

MINUTES of **REGULAR** meeting #2014-10 of the council of the City of Whitehorse called for 5:30 p.m. on Tuesday, April 22, 2014, in Council Chambers, City Hall.

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

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

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

CALL TO ORDER

2014-10-01

It was duly moved and seconded
THAT the agenda be adopted as presented.

AGENDA

Carried Unanimously

PROCLAMATIONS

Mayor Curtis proclaimed April 22, 2014 to be Earth Day in the City of Whitehorse.

EARTH DAY

Mayor Curtis proclaimed April 26, 2014 to be World Tai Chi and Qigong Day in the City of Whitehorse.

WORLD TAI CHI DAY

2014-10-02

It was duly moved and seconded
THAT the minutes of the regular council meeting dated April 7, 2014 be adopted as presented.

MINUTES

April 7, 2014

Carried Unanimously

2014-10-03

It was duly moved and seconded
THAT the minutes of the special council meeting dated April 14, 2014 be adopted as presented.

MINUTES

April 14, 2014

Carried Unanimously

DELEGATIONS

On behalf of the Escarpment Park Society, Sally Wright suggested that the best use for the Ogilvie Street property would be to develop it as a park instead of selling it to a developer. Ms Wright also suggested that this use would be consistent with what was understood by property owners years ago when people were asked to leave the area. Failing development as a park, a common use such as the expansion of the Downtown Urban Gardeners Society would be suitable.

SALLY WRIGHT
Sale of 706-708 Ogilvie

COMMITTEE REPORTS

City Operations Committee

There was no report from the City Operations Committee.

No Report

Community Services Committee

2014-10-04

It was duly moved and seconded
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.

BUDGET AMENDMENT
FOR SENIORS DROP-IN
PROGRAMMING

Carried Unanimously

Public Health and Safety Committee

There was no report from the Public Health and Safety Committee.

No Report

Development Services Committee

There was no report from the Development Services Committee.

No Report

Corporate Services Committee

2014-10-05

It was duly moved and seconded
THAT the Key to the City Policy dated April 2014 be adopted as presented.

KEY TO THE
CITY POLICY

2014-10-06

It was duly moved and seconded
THAT section 6 of the Key to the City Policy be amended to require a
unanimous vote of the members present.

Amendment

Defeated (4 – 3)

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

Recorded Vote

City Planning Committee

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.

AGRICULTURAL LAND
For Information Only

2014-10-07

It was duly moved and seconded
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.

BRING FORWARD
ZONING AMENDMENT
BYLAW 2014-13 AND
AMEND AT 2ND READING

Carried Unanimously

2014-10-08

It was duly moved and seconded
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.

BRING FORWARD
ZONING AMENDMENT
BYLAW 2014-17

Carried Unanimously

Council members discussed the pros and cons of proceeding with land disposition bylaws in light of community opposition and, with respect to the residential land, the current circumstances in which there are plenty of options available for prospective homeowners. For the downtown mixed use parcel, discussion focused on the perceptions held by former land owners regarding the future use of these lands. In addition, discussion concerned the need to find a balance between preserving the character of the old town and providing for development that will help to revitalize the downtown area. The consensus was to bring both bylaws forward under the bylaw process.

Discussion

2014-10-09

It was duly moved and seconded
THAT Bylaw 2013-50, a bylaw to authorize the disposition of 706/708 Ogilvie Street, be brought forward for due consideration of second and third reading under the bylaw process.

BRING FORWARD
LAND DISPOSITION
BYLAW 2013-50

Carried (6 – 1)

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

Recorded Vote

2014-10-10

It was duly moved and seconded
THAT Bylaw 2013-49, a bylaw to authorize the disposition of 67 Wann Road, be brought forward for due consideration of second and third reading under the bylaw process.

BRING FORWARD
LAND DISPOSITION
BYLAW 2013-49

Carried Unanimously

NEW & UNFINISHED BUSINESS

2014-10-11

It was duly moved and seconded
THAT Emily and Graham Nishikawa be awarded Keys to the City in recognition of their achievements at the 2014 Sochi Olympic and Paralympic Games and outstanding performances at the 2014 Canadian Cross Country Ski Championships.

AWARD KEYS TO THE
CITY TO EMILY AND
GRAHAM NISHIKAWA

Carried Unanimously

BYLAWS

2014-10-12

It was duly moved and seconded
THAT Bylaw 2013-49, a bylaw to authorize the disposition of a
residential lot at 67 Wann Road, be given second reading.

Defeated (6 – 1)

IN FAVOUR: Councillor Gladish

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

Council members discussed the desirability of infill development in light
of existing City plans and policies, balanced against local sentiments,
market conditions, and the configuration of the property in question.
Council members also discussed alternative uses such as a park.

Administration confirmed that the bylaw only authorizes the sale of this
parcel as a residential lot. It does not commit the City to proceeding
with the sale immediately. Passing the bylaw will allow the City to
finalize acquisition of the land from the Government of Yukon, and
Council could then direct administration to hold further proceedings
until a future date.

