

**CITY OF WHITEHORSE**  
**REGULAR Council Meeting #2015-12**

**DATE:** Monday, June 15, 2015

**TIME:** 5:30 p.m.

**Mayor** Dan Curtis  
**Deputy Mayor** Jocelyn Curteanu  
**Reserve Deputy Mayor** Mike Gladish

## **AGENDA**

**CALL TO ORDER** 5:30 p.m.

**AGENDA:** Adoption

**PROCLAMATIONS:**

**MINUTES:** Regular Council Meeting #2015-11 dated May 25, 2015

**DELEGATIONS:**

**PUBLIC HEARING:** Bylaw 2015-11 – Zoning Amendment (Signs & Enforcement)  
Bylaw 2015-23 – Zoning Amendment (Quarry Lease)

**COMMITTEE**  
**REPORTS:**

**City Planning** – *Councillor Curteanu & Stockdale*

Public Input Report – Conditional Use, Schwatka Lake

Public Hearing Report – OCP Amendment (Policy & Map Changes)

Zoning Amendment – 102-104 Lambert Street

**Development Services** – *Councillor Stockdale & Curteanu*

**Corporate Services** – *Councillors Gladish & Curteanu*

Grants – Community Service & Municipal Charges

**City Operations** – *Councillors Irwin & Gladish*

**Community Services** – *Councillors Streicker & Irwin*

**Public Health & Safety** – *Councillors Stockdale & Streicker*

**NEW & UNFINISHED**

**BUSINESS:** Motion to Reconsider (Resolution 2015-11-05)

**BYLAWS:** 2015-14 – OCP Amendment (Policy & Map Changes) 2<sup>nd</sup> Reading  
2015-25 – Grants (Community Service & Municipal Charges) 1<sup>st</sup> & 2<sup>nd</sup> Reading  
2015-16 – Zoning Amendment (102-104 Lambert Street) 1<sup>st</sup> Reading

**ADJOURNMENT:**

MINUTES of **REGULAR** Meeting #2015-11 of the council of the City of Whitehorse called for 5:30 p.m. on Monday, May 25, 2015, in Council Chambers, City Hall.

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

ALSO PRESENT: City Manager Christine Smith  
Director of Community Services Linda Rapp  
Acting Director of Corporate Services Valerie Anderson  
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**

**2015-11-01**

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

**AGENDA**

Carried Unanimously

Mayor Curtis proclaimed the month of June to be ***Prostate Cancer Awareness Month*** in the City of Whitehorse

**PROCLAMATION**

**2015-11-02**

It was duly moved and seconded  
THAT the minutes of the regular council meeting dated May 11, 2015  
be adopted as presented.

**MINUTES**

May 11, 2015

Carried Unanimously

**PUBLIC INPUT**

Mayor Curtis called three times for anyone to appear to address the Yukon Breeze Sailing Society's Conditional Use application for the development of a boat launch and dock on the eastern shore of Schwatka Lake.

**CONDITIONAL USE**

Boat Launch and Dock  
On Schwatka Lake

Erin Benoit spoke against the application, citing disruption of the pristine landscape, restrictions to the use of the lakeshore by the general public, and the industrial nature of the storage units that are visible from the road. She requested a longer period of time for public consultation in order to make more people aware of the proposal

Erin Benoit  
Opposed

Rick Ward spoke in support of the application. He stated that as a float plane operator on the lake he sees no issues with the proposal. Mr. Ward noted that the lake is a multi-use resource and the Sailing Society's plans will enhance existing activities.

Rick Ward  
In Favour

Dave Hiltis, President of Yukon Breeze Sailing Society, advised that the Society does not intend to keep the public away from the lake. The plans for this site include a minor relocation of the existing trail around the sea cans and the installation of fencing to enable outside secure storage. The fencing will be beautified to minimize the industrial look.

Dave Hiltis, Proponent

Two written submission were received that raised some concerns with respect to this application.

Submissions Received

Mayor Curtis declared the public hearing closed and advised that no further submissions on this issue will be considered by council except that provided by administration.

Public Input Closed

## **PUBLIC HEARING**

Mayor Curtis called three times for anyone to appear to address Bylaw 2015-14, a bylaw to amend the Official Community Plan with respect to various policy and mapping changes.

