



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.

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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.