

CITY OF WHITEHORSE
REGULAR Council Meeting #2014-19

DATE: Monday, July 28, 2014

TIME: 5:30 p.m.

Mayor Dan Curtis
Deputy Mayor Betty Irwin
Reserve Deputy Mayor Mike Gladish

AGENDA

CALL TO ORDER 5:30 p.m.

AGENDA: Adoption

PROCLAMATION:

MINUTES: Regular Council Meeting #2014-18 dated July 14, 2014

DELEGATIONS:

PUBLIC HEARING:

COMMITTEE
REPORTS:

City Planning – *Councillors Gladish & Curteanu*
Zoning Amendment – Fir & Elm Streets
Municipal Historic Site Designation – Old Log Church & Rectory

City Operations – *Councillors Curteanu & Stockdale*
Contract Award – Riverdale South Well #10 Water Main Project
Contract Award – Hillcrest Water Supply Main Project

Community Services – *Councillors Cameron & Gladish*
Public Health & Safety – *Councillors Stockdale & Cameron*
Development Services – *Councillors Irwin & Streicker*
Corporate Services – *Councillors Streicker & Irwin*

NEW & UNFINISHED
BUSINESS:

Motion to Postpone Zoning Amendment

BYLAWS: 2014-27 – Zoning Amendment (Fir & Elm Streets) 1st Reading
2014-29 – Historic Site Designation (Old Log Church & Rectory) 1st Reading

ADJOURNMENT:

MINUTES of **REGULAR** Meeting #2014-18 of the council of the City of Whitehorse called for 5:30 p.m. on Monday, July 14, 2014, in Council Chambers, City Hall.

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

ABSENT: Councillor Mike Gladish

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
Acting Director of Infrastructure and Operations Dave Muir

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

CALL TO ORDER

2014-18-01

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

AGENDA

Carried Unanimously

2014-18-02

It was duly moved and seconded
THAT the minutes of the regular council meeting dated June 23, 2014
be adopted as presented.

MINUTES
June 23, 2014

Carried Unanimously

2014-18-03

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

MINUTES
July 7, 2014

Carried Unanimously

COMMITTEE REPORTS

City Planning Committee

Council members expressed support for the Range Road North Neighbourhood Plan as presented but agreed that an amendment with respect to the trail network would allow for broader future discussion.

Discussion on Range Road
Neighbourhood Plan

2014-18-04

It was duly moved and seconded

THAT page 7 of the Range Road North Neighbourhood Plan be amended to include a new paragraph with respect to the trail network as follows:

“During the planning process concerns were raised by some adjacent property owners with respect to some of the proposed trail connections, including loss of privacy and enjoyment of their properties. As such, the future detailed trail planning process that will occur in the area will investigate final options for the trail locations and include public involvement and Council approval.”

AMEND RANGE ROAD
NEIGHBOURHOOD PLAN
(Trail Network Section)

Carried Unanimously

2014-18-05

It was duly moved and seconded

THAT the Range Road North Neighbourhood Plan as amended on July 14, 2014 be adopted as a guiding document for development decisions with respect to the Range Road North area.

RANGE ROAD NORTH
NEIGHBOURHOOD PLAN

Carried Unanimously

Council noted that neighbourhood plans of this nature are intended to be used as guiding documents, and that further discussions will take place prior to implementation, especially with respect to decisions that require budget allocations.

Discussion

A Committee member noted that the Government of Yukon has chosen not to fund the proposed Northern Housing Project for the Whitehorse area.

HOUSING ISSUES
For Information Only

City Operations Committee

There was no report from the City Operations Committee.

No Report

Community Services Committee

Councillor Curteanu declared a conflict of interest with respect to the issue of new appointments to the Canadian Coalition of Municipalities Against Racism and Discrimination Advisory Committee, and left Council Chambers during discussion of the matter.