**BYLAW 2015-14**  
O.C.P. AMENDMENT  
Policy and Map Changes

Tim Keopke spoke to the Main Street area proposal and requested clarification on the planned project. He indicated general support for the bylaw if the communication received represents the full plan surrounding the expansion of the Sarah Steele facility, but noted that rumours about the potential extension of 7<sup>th</sup> Avenue and relocation of the existing park are concerning. He also spoke to parking issues in the area and requested that Council take steps to ensure that they are not compounded by further exemptions to the City's parking policies.

Tim Keopke  
Concerns Raised

Jan Keopke expressed concern with the development of the new lot in the Main Street area and asked Council to delay in order to maintain green space until demand for development exists.

Jan Keopke  
Concerns Raised

Karen McFarlane spoke to concerns with increased density downtown, specifically around parking, snow removal and electrical difficulties with a denser population. She also spoke to the high vacancy rate in the downtown and questioned the need for more densification at this time.

Karen McFarlane  
Concerns Raised

Three submissions were received, all expressing concerns regarding the proposed changes for the Main Street west area.

Submissions Received

Mayor Curtis declared the public hearing closed and advised that no further submissions on the issue will be considered by council except that provided by administration.

Public Hearing Closed

**COMMITTEE REPORTS**

**Development Services Committee**

Lesley Cabott introduced herself as the new President of the Whitehorse Chamber of Commerce. She provided updates on new members to the Chamber's executive committee and on current Chamber initiatives including the "Buy Local" campaign.

WHITEHORSE CHAMBER  
OF COMMERCE

Ms. Cabott congratulated Council on the Community Economic Development Strategy being presented at this meeting, and invited Council to report on the progress of the building consolidation project at the Chamber's May meeting.

For Information Only

**2015-11-03**

It was duly moved and seconded  
THAT the 2015 City of Whitehorse Community Economic  
Development Strategy be adopted as presented.

COMMUNITY ECONOMIC  
DEVELOPMENT  
STRATEGY

Carried Unanimously

**Corporate Services Committee**

**2015-11-04**

It was duly moved and seconded  
THAT all museums, including the MacBride Museum, be subject to  
the City's Grant-Making Policy and the Municipal Charges and  
Community Services Grant Policy in 2015.

GRANT POLICY  
FOR MUSEUMS

Council members discussed the value of museums to the community and the potential effect on museum operations if their programming is impacted by the burden of taxes and other municipal charges. It was noted that the MacBride Museum could be deemed a special case by virtue of the fact that they hold title to their property

Discussion

**2015-11-05**

It was duly moved and seconded  
THAT the motion with respect to grant policy for museums be  
amended to read as follows:

“That museums, excluding the MacBride Museum, be subject to the  
City’s Grant-Making Policy and Municipal Charges and Community  
Services Grant Policy in 2015; and

Amendment

That the 2015 property taxes for the MacBride Museum be granted in  
full.”

Defeated (3 – 3)

IN FAVOUR: Mayor Curtis, Councillors Stockdale and Streicker

Recorded Vote

OPPOSED: Councillors Curteanu, Gladish and Irwin

The MAIN MOTION was then voted on and CARRIED Unanimously

Vote on Main Motion

**City Planning Committee**

Education Minister Doug Graham and various members of the  
community addressed the Committee with respect to the potential  
relocation of the skateboard park. The Minister advised that the  
preferred site identified for the building of a new French Language  
School is the location of the existing skateboard park. The Minister  
confirmed that if the skateboard park is relocated to accommodate  
the school, the Government of Yukon is committed to funding the  
building of a new skateboard park. Minister Graham noted that he  
and Minister Kent are willing to meet with Council to discuss the  
many issues involved with the potential new school and the  
relocation of the skateboard park.

SKATEBOARD PARK  
For Information Only

Community representatives advised that skateboarding is an  
attractive activity for many people because the equipment  
requirements are minimal compared to most organized sports. They  
also noted that a successful skateboard park should be situated in a  
central and visible location, and that proper maintenance would  
encourage user pride in the facility. The City was encouraged to  
work cooperatively with the Government of Yukon, stakeholder  
groups and park users to develop a new skateboard park.

