



## Minutes of the meeting of the City Planning Committee

**Date** September 8, 2014

**Location** Council Chambers, City Hall

**Committee Members Present**  
Councillor Mike Gladish – Chair  
Councillor Jocelyn Curteanu – Vice Chair

Mayor Dan Curtis  
Councillor Kirk Cameron  
Councillor Betty Irwin  
Councillor Dave Stockdale  
Councillor John Streicker

**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. Public Input Report – Conditional Use Application, 169 Titanium Way**

The owner of the property at 169 Titanium Way in the Marwell Industrial Area applied for conditional use approval in order to develop a caretaker residence larger than the size permitted in the mixed use commercial-industrial zone. The application is a resubmission of a previously approved development permit that expired prior to construction. Two delegates spoke in favour of the application at the public input session, and no written submissions were received.

Current zoning regulations are based on the principle that large residential dwellings are generally better suited to areas with services and amenities, and that commercial-industrial activities are inherently incompatible with residential development. While the Zoning Bylaw does not speak to any specific criteria for commercial-industrial zones, the interpretation is that caretaker residences are primarily intended for security and safety purposes. Aside from accommodating a wider range of family configurations, the applicant has not provided adequate rationale for a caretaker residence larger than permitted in this zone.

Last year Council requested that the criteria for evaluating this type of conditional use application be clarified during the next complete review of the Zoning Bylaw. Since the next complete review is several years away, this clarification may be included in the next round of proposed administrative edits. However, in the absence of such criteria, it is unclear whether this application meets the intent of the current Zoning Bylaw.

Committee members noted that there is past precedent for approving initiatives of this nature, and that this is a re-application of a previously approved proposal:

Administration confirmed that:

- This is the second application of this nature in the past few years; the first, for a property in the Mt. Sima Industrial area, was not rejected;
- The approval granted in the Mt. Sima area was for a caretaker residence of approximately the same size as the current application, but it was part of a development on a much larger lot where amenities could be provided on site;
- The trend in the Mt. Sima Industrial area was to build detached caretaker residences at or near the maximum 3,200 square foot gross floor area allowed under previous zoning regulations;
- The current Zoning Bylaw defines caretaker residences and provides guidelines for them under the specific use regulations. However, the lack of clarity makes it challenging to determine whether the nature of the business requires 24-hour on site supervision and a resident caretaker is in the public interest;
- It is becoming difficult to determine the principle use of properties where caretaker residences are close to or exceed the size of the commercial or industrial use;
- The conditional use provisions for caretaker residences were established as a compromise to avoid putting existing large caretaker residences into a state of existing non-conformance that would not allow for additions or structural alterations or allow for a larger residence to be re-built in the event of destruction by fire.

### **Recommendation**

THAT the conditional use application for an over-size caretaker residence at 169 Titanium Way be denied

## **2. Development Agreement for Major Development Incentive**

The Development Incentives Policy encourages specific development in the City, including rental housing, mixed-used development, and supportive housing. Developments that meet specified criteria are eligible for a yearly monetary grant in the amount that the developer owes in annual municipal taxes as a result of improvements on the property. Major development incentives are authorized through a Development Agreement with Council and implemented through a grant to the property owner after taxes have been paid in full. The owner of the property located at 20 Chakawana Lane in Whistle Bend has applied for a major development incentive with respect to an 11-unit rental housing development. This project meets the criteria under the policy, and a development agreement is being brought forward for Council approval.

Administration confirmed that:

- Assessment of the improvements is done by YG and can be requested at any time;
- The units in question will not trigger the accessible housing provisions;
- Off-site amenities include parks and trails or other recreational spaces;
- The proposed development is configured to the maximum density allowable; and
- If the property is sold, the agreement can be transferred to the new owner

**Recommendation**

THAT the Mayor and City Clerk be authorized to sign a Development Agreement with Lars and Neil Hartling for a Major Development Incentive with respect to rental housing units at 20 Chakawana Lane in Whistle Bend.