Conflict Declared

2014-18-06

It was duly moved and seconded

THAT Mike Buensuceso be appointed to the Canadian Coalition of Municipalities Against Racism and Discrimination Advisory Committee for a term to expire on October 31, 2015; and;

CITIZEN APPOINTMENTS
CCMARD ADVISORY
COMMITTEE

THAT the term of office for Rod Snow as a member of the Canadian Coalition of Municipalities Against Racism and Discrimination Advisory Committee be extended to October 31, 2015.

Carried Unanimously

Councillor Curteanu returned to Council Chambers.

Conflict Over

Committee members commended the Canada Day activities in Rotary Peace Park, and the attendance of local RCMP members at the July 4th celebrations in Juneau.

COMMUNITY EVENTS
For Information Only

Public Health and Safety Committee

The Committee asked for information regarding the City's representation on the Yukon Hospital Corporation Board of Trustees

HOSPITAL BOARD
For Information Only

The Committee discussed a number of issues that have come forward as part of the Strategic Planning exercise conducted by the Fire Department. Issues raised included succession planning, the need for more dispatchers and the need for more services as a whole. It was also noted that the number of calls for alarms without fires exceed the number of fire calls. The Committee discussed ways to profile the Fire Department more, including an activity day with general public involvement.

FIRE DEPARTMENT
For Information Only

Development Services Committee

In response to a query regarding land acquisition in Downtown South, administration confirmed that there have been a number of meetings between the Government of Yukon and the City, and the process is moving towards a conclusion.

LAND ACQUISITION
For Information Only

Corporate Services Committee

There was no report from the Corporate Services Committee.

No Report

There being no further business, the meeting adjourned at 5:55 p.m.

ADJOURNMENT

Mayor

City Clerk

ADOPTED by resolution at Meeting #2014-



Minutes of the meeting of the City Planning Committee

Date	July 21, 2014
Location	Council Chambers, City Hall
Committee Members Present	Councillor Jocelyn Curteanu – Chair Mayor Dan Curtis Councillor Kirk Cameron Councillor Betty Irwin Councillor Dave Stockdale Councillor John Streicker – Electronic Participation
Absent	Councillor Mike Gladish
Staff Present	Christine Smith, City Manager Robert Fendrick, Director of Corporate Services Chris Milner, Acting Director of Community and Recreation Services Mike Gau, Director of Development Services Patrick Ross, Manager of Planning Services

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

1. Zoning Amendment – Fir and Elm Streets

The Calvary Baptist Church owns three adjacent properties on Fir Street and one property on Elm Street that backs onto the Fir Street lots. The Church has applied to rezone portions of three of these lots to facilitate future residential land dispositions and the construction of a new church. The three Fir Street lots are currently zoned Public Service, and the Elm Street lot is zoned Residential Single Detached. The intent of the application is to create three new residential parcels, two of which would be sold to generate revenue for the new church. The third new residential lot will be retained by the church for future use as housing for church staff. Additionally, a portion of the residential lot on Elm Street would be rezoned to Public Service and subsequently consolidated with the adjacent Fir Street lot to create a larger parcel for the new church. The plan is to include a maintenance building and caretaker residence on the lot as part of the construction of the new church.

The future uses planned for these properties are all supported by the Official Community Plan. If the zoning amendments are approved, a subdivision process will follow to create the three residential lots and consolidate the public service lot. Administration is recommending that the proponent be required to hold at least one

public meeting prior to the public hearing to explain their plans for these properties to area residents.

Pastor Larry Harrison of the Calvary Baptist Church spoke in support of the application. He explained that the requested changes in zoning will allow the congregation to replace the existing church with a larger and more versatile building, and the sale of the new residential lots will help to finance the new facilities. He also advised that preliminary discussions with neighbours have received no negative responses.

Administration confirmed that:

- off-street parking requirements for the church will be accommodated on site
- access to all the lots will be from the street and no easements will be required; and
- issues with respect to parking and access will be included in the development agreement if this zoning amendment is approved. :

Recommendation

THAT Bylaw 2014-27, a bylaw to amend the zoning of portions of three lots located on Fir and Elm Streets in Porter Creek to facilitate the construction of new residential lots and a new church, be brought forward for due consideration under the bylaw process; and

THAT the proponent of the proposed zoning amendments be required to hold a public meeting to inform area residents about their plans for these properties prior to the official public hearing that will be scheduled with respect to this bylaw.