**2015-11-06**

It was duly moved and seconded  
THAT Bylaw 2015-13, a bylaw to amend the Zoning Bylaw to allow for more design options in Comprehensive Development Zones, be brought forward for second and third reading under the bylaw process.

BRING FORWARD  
ZONING AMENDMENT  
FOR COMPREHENSIVE  
DEVELOPMENT ZONES

Carried Unanimously

**2015-11-07**

It was duly moved and seconded  
THAT Bylaw 2015-23, a bylaw to amend the zoning of a parcel of vacant land located north of the Crestview Neighbourhood to allow for the development of a gravel quarry, be brought forward for due consideration under the bylaw process.

BRING FORWARD  
ZONING AMENDMENT  
FOR GRAVEL QUARRY

Carried Unanimously

In response to a query from the Committee, administration provided an update on a proposed batch plant in the McLean Lake area.

BATCH PLANT UPDATE  
For Information Only

**City Operations Committee**

**2015-11-08**

It was duly moved and seconded  
THAT the contract for the supply of two dump trucks and one sander be awarded to Inland Kenworth Ltd. in the amount of \$478,865.00; and

THAT the contract for the supply of one motor grader be awarded to Great West Equipment Ltd. in the amount of \$286,000.00; and

THAT the contract for the supply of one mobile steamer, complete with options as specified in the tender documents, be awarded to Canadian Engineered Products and Sales Ltd. in the amount of \$113,224.00.

CONTRACT AWARDS  
Supply of Equipment

Carried Unanimously

**2015-11-09**

It was duly moved and seconded  
1. THAT the contract for the supply of one 5-ton dump truck be awarded to Inland Kenworth Ltd. in the amount of \$159,675.00, and that the 2015 capital budget be amended as follows:

CONTRACT AWARDS &  
BUDGET AMENDMENTS  
Various Equipment

- Reduce project 320c01711 (dump truck) in the amount of \$44,675.00, and
  - Increase project 320c00613 (5 ton dump truck) in the amount of \$44,675.00;
2. THAT the contract for the supply of one street sweeper be awarded to Vimar Equipment Ltd. in the amount of \$313,171.00 and that the 2015 capital budget be amended as follows:
- Reduce project 320c01709 (pickups) by \$19,403.00
  - Reduce project 320c00110 (one tons) by \$12,535.00
  - Reduce project 320c01711 (dump truck) by \$1,233.00; and
  - Increase project 320c00212 (sweeper) by \$33,171.00;
3. THAT the contract for the supply of one loader be awarded to Finning Canada in the amount of \$316,778.00, and the 2015 capital budget be amended as follows:
- Reduce project 320c02009 (grader) by \$14,000.00
  - Reduce project 320c01709 (pickups) by \$7,778.00, and
  - Increase project 320c03110 (loader) by \$21,778.00.

Carried Unanimously

**2015-11-10**

It was duly moved and seconded

THAT the contract for the supply of 12,500 tonnes of 10mm crushed sand be awarded to Skookum Asphalt Ltd. in the amount of \$138,375.00; and

THAT the contract for the supply of 450 tonnes of road salt be awarded to Canadian Lynden Transport Co. in the amount of \$147,698.35.

Carried Unanimously

CONTRACT AWARDS  
Winter Road Maintenance  
(Sand and Salt Supplies)

**2015-11-11**

It was duly moved and seconded

THAT the construction contract for the rural roads resurfacing project be awarded to Skookum Asphalt Ltd. for a net cost to the City of \$122,890.00.

Carried Unanimously

CONTRACT AWARD  
Rural Road Resurfacing  
(BST Program)

In response to questions raised, administration confirmed that the City's Sign Committee is reviewing the need for additional signage or other measures to address safety issues on Fireweed Drive in the vicinity of the access to the Cadet Camp.

ROAD SAFETY ISSUES  
For Information Only

Administration confirmed that access to the Horse and Rider

Association site is not part of the current Government of Yukon Highway Corridor Project.

**Community Services Committee**

Councillor Gladish declared a conflict of interest with respect to the recreation grant allocations and left Council Chambers while the matter was under consideration.

