



Minutes of the meeting of the City Operations Committee

Date	April 14, 2014
Location	Council Chambers, City Hall
Committee Members Present	Councillor Jocelyn Curteanu – Chair Councillor Dave Stockdale – Vice Chair Mayor Dan Curtis Councillor Mike Gladish Councillor Betty Irwin Councillor John Streicker
Absent	Councillor Kirk Cameron
Staff Present	Christine Smith, City Manager Robert Fendrick, Director of Corporate Services Linda Rapp, Director of Community and Recreation Services Mike Gau, Director of Development Services Brian Crist, Director of Infrastructure and Operations

Your Worship, there is no report from the City Operations Committee



Minutes of the meeting of the Community Services Committee

Date	April 14, 2014
Location	Council Chambers, City Hall
Committee Members Present	Councillor Mike Gladish – Chair Mayor Dan Curtis Councillor Jocelyn Curteanu Councillor Betty Irwin Councillor Dave Stockdale Councillor John Streicker
Absent	Councillor Kirk Cameron
Staff Present	Christine Smith, City Manager Linda Rapp, Director of Community and Recreation Services Robert Fendrick, Director of Corporate Services Mike Gau, Director of Development Services Brian Crist, Director of Infrastructure and Operations

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

1. Budget Amendment – Seniors Drop-In Program

Community and Recreation Services applied to the *New Horizons for Seniors Program* for funding to expand the Seniors Drop-In Program at the Canada Games Centre. A grant of \$25,000 has now been approved. Seniors Drop-In programming is a partnership with Elder Active, and approximately 100 Elder Active members participate in a drop in program once per week. As 2014 is a Senior Games year, Elder Active requested that additional time be added to the regular schedule to assist with preparations. The grant will allow the program to be expanded from one day to two days per week, and a budget amendment is required to apply the grant funds to revenue and allocate the associated expenses to the appropriate expense accounts.

Recommendation

THAT the 2014 Operating Budget be amended to reflect the expansion of Seniors Drop-In Programming in the amount of \$25,000.00, funded by a grant from the New Horizons for Seniors Program



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

Date April 14, 2014

Location Council Chambers, City Hall

Committee Members Present Councillor Dave Stockdale – Chair
Mayor Dan Curtis
Councillor Jocelyn Curteanu
Councillor Mike Gladish
Councillor Betty Irwin
Councillor John Streicker

Absent Councillor Kirk Cameron

Staff Present Christine Smith, City Manager
Robert Fendrick, Director of Corporate Services
Linda Rapp, Director of Community and Recreation Services
Mike Gau, Director of Development Services
Brian Crist, Director of Infrastructure and Operations

Your Worship, there is no report from the Public Health and Safety Committee.



Minutes of the meeting of the Development Services Committee

Date	April 14, 2014
Location	Council Chambers, City Hall
Committee Members Present	Councillor Betty Irwin – Chair Councillor John Streicker – Vice Chair Mayor Dan Curtis Councillor Jocelyn Curteanu Councillor Mike Gladish Councillor Dave Stockdale
Absent	Councillor Kirk Cameron
Staff Present	Christine Smith, City Manager Robert Fendrick, Director of Corporate Services Linda Rapp, Director of Community and Recreation Services Mike Gau, Director of Development Services Brian Crist, Director of Infrastructure and Operations

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



Minutes of the meeting of the Corporate Services Committee

Date	April 14, 2014
Location	Council Chambers, City Hall
Committee Members Present	Councillor John Streicker – Chair Councillor Betty Irwin – Vice Chair Mayor Dan Curtis Councillor Jocelyn Curteanu Councillor Mike Gladish Councillor Dave Stockdale
Absent	Councillor Kirk Cameron
Staff Present	Christine Smith, City Manager Robert Fendrick, Director of Corporate Services Linda Rapp, Director of Community and Recreation Services Mike Gau, Director of Development Services Brian Crist, Director of Infrastructure and Operations

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

1. Keys to the City Policy

It is beneficial to establish a policy that provides a means for the city to recognize individuals for unique contributions or accomplishments by giving them “Keys to the City”. This is a ceremonial gesture of welcome and appreciation that allows Council to recognize individuals in a manner more formal and substantial than simple acknowledgement at an open public meeting. The proposed policy includes eligibility criteria, procedures for nominating recipients, the process for approving recipients, and options for presentation of the award.