2. Historic Site Designation – Old Log Church and Rectory

The Old Log Church and Rectory, located at the corner of Third Avenue and Elliot Street, are two of the oldest buildings in Whitehorse. The church is the oldest structure in the City still on its original grounds. The buildings remain true to the original log construction, although some additions were made to the church prior to 1944 and are now part of the historic fabric of the building. While the surrounding area has been changed and modernized, the two log buildings and their grounds continue to serve as a religious and secular sanctuary. In 2013 Council awarded a heritage restoration incentive to the Yukon Church Heritage Society that manages the buildings. The incentive was awarded to assist with the restoration of the exterior of the church. A condition of the incentive approval was that the owner of the property is required to apply to have the property designated as a municipal historic site. That application is now being brought forward for consideration.

The Yukon Heritage Resources Branch has also initiated a process to recognize the church and rectory as historic sites at the Territorial level. The City and the Government of Yukon are collaborating to simultaneously advertise the designation processes; however, the decisions for designation will occur separately.

Designation as a municipal historic site will ensure that the sites are protected from demolition and will also ensure that the historic character of the site cannot be altered without the approval of the City of Whitehorse.

Administration confirmed that there is a process in place that will allow the designation to be removed in the event that the buildings become unsafe and demolition or significant alteration becomes necessary. The Committee commended the project and asked for more information on the historical aspects of the buildings and the site.

Recommendation

THAT Bylaw 2014-29, a bylaw to designate the Old Log Church and Rectory as municipal historic sites, be brought forward for due consideration under the bylaw process.



Minutes of the meeting of the City Operations Committee

Date	July 21, 2014
Location	Council Chambers, City Hall
Committee Members Present	Councillor Jocelyn Curteanu – Chair Councillor Dave Stockdale – Vice Chair Mayor Dan Curtis Councillor Kirk Cameron Councillor Betty Irwin Councillor John Streicker – Electronic Participation
Absent	Councillor Mike Gladish
Staff Present	Christine Smith, City Manager Robert Fendrick, Director of Corporate Services Chris Milner, Acting Director of Community and Recreation Services Mike Gau, Director of Development Services Wayne Tuck, Manager of Engineering Services

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

1. Contract Award – Well #10 Water Main Project

The contract for the development of a new water well in the Selkirk aquifer was awarded last month. The 2014 budget also includes funds approved through the Gas Tax Fund for the installation of the infrastructure required to connect the new well to the existing system. Four bids were received in response to the tender issued. The tender review committee unanimously agreed that the low bidder is familiar with the scope of the work and has the knowledge, skills and experience to complete the project successfully.

It is anticipated that the project will be completed this fall at approximately the same time that the new well is completed. The new pump house will be completed next spring. Administration confirmed that the whole project is funded under the existing Gas Tax program.

Recommendation

THAT the contract for the Riverdale South Well #10 Water Main project be awarded to Norcope Enterprises Ltd. for a net cost to the City of \$357,193.86.

2. Contract Award – Hillcrest Water Supply Main

As part of the Hillcrest Reconstruction Project, funds for the construction of a new main to supply water to the Hillcrest neighbourhood were allocated in the 2014 capital budget. Three bids were received in response to the tender issued for the construction contract. The tender review committee unanimously agreed that the low bidder is familiar with the scope of the work and has the knowledge, skills and experience to complete the project successfully. The price is reasonable given the competitive bids received, and sufficient funds are available in the budget to complete the project.

Administration confirmed that some traffic disruption on Hamilton Boulevard will occur during construction; and advised that a contingency was not required because the project is considered to be very straightforward.

Recommendation

THAT the construction contract for the Hillcrest Water Supply Main project be awarded to Castle Rock Enterprises for a net cost to the City of \$298,575.00.