Conflict Declared  
(Councillor Gladish)

**2015-11-12**

It was duly moved and seconded THAT the allocation of \$56,052.13 for Category 1 Recreation Grants, \$62,500.00 for Category 2–Recreation Facilities-Parks Grants, and \$47,500.00 for Category 3–Arts-Cultural Facilities Grants be approved as recommended by the Recreation Grant Task Force with conditions as outlined in the summary sheets.

***Category 1 - Recreation Grants***

Boreal Adventure Running Association <i>Yukon River Trail Marathon</i>	\$500.00	
Community Choir of Whitehorse Society <i>Wages for Artistic Personnel</i> <i>Sheet Music and Practice CD's</i> <i>Professional Development</i>	\$8,000.00	
Freedom Trails Therapeutic Riding Association <i>Therapeutic Horseback Riding Program</i>	\$4,000.00	RECREATION GRANTS
Gwaandak Theatre Society <i>Summer Play Readings</i> <i>Leadership Development</i>	\$2,500.00	
Jazz Yukon <i>Jazz in the Hall</i>	\$3,200.00	
Music Yukon <i>Arts in the Park program assistance</i> <i>Sound System</i>	\$8,000.00	
Special Olympics Yukon Society <i>Golf Program Fees</i>	\$1,500.00	
Victoria Faulkner Women's Centre <i>Mom's and Kids Summer Recreation Program</i>	\$8,000.00	
Whitehorse Concerts <i>Concert Series</i>	\$2,500.00	

Yukon Association for Community Living <i>Celebrate Summer Inclusively</i>	\$2,000.00
Yukon Breeze Sailing Society <i>Safety Boat Purchase</i> <i>Sea-Can Improvements</i>	\$4,857.50
Yukon Comic Culture Society <i>Board Game Drop-in Series – Equipment</i> <i>Board Game Drop-in Series – Program Assistance</i>	\$2,994.63
Yukon Curling Association <i>Junior Curling Camp</i>	\$2,000.00
Yukon Music Camp Society <i>Yukon Summer Music Camp</i>	\$6,000.00

**Category 1 Total                   \$56,052.13**

**Category 2 – Recreation Facilities/Parks Grants**

Biathlon Yukon / Whitehorse Biathlon Club <i>Facilities and Equipment</i>	\$3,800.00
Friends of Mount Sima Society <i>Operation and Maintenance</i>	\$25,000.00
Golden Age Society <i>Operation and Maintenance</i>	\$7,000.00
Special Olympic Yukon <i>Office Electricity (including heat)</i>	\$1,900.00
Mountain View Golf Club <i>Electrical Assistance or Insurance</i>	\$5,000.00
Whitehorse Cross Country Ski Club <i>Operation and Maintenance</i>	\$12,800.00
Whitehorse Curling Club <i>Learn to Curl Campaign</i>	\$ <u>7,000.00</u>

**Category 2 Total                   \$62,500.00**

**Category 3 –Arts/Cultural Facilities Grants**

Guild Society <i>Utilities Support</i>	\$8,000.00
MacBride Museum <i>MacBride Museum Public Programmer</i>	\$11,000.00
Yukon Arts Centre <i>Youth Arts Education</i>	\$3,500.00

Yukon Arts Centre <i>Main Stage Sound System</i>	\$5,000.00
Yukon Church Heritage Society / Old Log Church <i>Operation and Maintenance</i>	\$5,000.00
Yukon Transportation Museum Society <i>Operation and Maintenance</i>	<u>\$15,000.00</u>
<b>Category 3 Total</b>	<b>\$47,500.00</b>

Carried Unanimously

Councillor Gladish returned to Council Chambers.

Conflict Over

**2015-11-13**

It was duly moved and seconded  
THAT the contract for the supply of Janitorial Services for the  
Canada Games Centre be awarded to Millennium General Services  
for an annual cost to the City of \$396,000 for a five year term  
beginning July 1, 2015 and ending on June 30, 2020.

CONTRACT AWARD  
Janitorial Services for  
Canada Games Centre

Carried Unanimously

**Public Health and Safety Committee**

Anne Blanchard did not appear as scheduled to speak to various  
bylaw enforcement issues.

Delegate Did Not Appear

Administration confirmed that the Fire Chief is working with the  
Government of Yukon to monitor fire conditions around the City due  
to the unseasonably warm and dry weather. The City's jurisdiction to  
ban smoking in certain areas will be confirmed.