**3. Heritage Restoration Incentive – Telegraph Office**

The MacBride Museum has applied for a Heritage Restoration Incentive to assist with upgrading the Telegraph Office to meet national building and fire code standards. The upgrade of the building will allow it to be open to the public. The Telegraph Office is a designated Municipal Historic Site and is eligible for the restoration incentive under the existing policy. The work will include structural modifications to the building to ensure staff and public safety, as well as the extension of power to the building to allow for the installation of health and safety fixtures. The incentive grant requested from the City will cover less than 50% of the estimated cost of the project, and meets all requirements under the Heritage Restoration Incentive Policy.

Keith Halliday, President of the MacBride Museum, spoke in support of the application and stressed the importance of the initiative.

**Recommendation**

THAT a Heritage Restoration Incentive in the amount of \$20,000.00 be approved to the MacBride Museum to assist with national code upgrades for the Telegraph Office located at 1124 Front Street.



## Minutes of the meeting of the City Operations Committee

**Date** September 8, 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 Mike Gladish  
Councillor Betty Irwin  
Councillor John Streicker

**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  
Wayne Tuck, Manager of Engineering Services

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

### **1. Contract Award – Well #10 Well House Project**

The 2014 capital budget includes funds for the construction of a well house and the installation of a pump for Water Well #10 in Riverdale. 14 firms picked up the tender documents for this project, and three bids were received. The review committee unanimously agreed that the low bidder is familiar with the scope of the work and the project objectives, and has the skills and ability to complete the work successfully. Sufficient funds have been approved through the Gas Tax Fund.

Administration confirmed that once the drilling and the pipeline are complete the contractor can work on this project over the next six months.

### **Recommendation**

THAT the contract for the 2014 Well No. 10 Well House Project be awarded to Ketza Construction Corp. for a net cost to the City of \$553,375.00.



## Minutes of the meeting of the Community Services Committee

**Date** September 8, 2014

**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**  
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 Community Services Committee respectfully submits the following report:

**1. Canada World Youth – For Information Only**

Allison Steward addressed the Committee on behalf of Canada World Youth to provide an update on the organization's activities in Whitehorse this year. She asked Council to assist the group by allowing the 18 participants free access to transit service during their stay in Whitehorse.

**2. United Way – For Information Only**

Dave Whiteside and Larry Bagnell provided an update on United Way activities in Whitehorse and Yukon and invited the City to increase their participation in the payroll donation program.

**3. HMCS Whitehorse – For Information Only**

Councillor Curteanu reported on her attendance at the HMCS Whitehorse Change of Command ceremonies.



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

**Date** September 8, 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 Mike Gladish  
Councillor Betty Irwin  
Councillor John Streicker

**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 Public Health and Safety Committee respectfully submits the following report:

**1. FASD Day – For Information Only**

The Committee was reminded that Tuesday, September 9 is Fetal Alcohol Spectrum Disorder Awareness Day and noted that is observed on the ninth day of the ninth month of the year to remind us that during the nine months of pregnancy a woman should abstain from alcohol.



## Minutes of the meeting of the Development Services Committee

<b>Date</b>	September 8, 2014
<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 Mike Gladish Councillor Dave Stockdale
<b>Staff Present</b>	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

<b>Date</b>	September 8, 2014
<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>	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. **Authorize Council Travel**

A council resolution is required to approve all requests for funding or reimbursement of expenses incurred in conjunction with travel outside the City of Whitehorse. Councillor Curteanu attended the Change of Command ceremonies for HMCS Whitehorse that took place in Victoria on September 5<sup>th</sup>. Due to the summer recess, advance approval was not possible as the invitation to attend was received during the recess.

### **Recommendation**

THAT travel and per diem expenses from the councillor-initiated travel fund be authorized for Councillor Curteanu to attend the Change of Command ceremonies for HMCS Whitehorse held in Victoria BC in September 2014.

There being no further business, the meeting adjourned at 7:13 p.m.