Administration confirmed that council may propose changes, additions or amendments to the policy, and advised that the word “media” will be deleted from section 3.

Recommendation

THAT the Keys to the City Policy dated April 2014 be adopted as presented.



Minutes of the meeting of the City Planning Committee

Date	April 14, 2014
Location	Council Chambers, City Hall
Committee Members Present	Councillor Mike Gladish – Chair Councillor Jocelyn Curteanu – Vice Chair Mayor Dan Curtis Councillor Betty Irwin Councillor Dave Stockdale Councillor John Streicker
Absent	Councillor Kirk Cameron
Staff Present	Christine Smith, City Manager Robert Fendrick, Director of Corporate Services Linda Rapp, Director of Community and Recreation Services Mike Gau, Director of Development Services Brian Crist, Director of Infrastructure and Operations Patrick Ross, Manager of Planning Services

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

1. Agricultural Land – For Information Only

Mike Blumenschein and Cain Vangel addressed the Committee on behalf of the Yukon Agricultural Association to request that the City allocate more time and resources to promote and facilitate agricultural activities in the City of Whitehorse. They noted that the Association's aims include the promotion of local agriculture, and are consistent with the City's Official Community Plan. They also confirmed that there is a demand for local products and local enthusiasm for an agricultural lifestyle. Additionally, there is a sustainable benefit to local production, especially on occasions when the highway access is closed.

2. Public Hearing Report – Zoning Amendment, Hillcrest Neighbourhood Plan

The Hillcrest Neighbourhood Plan recommends changes to the three residential zones in Hillcrest, and a bylaw to implement these recommendations was brought forward. At the public hearing on April 7th, two people spoke to the bylaw and three written submissions were received. Several concerns were raised and suggestions for

amending the proposed bylaw were brought forward. Primary concerns were raised with respect to properties that would become non-conforming under the new zoning.

Administration is recommending revisions to the proposed bylaw that will avoid placing buildings into non-conformance, while maintaining the intent of the Neighbourhood Plan. Based on the location and topography of 122 Dalton Trail, administration is recommending this lot be placed in the RS2 zone. Removing references to roofs and storeys for this lot and the remainder of the RS2 zone will avoid additional non-conformances for existing buildings. Administration is also recommending that the existing RM zoning be retained for 20 Roundel Road, reflecting that this is a recent development and opportunities for landscaping can be addressed through the Local Improvement process.

Jim Gilpin appeared and thanked the Planning Department for considering suggestions to amend the proposed zoning maps to eliminate potential non-conformance issues. He noted that the RCTx zone was strongly supported by the community, especially with respect to the proposed height limits, but the 10 metre height is not opposed in areas other than the Steelix section of the neighbourhood. Mr Gilpin also noted that his suggestion was to postpone the requirement for paved driveways and internal sidewalks until after local reconstruction is completed.

Recommendation

THAT Bylaw 2014-13, a bylaw to amend the zoning in the residential portion of Hillcrest to implement the Hillcrest Neighbourhood Plan, be brought forward for 2nd and 3rd reading under the bylaw process; and

THAT Bylaw 2014-13 be amended at 2nd reading to:

- (1) change the boundary of the proposed RS2 and RS2x(a) zones to include 122 Dalton Trail in the RS2 zone;
- (2) remove references to second storey floor elevation, roofline height, and roof design from the RS2 zone; and
- (3) retain the current RM zoning at 20 Roundel Road.

3. Zoning Bylaw Amendment – Administrative Edits

A number of administrative edits to the Zoning Bylaw are proposed to clarify existing regulations and fix errors that have been brought forward by staff through daily use and review of the bylaw. Proposed changes include:

- adjustments to definitions to support the regulations found in the bylaw;
- adjustment to gateway landscaping requirements;
- clarification of residential landscaping requirements
- adding a frontage requirement for multi-residential developments
- additional requirements for queuing spaces for vehicle oriented uses
- modifications to parking regulations

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- six edits to allowable uses to add clarity and eliminate redundancies
- minor housekeeping edits to provide clarity or reflect changes adopted through other processes; and
- mapping changes to correct inconsistencies and update legal descriptions.

