Clive Sparks, Acting Director of Infrastructure and Operations

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

### 1. **Monthly Activity Reports** – For Information Only

Activity Reports for the month of October were received from the Director of Infrastructure and Operations, and the Engineering, Operations, and Water and Waste Services Departments.

#### Issues Arising from the Activity Reports

Administration confirmed that the Grove Street Sustaining Station maintains water pressure on Grove Street

The Committee asked for additional information regarding the capital projects planned by Engineering Services for 2014, and for details regarding the City's effluent production and discharge.



## Minutes of the meeting of the Community Services Committee

**Date** November 4, 2013

**Location** Council Chambers, City Hall

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

**Staff Present**  
Brian Crist, City Manager  
Linda Rapp, Director of Community and Recreation Services  
Robert Fendrick, Director of Corporate Services  
Patrick Ross, Acting Director of Development Services  
Clive Sparks, Acting Director of Infrastructure and Operations  
Douglas Hnatiuk, Outreach and Events Supervisor

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

**1. Proclamation – For Information Only**

Mayor Curtis proclaimed November 8, 2013 to be World Town Planning Day in the City of Whitehorse.

**2. 2013 Fall Recreation Grants**

The Recreation Grant Task Force has compiled recommendations for funding for Category 1 grants in accordance with the Recreation Grant Policy. Funding available for the fall grant session includes unspent and returned funds from 2012 grant allocations. Fifteen applications were received, two of which did not meet the criteria for funding. Council may amend or deny any of the recommendations of the Task Force. The result of denied recommendations might be that the proposed project could not proceed.

**Recommendation**

THAT the allocation of \$43,074.17 be approved for Category 1 Fall Recreation Grants; and

THAT any unexpended recreation grant funds and any refunds received prior to year-end be authorized for re-budgeting to 2014.

**3. Monthly Activity Reports – For Information Only**

Activity Reports for the month of October were received from the Director of Community and Recreation Services, Outreach and Events, Parks and Trails, Recreation and Facility Services, and the Transit Services Department.

**Issues Arising from the Activity Reports**

The Committee commended the user numbers for both the Canada Games Centre and Transit, and asked for additional statistics regarding ridership during evening hours as well as Handy Bus ridership.

The Committee requested more information regarding revenues and expenditures at the Canada Games Centre.

**4. New Off-Leash Dog Park – For Information Only**

The Committee commended the grand opening of the new off-leash dog park at the end of Main Street and thanked Parks and Recreation staff for their excellent work.

Councillor Gladish left the meeting at 7:34 p.m.



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

<b>Date</b>	November 4, 2013
<b>Location</b>	Council Chambers, City Hall
<b>Committee Members Present</b>	Councillor Dave Stockdale – Chair Councillor Kirk Cameron – Vice Chair Mayor Dan Curtis Councillor Jocelyn Curteanu Councillor Betty Irwin Councillor John Streicker
<b>Absent</b>	Councillor Mike Gladish
<b>Staff Present</b>	Brian Crist, City Manager Robert Fendrick, Director of Corporate Services Linda Rapp, Director of Community and Recreation Services Patrick Ross, Acting Director of Development Services Clive Sparks, Acting Director of Infrastructure and Operations

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

### 1. **Monthly Activity Report** – For Information Only

Activity reports for the month of October were received from Bylaw Services and the Fire Department.

#### Issues Arising from the Activity Reports

The Committee asked for more information regarding the takeaways from Operation NANOOK.

Administration confirmed that

- “Blue Card Command” training is a program that ensures that incident command is consistent across the country
- more training is required for the emergency operations centre, and on-the-ground training is also required.

**2. Fire Department Issues – For Information Only**

The Committee noted that the new Mobile Live Simulator is an excellent tool for fire fighter training, and commended the Fire Department for raising just over \$11,000.00 for Karen's fund in their "Cares Enough to Wear Pink" campaign.



## Minutes of the meeting of the Development Services Committee

<b>Date</b>	November 4, 2013
<b>Location</b>	Council Chambers, City Hall
<b>Committee Members Present</b>	Councillor Betty Irwin – Chair Councillor John Streicker – Vice Chair Mayor Dan Curtis Councillor Kirk Cameron Councillor Jocelyn Curteanu Councillor Dave Stockdale
<b>Absent</b>	Councillor Mike Gladish
<b>Staff Present</b>	Brian Crist, City Manager Robert Fendrick, Director of Corporate Services Linda Rapp, Director of Community and Recreation Services Patrick Ross, Acting Director of Development Services Clive Sparks, Acting Director of Infrastructure and Operations

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

### **1. Whitehorse Waterfront Award – For Information Only**

Kirn Dhillon, representing the Government of Yukon, thanked Council for the City's involvement in the waterfront revitalization project, and advised that this project won a Brownie Award at this year's Canadian Urban Institute Conference. This award is given for outstanding projects that represent excellence in leadership, innovation and environmental sustainability by transforming brownfields. A brownfield is previously used land that has the potential to be cleaned up or upgraded in some way.

Mr. Dhillon advised that the Waterfront Revitalization Project was funded by Yukon and Canada through the Canada Strategic Infrastructure Fund, with additional investments from the Kwanlin Dün First Nation and the City of Whitehorse.

The Committee commended previous Councils, administration, and the many partners that made this project such a wonderful achievement, and noted that the increased use of the waterfront is a sure indication of its success.

**2. Monthly Activity Reports – For Information Only**

Activity reports for the month of October were received from the Director of Development Services and the Environmental Sustainability Department.

Issues Arising from the Activity Reports

Administration confirmed that work in some areas of Whistle Bend has been suspended for the winter, but it is anticipated that the lots will be open early next year.

The Committee asked for more information about

- the Coast Waste Management Association Conference and Extended Producer responsibility
- the sustainable procurement initiative; and
- upcoming dates with respect to the Solid Waste Action Plan

There being no further business, the meeting adjourned at 7:50 p.m.