Minutes of the meeting of the Community Services Committee

Date	July 21, 2014
Location	Council Chambers, City Hall
Committee Members Present	Councillor Kirk Cameron – Chair Mayor Dan Curtis Councillor Jocelyn Curteanu Councillor Betty Irwin Councillor Dave Stockdale Councillor John Streicker – Electronic Participation
Absent	Councillor Mike Gladish
Staff Present	Christine Smith, City Manager Robert Fendrick, Director of Corporate Services Chris Milner, Acting Director of Community and Recreation Services Mike Gau, Director of Development Services

Your Worship, there is no report from the Community Services Committee



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

Date July 21, 2014

Location Council Chambers, City Hall

Committee Members Present Councillor Dave Stockdale – Chair
Councillor Kirk Cameron – Vice Chair
Mayor Dan Curtis
Councillor Jocelyn Curteanu
Councillor Betty Irwin
Councillor John Streicker – Electronic Participation

Absent Councillor Mike Gladish

Staff Present Christine Smith, City Manager
Robert Fendrick, Director of Corporate Services
Chris Milner, Acting Director of Community and Recreation Services
Mike Gau, Director of Development Services

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



Minutes of the meeting of the Development Services Committee

Date	July 21, 2014
Location	Council Chambers, City Hall
Committee Members Present	Councillor Betty Irwin – Chair Mayor Dan Curtis Councillor Kirk Cameron Councillor Jocelyn Curteanu Councillor Dave Stockdale Councillor John Streicker – Electronic Participation
Absent	Councillor Mike Gladish
Staff Present	Christine Smith, City Manager Robert Fendrick, Director of Corporate Services Chris Milner, Acting Director of Community and Recreation Services Mike Gau, Director of Development Services

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

1. Yukon Convention Bureau Update – For Information Only

Ed Peart and Mike Collins provided an update on the activities of the Yukon Convention Bureau, noting that it has been a successful year as evidenced by the growing number of events in the community. They advised that the City has been successful in a bid to host an economic development conference scheduled for next fall, and noted that the new Air North access to Ottawa will facilitate future convention events. They confirmed that the Bureau provides extensive services to planners attempting to set up conferences in the City. Mr. Peart thanked the City for its support for the Bureau, including their financial contribution and the new staff representative.



Minutes of the meeting of the Corporate Services Committee

Date	July 21, 2014
Location	Council Chambers, City Hall
Committee Members Present	Councillor Betty Irwin – Chair Mayor Dan Curtis Councillor Kirk Cameron Councillor Jocelyn Curteanu Councillor Dave Stockdale Councillor John Streicker – Electronic Participation
Absent	Councillor Mike Gladish
Staff Present	Christine Smith, City Manager Robert Fendrick, Director of Corporate Services Chris Milner, Acting Director of Community and Recreation Services Mike Gau, Director of Development Services

Your Worship, there is no report from the Corporate Services Committee

There being no further business, the meeting adjourned at 6:45 p.m.

ADMINISTRATIVE REPORT

TO:	Mayor and Council
FROM:	Administration
DATE:	July 28, 2014
RE:	Postpone Zoning Amendment Bylaw 2014-27

ISSUE

Postpone first reading of Zoning Amendment Bylaw 2014-27

HISTORY

At the Standing Committee meeting on July 21, 2014 the Committee considered a rezoning application with respect to a group of lots on Fir and Elm Streets in Porter Creek. The Calvary Baptist Church, owner of the lots, has applied for a number of zoning changes that will facilitate future land dispositions and the construction of a new church.

The plan presented at Committee proposed zoning changes to several portions of land with the intent of creating an enlarged parcel to accommodate the new church and accessory buildings, and also create three new residential parcels. Two of those new residential parcels would subsequently be sold to help finance the construction of the new church.

The Planning and Building Services Department has been involved in on-going discussions with the proponent and the owner of a neighbouring property, and since presentation at Committee some other options are now being considered.