FIRE CONDITIONS  
For Information Only

**NEW & UNFINISHED BUSINESS**

Mayor Curtis confirmed that a meeting has been scheduled with the  
Ministers of Community Services, Education, and EMR/Highways and  
Public Works to discuss issues of joint concern

Ministers Meeting  
For Information Only

Council members noted the large public participation at the recent  
Household Hazardous Waste Day at the Waste Management Facility  
and asked that administration prepare a report with options to expand  
the program.

Hazardous Waste Day  
For Information Only

**BYLAWS**

**2015-11-14**

It was duly moved and seconded  
THAT Bylaw 2015-13, a bylaw to amend the Zoning Bylaw to clarify the definition of 'mixed use development' and amend the regulations in Comprehensive Development zones to allow for more design options, be given second reading.

Carried Unanimously

**BYLAW 2015-13**  
ZONING AMENDMENT  
Comprehensive Zones  
SECOND READING

**2015-11-15**

It was duly moved and seconded  
THAT Bylaw 2015-13, a bylaw to amend the Zoning Bylaw to clarify the definition of 'mixed use development' and amend the regulations in Comprehensive Development zones to allow for more design options, having been read a first and second time, now be given third reading.

Carried Unanimously

**BYLAW 2015-13**  
ZONING AMENDMENT  
Comprehensive Zones  
THIRD READING

**2015-11-16**

It was duly moved and seconded  
THAT Bylaw 2015-23, a bylaw to amend the zoning of a parcel of vacant Commissioner's Land located near the Alaska Highway north of the Crestview Neighbourhood to allow for the development of a gravel quarry, be given first reading

Carried Unanimously

**BYLAW 2015-23**  
ZONING AMENDMENT  
Cee Cee Gravel Quarry  
FIRST READING

There being no further business, the meeting adjourned at 7:25 p.m.

**ADJOURNMENT**

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

ADOPTED by resolution at Meeting #2015-

## MEMORANDUM

FILE #: Z-08-2014

TO: Mayor and Council

FROM: Administration

DATE: June 15, 2015

SUBJECT: Public Hearing at Regular Council Meeting June 15, 2015

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Please be advised there will be a Public Hearing at the Regular Council Meeting of June 15, 2015, to hear from interested parties related to the following zoning amendment:

**Bylaw 2015-11, a bylaw to amend the Signs and Enforcement sections of Zoning Bylaw 2012-20.**

Proposed amendments to the signs section include significant reorganization of the section, clarification on when signs require a permit and where signs are allowed, and new provisions and definition for digital signs. The amendments would clarify regulations for signs on public property, including sandwich board signs and political signs. Also, signs with a public service message would only be permitted where related to the site.

Proposed amendments to the enforcement section include a new right of entry section that would allow a City representative to enter a property to ascertain compliance with the Zoning Bylaw, a new schedule of fines, and a new appeal clause that would clarify that a person may appeal to Council an order to comply with the Zoning Bylaw.

Bylaw 2015-11 received 1<sup>st</sup> Reading on May 4, 2015. Notices were published in the newspapers on May 15 and 22, 2015. Yukon Government Lands Branch, Kwanlin Dün First Nation, Ta'an Kwäch'än Council and the Whitehorse Chamber of Commerce were notified by mail.

Darcy McCord  
Planner II, Planning Services

cc: Director of Development Services  
Manager of Planning and Building Services

## MEMORANDUM

FILE #: Z-07-2015

TO: Mayor and Council

FROM: Administration

DATE: June 15, 2015

SUBJECT: Public Hearing at Regular Council Meeting June 15, 2015

Please be advised there will be a Public Hearing at the Regular Council Meeting of June 15, 2015, to hear from interested parties related to the following zoning amendment:

**Bylaw 2015-23, a bylaw to amend the zoning of a 2.75 ha parcel of Vacant Commissioner's Land, located at km 1435 Alaska Highway, from FP-Future Planning and PG-Greenbelt to IQ-Quarries, to allow for a quarry lease.**

Chilkoot Geological Engineers, on behalf of Cee & Cee Dirt and Gravel Ltd., has applied to rezone 2.75 hectares of Vacant Commissioner's Land from FP-Future Planning and PG-Greenbelt to IQ-Quarries to allow for a gravel quarry development. The subject area is located off of the Alaska Highway at km 1435, north of Crestview neighbourhood.