BYLAW 2013-49

LAND DISPOSITION
67 Wann Road

SECOND READING

Recorded Vote

Discussion

2014-10-13

It was duly moved and seconded
THAT Bylaw 2013-50, a bylaw to authorize the disposition of a parcel
of land at 706-708 Ogilvie Street, be given second reading.

Carried (4 – 3)

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

OPPOSED: Councillors Cameron, Irwin and Streicker

Council members discussed the pros and cons of proceeding with this
bylaw, the potential impact on the character of the neighbourhood if the
property is developed to the maximum size allowed under current
zoning, and the emotional nature of the opposition to development in
light of the history of the area. Administration confirmed that this bylaw
only authorizes the City to sell the land. Council has the option of
rezoning the property prior to the sale to ensure that development is
consistent with the neighbourhood character.

BYLAW 2013-50

LAND DISPOSITION
706-708 Ogilvie Street

SECOND READING

Recorded Vote

Discussion

Council members discussed issues regarding other potential uses of the land, the need for revitalization of the downtown core and the perceived conflicts between revitalization and the desire to maintain the character of the neighbourhood. It was noted that the Ogilvie Street redevelopment project planned for this year is another factor that makes these lots desirable to potential purchasers.

Discussion

2014-10-14

It was duly moved and seconded
THAT Bylaw 2013-50, a bylaw to authorize the disposition of a mixed-use commercial lot at 706-708 Ogilvie Street in the Downtown area, having been read a first and second time, now be given third reading.

BYLAW 2013-50

LAND DISPOSITION
706-708 Ogilvie Street

THIRD READING

Carried (4 – 3)

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

Recorded Vote

2014-10-15

It was duly moved and seconded
THAT Bylaw 2014-13, a bylaw to amend the zoning of the Hillcrest residential area in accordance with the Hillcrest Neighbourhood Plan, be given second reading.

BYLAW 2014-13

ZONING AMENDMENT
Hillcrest Neighbourhood

SECOND READING

2014-10-16

It was duly moved and seconded
THAT Bylaw 2014-13 be amended by deleting subsections (1), (2) and (4) of section 1 and substituting new subsections (1), (2) and (4) as follows:

- “1. (1) The lot located at 122 Dalton Trail and all lots on Chalet Crescent, Klwane Crescent, Roundel Road, Sunset Drive North, and Sunset Drive South are changed from RS–Residential Single Detached to RS2–Residential Single Detached 2
- (2) All other lots located on Dalton Trail and lots located on Hillcrest Drive and Park Lane are changed from RS–Residential Single Detached to RS2x(a)–Residential Single Detached 2 (Modified).

Amendment #1

.../continued

2014-10-16 (Continued)

- (4) Lots located at 156 Hillcrest Drive, 19 Summit Road, 19 Roundel Road and 7 Roundel Road are changed from RM–Residential Multiple Housing to RCM–Comprehensive Residential Multiple Housing.

AND THAT the Development Regulations of the RS2 zone contained in Section 4 be amended by deleting the roof line, roof style and floor elevation regulations contained in 9.16.5 (i), (j) and (k) and renumbering the remaining regulations accordingly

Amendment #1
(Continued)

AND FURTHER THAT the Special Regulations of the RS2 zone contained in Section 4 be amended by deleting the existing subsection 9.16.7 (a) and substituting therefore a new subsection (a) as follows:

- “9.16.7 (a) The RS2 portion of Hillcrest located on Park Lane, Hillcrest Drive and Dalton Trail, with the exception of 122 Dalton Trail, is zoned RS2x(a) with the special provisions being:

Carried Unanimously

2014-10-17

It was duly moved and seconded

THAT the Development Regulations of the RS2 zone contained in Section 4 be amended by deleting the landscaping requirements in subsection 9.16.5 (q).

Amendment #2

Carried Unanimously

The MAIN MOTION as amended was then voted on and CARRIED UNANIMOUSLY.

Vote on Main Motion

2014-10-18

It was duly moved and seconded

THAT Bylaw 2014-13, a bylaw to change the zoning of the residential portion of Hillcrest in accordance with the Hillcrest Neighbourhood Plan, having been read a first and second time, now be given third reading as amended.

BYLAW 2014-13

ZONING AMENDMENT
Hillcrest Neighbourhood

THIRD READING

Carried Unanimously

2014-10-19

It was duly moved and seconded
THAT Bylaw 2014-17, a bylaw to amend the Zoning Bylaw with respect
to a number of administrative edits, be given first reading.

Carried Unanimously

BYLAW 2014-17

ZONING AMENDMENT
Administrative Edits

FIRST READING

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

ADJOURNMENT

ORIGINAL DOCUMENT SIGNED BY:

"Dan Curtis"

Dan Curtis, Mayor

"R. I. Fendrick"

Robert I. Fendrick, FCGA, City Clerk

ADOPTED by resolution at Meeting #2014-11 dated May 12, 2014