Administration is recommending that first reading of the zoning amendment bylaw be postponed to allow time for a review of these new options.

The proposed postponement will not impact the schedule for public hearing as the existing schedule accommodates the upcoming Council recess. If Council agrees to postpone the bylaw, a new administrative report will come forward to the Standing Committee meeting on August 4th, and the finalized bylaw will be scheduled for first reading at the regular meeting on August 11th.

RECOMMENDATION

THAT first reading of Zoning Amendment Bylaw 2014-27 be postponed to August 11, 2014.

CITY OF WHITEHORSE
BYLAW 2014-27

A bylaw to amend Zoning Bylaw 2012-20

WHEREAS section 289 of the *Municipal Act* (R.S.Y. 2002) provides that a zoning bylaw may prohibit, regulate and control the use and development of land and buildings in a municipality; and

WHEREAS section 294 of the *Municipal Act* provides for amendment of the Zoning Bylaw; and

WHEREAS it is deemed desirable that the City of Whitehorse Zoning Bylaw be amended to realign the zoning boundaries for several properties along Fir Street and Elm Street;

NOW THEREFORE the council of the municipality of the City of Whitehorse, in open meeting assembled, hereby ENACTS AS FOLLOWS:

1. The zoning maps attached to and forming part of Zoning Bylaw 2012-20 are hereby amended by changing the zoning of 1291 m² of Lot 110, Plan 25142 LTO in the Porter Creek Subdivision (1303 Fir Street), from PS – Public Service to RS – Residential Single Detached, as indicated on the sketch attached hereto as Appendix “A” and forming part of this bylaw.
2. The zoning maps attached to and forming part of Zoning Bylaw 2012-20 are hereby amended by changing the zoning of 464 m² of Lot 112, Plan 25142 LTO in the Porter Creek Subdivision (1207 Fir Street), from PS – Public Service to RS – Residential Single Detached, as indicated on the sketch attached hereto as Appendix “A” and forming part of this bylaw.
3. The zoning maps attached to and forming part of Zoning Bylaw 2012-20 are hereby amended by changing the zoning of 695 m² of Lot 121, Plan 25142 LTO in the Porter Creek Subdivision (1302 Elm Street), from RS – Residential Single Detached to PS – Public Service, as indicated on the sketch attached hereto as Appendix “A” and forming part of this bylaw.
4. This bylaw shall come into force and effect upon the final passing thereof.

FIRST READING:

PUBLIC NOTICE:

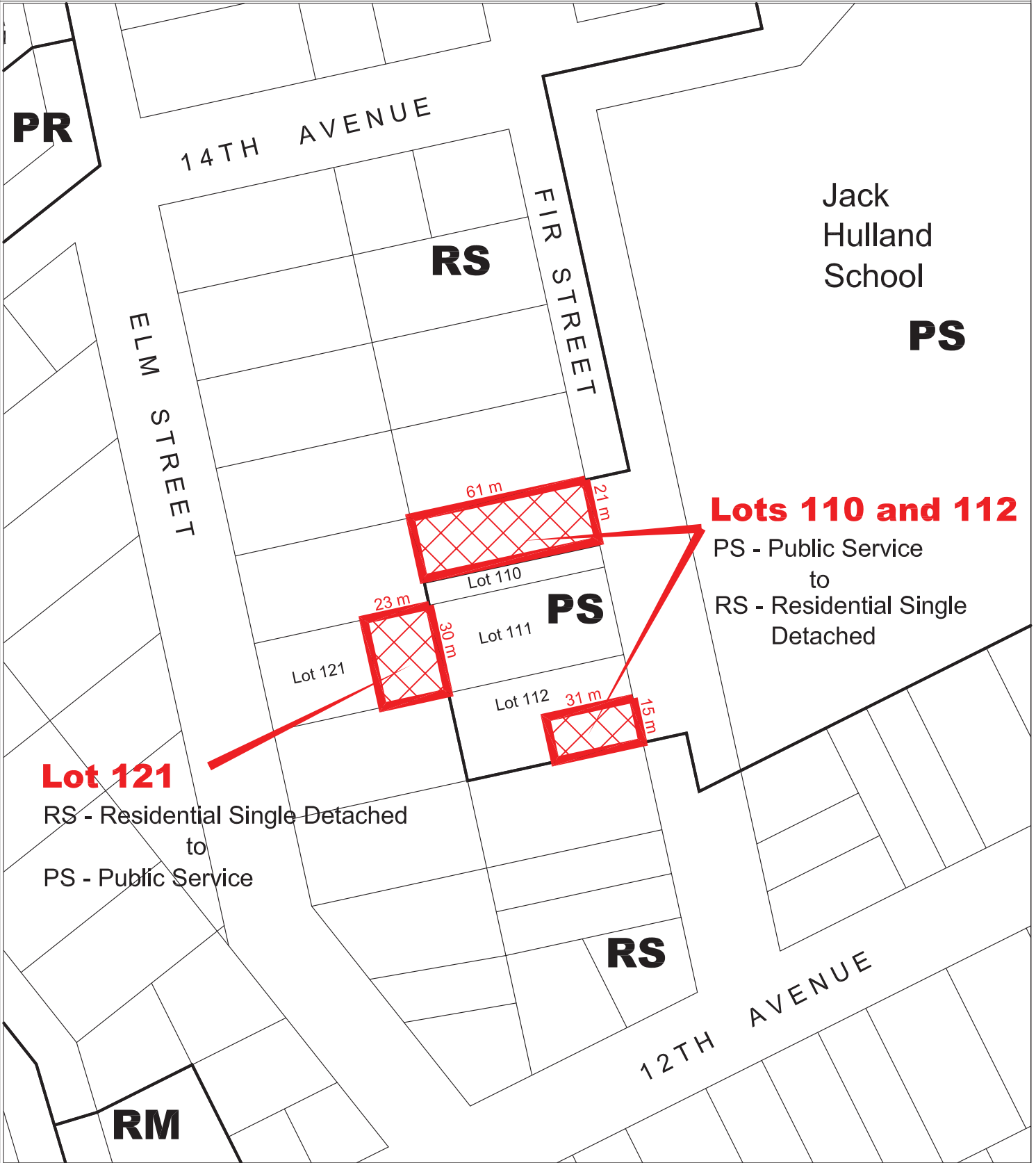
PUBLIC HEARING:

SECOND READING:

THIRD READING and ADOPTION:

Mayor

City Clerk



Bylaw 2014-27

A bylaw to amend the zoning of portions of Lot 110 (1303 Fir Street), Lot 112 (1207 Fir Street), and Lot 121 (1302 Elm Street), Plan 25142 LTO to facilitate future development.

LEGEND

 SUBJECT AREAS

CITY OF WHITEHORSE

BYLAW 2014-29

A bylaw to designate the Old Log Church and Rectory as Municipal Historic Sites

WHEREAS the *Historic Resources Act* permits council to designate land and buildings as a Municipal Historic Site; and

WHEREAS council has given notice pursuant to Part 5, Section 39 of the *Historic Resources Act* of its intention to consider passing this bylaw; and

WHEREAS council considers that the Old Log Church and Rectory have heritage value or heritage character as defined in the *Heritage Bylaw*;

NOW THEREFORE the council of the municipality of the City of Whitehorse, in open meeting assembled, hereby ENACTS AS FOLLOWS:

1. This bylaw may be cited as the "**Old Log Church and Rectory Bylaw**".
2. The buildings known as the Old Log Church and Rectory are hereby designated as Municipal Historic Sites. The buildings are presently situated at 303 Elliott Street in downtown Whitehorse, legally described as Lots 11 and 12, Block 24, Plan 3807 LTO.
3. This bylaw shall come into full force and effect upon the final passing thereof.

FIRST READING:

NOTICE OF INTENT:

PUBLIC NOTICE:

PUBLIC HEARING:

SECOND READING:

THIRD READING and ADOPTION:

Mayor

City Clerk