The applicant submitted a quarry lease application to the Yukon Government (YG), which triggered a review by YESAB. A decision document was issued by YG Land Management Branch on April 10, 2015 that included several conditions for the project. As a condition of the lease application, YG has required that the applicant apply to rezone the subject area. If this rezoning is approved, the applicant will enter into a lease agreement with YG.

Bylaw 2015-23 received 1<sup>st</sup> Reading on May 25, 2015. Notices were published in the newspapers on May 29 and June 5, 2015. Letters were sent to 46 property owners within 1000m of the subject area. Yukon Government Lands Branch, Kwanlin Dün First Nation, and Ta'an Kwäch'än Council were notified by mail.

Darcy McCord  
Planner II, Planning Services

cc: Director of Development Services  
Manager of Planning and Building Services



## Minutes of the meeting of the City Planning Committee

<b>Date</b>	June 1, 2015
<b>Location</b>	Council Chambers, City Hall
<b>Committee Members Present</b>	Councillor Jocelyn Curteanu – Chair Mayor Dan Curtis Councillor Mike Gladish Councillor Betty Irwin Councillor John Streicker
<b>Absent</b>	Councillor Dave Stockdale
<b>Staff Present</b>	Mike Gau, Acting City Manager Valerie Anderson, Acting Director of Corporate Services Linda Rapp, Director of Community and Recreation Services Shannon Clohosey, Acting Director of Development Services Dave Albisser, 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 Input Report – Conditional Use, Schwatka Lake**

The Yukon Breeze Sailing Society has applied for Conditional Use approval to allow a boat launch to be developed on the eastern shore of Schwatka Lake. The proposed site is located on vacant Commissioner's Land at the north end of the lake. At the public input session on May 25<sup>th</sup>, two people spoke in favour and one person spoke against the application. Objections raised concerned the lack of notice and the potential size of the development in terms of aesthetics, public access to the lakeshore and existing amenities, and the amount of remediation that would be required in the event of decommissioning. Two written submission also raised concerns with respect to impacts on existing trail networks and potential safety issues that may come to light once all users are active on the lake. The license of occupation that the proponent will enter into with the Government of Yukon will ensure public access to the lakeshore, and the proposal for the development does not plan any changes to existing facilities such as the public parking areas and picnic facilities. A trial term of one year for the initial license of occupation could be considered.

Administration confirmed that deposit requirements with respect to site remediation and dock usage are under consideration as part of the development permit process

### **Recommendation**

THAT the conditional use application from the Yukon Breeze Sailing Society to permit the development of a boat launch and dock on the eastern shore of Schwatka Lake be approved with the conditions that a heritage report, trail plan, and remediation plan be provided prior to issuance of a development permit.

## **2. Public Hearing Report – Zoning Amendment, Comprehensive Zones**

Administration has proposed a number of policy and mapping changes to the Official Community Plan. At the public hearing held on May 25<sup>th</sup>, three people raised concerns regarding the mapping change proposed for the area at the west end of Main Street. Three written submissions also raised concerns with the Main Street proposal. Issues raised concerned escarpment stability, a loss of greenspace, the capacity of existing sewer and water infrastructure to support additional development, and various traffic issues including sight-lines and safety at the 6<sup>th</sup> and Main intersection and the lack of parking for residents. The availability of condo properties in the downtown area and the number of properties that are presently available for redevelopment were also cited as reasons why proposed changes for the Main Street area may be considered premature. The mapping change for this area is being brought forward in response to the opportunity presented by current plans to replace the existing Sarah Steele Building. However, further processes will follow if the present amendment is approved, and Council will have an opportunity to delay development at any stage. No concerns were raised with respect to the other mapping and policy changes proposed in this bylaw.

### **Recommendation**

THAT Bylaw 2015-14, a bylaw to make various policy and mapping amendments to the 2010 Official Community, be brought forward for second reading under the bylaw process.