Administration confirmed that:

- There are different restrictions for caretaker suites if they are standalone or within the principal building, and standalone caretaker suites will be restricted in size
- Shared services are not facilitated by the City. One property equates to one service
- The Parks designation contemplated in Takhini is expected by local residents
- More analysis is needed before the area being proposed for Greenbelt in Whistle Bend could be changed to agricultural; and
- Animal clinics have a veterinary component but pet clinics do not, and pet training will also be allowed in the pet clinic designation

The Committee asked for more information with respect to exclusions from calculations of building height requirements.

Recommendation

THAT Bylaw 2014-17, a bylaw to amend the Zoning Bylaw with respect to numerous administrative edits, be brought forward for due consideration under the bylaw process

4. Public Input Report – Land Disposition, 706-708 Ogilvie Street

One mixed-use lot located at the escarpment end of Ogilvie Street is being considered for sale by the City. Following introduction of the land disposition bylaw, further readings were postponed to allow for a Mayor's Meeting with residents to hear comments, concerns and questions regarding the proposal. Many of the issues raised at the meeting addressed subjects related to the general downtown area and other City projects. Specific concerns centred on the City's acquisition of the property through a process that forced existing residents to sell and relocate because the escarpment was unsafe. Much of the discussion focused on the original evaluation of the escarpment compared to current studies that now deem the property suitable for development. Other issues such as traffic, parking, and shadowing were raised, and the suggestion was made that the land should be designated for uses other than development. Some residents stated that they were assured that the land would remain in a natural, park-like state.

The assessment done in the 1970s determined that the escarpment was becoming increasingly unstable due to human-caused activities such as deforestation, airport expansion, road construction, and the installation and use of drainage and septic systems. Residents were encouraged to leave for safety reasons. The activities causing erosion have largely ceased and several measures have occurred over the years to stabilize the escarpment. Recent studies show that the land at this site is now safe for development.

Densification of the downtown core is supported by the Official Community Plan and the Strategic Sustainability Plan. The sale of this land would help fulfil multiple Official Community Plan policies.

Administration confirmed that

- Conflicting views regarding acceptance or opposition to the development are evident and may be due to potential changes to the neighbourhood and potential market value changes
- There has been past support for this type of development when compared to infill projects, but there may be more opposition to a targeted proposal
- Local improvement charges will be used to provide services to the properties
- It is possible that restrictions imposed by the City may have an effect on property values, especially when considering building height
- Shadow effects are expected to be minimal but do need to be considered, and
- This property has attracted a high degree of interest due to being in the downtown area and having a commercial designation

Sally Wright, representing the Escarpment Parks Society, stated that the Society would like to see this property become an edible landscape type area. She suggested that there may be water problems in area that may need to be analysed, and stated the opinion that a large building might not cause shadowing problems but might be an eyesore. Ms. Wright also stated that, while the proposed sale of the property may be completely ethical, it will still be seen as morally wrong by former owners who were given to understand that the area would be used for park development

Recommendation

THAT Bylaw 2013-50, a bylaw to authorize the sale of 706/708 Ogilvie Street, be brought forward for due consideration under the bylaw process.

5. Public Input Report – Land Disposition, 67 Wann Road

A residential lot located at 67 Wann Road in Porter Creek is being considered for sale by the City. The zoning of this lot would allow for the development of single-detached housing, a duplex or a triplex. Following introduction of the land disposition bylaw, further readings were postponed to allow for a Mayor's Meeting with residents to hear comments, concerns and questions regarding the proposal. Issues about increased traffic, parking and density were raised, along with a concern about increasing impacts on the capacity of the nearest elementary school. Residents also suggested that there is no need to develop this parcel due to the availability of lots in Whistle Bend. Others suggested that the site should be retained as a neighbourhood amenity.

The availability of land in a variety of neighbourhoods gives people choices and helps meet different needs. Additionally, there are numerous important objectives that support the sale of this parcel, including more efficient use of infrastructure, availability of non-vehicular transportation options, new investment in an aging area, and new

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opportunities for home ownership in an existing neighbourhood. Densification is supported by the Official Community Plan and the Strategic Sustainability Plan.

Administration confirmed that the property is under an agreement for sale that will expire next year, at which time the property will revert back to Government of Yukon

Recommendation

THAT Bylaw 2013-49, a bylaw to authorize the sale of 67 Wann Road, be brought forward for due consideration under the bylaw process

There being no further business, the meeting adjourned at 7:55 p.m.