



## Minutes of the meeting of the City Planning Committee

**Date** September 22, 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  
Valerie Anderson, Acting Director of Corporate Services  
Linda Rapp, Director of Community and Recreation Services  
Mike Gau, Director of Development Services  
Dave Muir, Acting Director of Infrastructure and Operations  
Patrick Ross, Manager of Planning Services

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

### **1. Public Hearing Report – Zoning Amendment, Fir and Elm Street Lots**

The Calvary Baptist Church has applied to rezone portions of three lots on Fir and Elm Streets in Porter Creek to allow for future land dispositions and the construction of a church. At the public hearing the proponent spoke in favour of the proposal and requested a change to the zoning line on the Elm Street lot to accommodate a wider utility easement than was originally contemplated. Three written submissions were received, one in favour, one opposed, and one with no concerns.

Issues raised in the submissions included concerns regarding increased traffic congestion due to the proximity of the elementary school, the potential impact of increased density on underground utilities, and the general rezoning process with respect to the amount of information available to nearby property owners.

Administration confirmed that:

- on-site parking will be required for the church and associated developments;
- further traffic congestion is not anticipated as church services generally do not overlap with school times;

- the existing utilities provide more than sufficient capacity for additional development, including the new church and residential lots; and
- all notification requirements were met with respect to this application. In addition, the proponent advised nearby residents about the proposal by going door-to-door, and also held a public information meeting as required by Council.

One submission suggested that development agreements be required to prevent duplexes and living suites on the new residential lots. However, the new lots will not meet the minimum size requirement for duplex development, and living suites are an important component of rental housing. The restriction of living suites in residential single detached zones is not recommended.

Administration confirmed that the requested change to the zoning line for the Elm Street lot will not impact the existing development. The residential portion of the lot will still meet the requirements for rear yard setback and minimum lot size.

### **Recommendation**

THAT Bylaw 2014-27, a bylaw to rezone portions of two lots on Fir Street and one lot on Elm Street to facilitate future land dispositions and the development of a new church, be brought forward for second and third reading under the bylaw process; and

THAT Bylaw 2014-27 be amended at second reading to increase the rezoned portion of the Elm Street lot from 695 m<sup>2</sup> to 836 m<sup>2</sup>.

## **2. Notice of Conditional Use Application, 3 Glacier Road** – For Information Only

The owner of the property at 3 Glacier Road in the MacRae Industrial area has applied for conditional use approval to allow for the development of a 20-seat eating and drinking establishment in an existing building. The applicant is also proposing retail off-sales, which is a permitted secondary use and not subject to the conditional use process. The proposed use is supported as a conditional use in the Service Industrial zone and may be approved by Council following a public input session.

Current land use on the subject property is a mixture of industrial and commercial uses, including a dog obedience school, artist studios, general contractor services, and a caretaker residence. If this application is approved, the development will require the installation of a new on-site sewage disposal system dedicated to the restaurant use.

In conformance with the Zoning Bylaw, a public input session to allow Council to hear and consider all submissions respecting the proposed conditional use application has been scheduled for the regular Council meeting on September 29, 2014.

**3. Proposed Street Renaming**

A new name is proposed for a road in the Stevens Area that is currently referred to as Old Alaska Highway. The existing name is also used for another section of the original highway that is located outside City limits but within the 9-1-1 area. In response to a concern raised by an area resident about potential delays for emergency response due to two roads of the same name, a new unique name is recommended for the road that is within City limits.

The recommended name, McGundy Road, was put forward by an area resident. The McGundy family, members of the Kwanlin Dün First Nation, moved to the area shortly after the Alaska Highway was constructed. Today there are Kwanlin Dün and Ta'an Kwäch'än land parcels adjacent to the road, and the proposed name is supported by Kwanlin Dün. Administration will pursue efforts to obtain comment on the proposed name from the Ta'an Kwäch'än Council before the bylaw is scheduled for third reading.

The proposed name complies with the naming guidelines established under Council's Municipal Addressing and Naming Policy. Affected stakeholders, the appropriate government agencies and City departments, and all relevant service providers were consulted about the proposed renaming, and no concerns were expressed. A bylaw is required to name streets and roads in the municipality, and a naming bylaw has been prepared for Council's consideration.

**Recommendation**

THAT Bylaw 2014-32, a bylaw to establish the name "McGundy Road" for a portion of the old Alaska Highway in the Stevens Area, be brought forward for due consideration under the bylaw process.



## Minutes of the meeting of the City Operations Committee

**Date** September 22, 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  
Valerie Anderson, Acting Director of Corporate Services  
Linda Rapp, Director of Community and Recreation Services  
Mike Gau, Director of Development Services  
Dave Muir, Acting Director of Infrastructure and Operations  
Dave Albisser, Manager of Water and Waste Services

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

### **1. Budget Amendment – Marwell Lift Grinder**

The Marwell Lift Station handles 90 percent of the sewage flows from the City. Essential equipment at this station includes two grinders that reduce the particle size of suspended solids, protect the sewage lift pumps, and ensure more complete treatment of wastewater. One of the two grinders recently failed. Quotations were obtained from the manufacturer for the repair and upgrade of the failed unit. This repair would make the grinder fully functional and the upgrade would provide better reliability and easier maintenance. No other quotations were requested as significant reconstruction would be required if a different grinder was selected.

### **Recommendation**

THAT the 2014 – 2018 Capital Budget be amended in the amount of \$41,400.00 to provide for the repair and upgrade of a grinder for the Marwell Lift Station, funded from the Water and Sewer Reserve.



## Minutes of the meeting of the Community Services Committee

**Date** September 22, 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  
Valerie Anderson, Acting Director of Corporate Services  
Linda Rapp, Director of Community and Recreation Services  
Mike Gau, Director of Development Services  
Dave Muir, Acting Director of Infrastructure and Operations

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

**1. Association of Yukon Communities Meeting – For Information Only**

Mayor Curtis, Councillor Irwin and Councillor Streicker reported on the Association of Yukon Communities Board meeting held in Faro. In addition to other items of business, the Board unanimously passed resolutions stressing the importance of affordable housing for all Yukon communities and urging the Government of Yukon to work with the City of Whitehorse on the allocation of Northern Housing Trust funding to meet the community's needs.



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

**Date** September 22, 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  
Valerie Anderson, Acting Director of Corporate Services  
Linda Rapp, Director of Community and Recreation Services  
Mike Gau, Director of Development Services  
Dave Muir, Acting Director of Infrastructure and Operations  
Dave Pruden, Manager of Bylaw Services

Your Worship, the Public Health and Safety Committee respectfully submits the following report:

### **1. Christmas Food For Fines Program**

To demonstrate goodwill and community spirit, Bylaw Services is proposing a Food for Fines program for the 2014 Christmas season as a means of contributing to citizens who are less fortunate. The Food for Fines program has operated successfully for several years, providing food for the Food Bank and Kaushee's Place.

The program will allow the option of donating food items in lieu of ticket payments to persons who receive tickets for parking meter violations between December 5<sup>th</sup> and 12<sup>th</sup> this year. Non-perishable food items will be accepted in lieu of ticket payments as long as the value of food items contributed is equal to or greater than the value of the ticket.

As this initiative requires promotional support and advertising in order to obtain full participation from the public, early approval is requested to allow for the most successful communication and results.

The Committee expressed support for this initiative and asked administration to investigate options for increasing the grant amount and expanding the promotional campaign.

**Recommendation**

THAT the 2014 Christmas Food for Fines Program be approved; and

THAT a grant not exceeding \$6,000.00 for parking meter ticket fines issued between December 5<sup>th</sup> and December 12<sup>th</sup>, 2014 be approved to local charities providing food bank or meal preparation services.



## Minutes of the meeting of the Development Services Committee

**Date** September 22, 2014

**Location** Council Chambers, City Hall

**Committee Members Present**

- Councillor Betty Irwin – Chair
- Councillor John Streicker – Vice Chair
- Mayor Dan Curtis
- Councillor Kirk Cameron
- Councillor Jocelyn Curteanu
- Councillor Mike Gladish
- Councillor Dave Stockdale

**Staff Present**

- Christine Smith, City Manager
- Valerie Anderson, Acting Director of Corporate Services
- Linda Rapp, Director of Community and Recreation Services
- Mike Gau, Director of Development Services
- Dave Muir, Acting 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 22, 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 Valerie Anderson, Acting Director of Corporate Services Linda Rapp, Director of Community and Recreation Services Mike Gau, Director of Development Services Dave Muir, Acting Director of Infrastructure and Operations

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

There being no further business, the meeting adjourned at 6:30 p.m.