## **3. Zoning Amendment – 102–104 Lambert Street**

An application has been received to amend the zoning of 102-104 Lambert Street to allow for the development of an outdoor recreation equipment sales and rental operation. The lot is located between Second Avenue and Front Street in the downtown area, across from the Yukon Visitor Information Centre. A zoning amendment is required as “outdoor recreation equipment sales/rental” is not a permitted use in the existing core commercial zone. The application complies with the Official Community Plan designation of the area that supports retail and tourist-oriented developments and encourages the preservation of heritage structures. The proposed zoning for the site supports the planned principal use. If the rezoning is approved, any new developments on the site would be required to meet all of the general regulations in the zoning bylaw, including parking, screening, landscaping and hard-surfacing.

The proponent spoke in support of the amendment and presented his preliminary site plan for the property. He explained that the majority of his business is focused on

conducting canoe and hiking tours, and the proximity to the Visitor Information Centre makes the site ideal since the primary clientele will be visitors to the City. The majority of the rental machines will be stored off site, and noise issues are expected to be minimal as the machines will be loaded on trailers to be taken off site. The proponent also explained his plans for re-purposing the existing heritage buildings on the site.

**Recommendation**

THAT Bylaw 2014-28, a bylaw to amend the zoning of 102-104 Lambert Street to allow for the development of an outdoor recreation equipment sales and rental operation, be brought forward for due consideration under the bylaw process.



## Minutes of the meeting of the Development Services Committee

<b>Date</b>	June 1, 2015
<b>Location</b>	Council Chambers, City Hall
<b>Committee Members Present</b>	Councillor Jocelyn Curteanu – Chair Mayor Dan Curtis Councillor Mike Gladish Councillor Betty Irwin Councillor John Streicker
<b>Absent</b>	Councillor Dave Stockdale
<b>Staff Present</b>	Mike Gau, Acting City Manager Valerie Anderson, Acting Director of Corporate Services Linda Rapp, Director of Community and Recreation Services Shannon Clohosey, Acting Director of Development Services Dave Albisser, 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>	June 1, 2015
<b>Location</b>	Council Chambers, City Hall
<b>Committee Members Present</b>	Councillor Mike Gladish – Chair Councillor Jocelyn Curteanu – Vice Chair Mayor Dan Curtis Councillor Betty Irwin Councillor John Streicker
<b>Absent</b>	Councillor Dave Stockdale
<b>Staff Present</b>	Mike Gau, Acting City Manager Valerie Anderson, Acting Director of Corporate Services Linda Rapp, Director of Community and Recreation Services Shannon Clohosey, Acting Director of Development Services Dave Albisser, Acting Director of Infrastructure and Operations

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

### **1. Community Service and Municipal Charges Grants**

Councillor Irwin declared a conflict of interest and left the room during discussion of the matter.

Council annually allocates funds to assist non-profit charitable and/or recreational organizations in the payment of municipal property taxes and utilities. In the form of leases and resolutions, council has also deemed certain organizations to be special cases warranting the granting of taxes and other municipal charges. Following an extensive consultation process, a new Municipal Charges and Community Service Grants Policy came into effect on January 1, 2015. The new policy includes a substantial change to the criteria under which grant allocations are made. Due to the change in policy, all applicants were required to submit their latest available financial statements so that their applications could be assessed against the new criteria.

Applications received exceed the funds allocated in the 2015 operating budget for this purpose. Accordingly, administration is recommending that all grant allocations be reduced by approximately 29% in order to stay within budget. Council has the option of amending the budget to fully fund the amount requested by these organizations.

Under the new policy, many traditional recipients would still owe a certain amount in taxes even after the grant funds were applied. For most recipients, this amount would be minimal, but would still impact their operations. However, with the eligible amount being reduced substantially due to the City's budget constraints, the impact on most organizations is anticipated to be substantial this year.

The Committee requested that a Council and Senior Management meeting be scheduled on the issue before it comes forward to a regular meeting for a decision. Following further review, administration was directed to amend the recommendation to fund all groups to their full eligibility under the new policies and revise the budget accordingly. In addition, administration was directed to provide a further tax grant to museums that hold title to their own property up to the full amount of 2015 property taxes owing and exempt them from the City's grant policies for 2015

### **Recommendation**

THAT museums that hold title to their own property be exempted from the provisions of the Municipal Charges and Community Services Grant Policy for 2015 and be provided with a tax grant equal to the full amount of 2015 property tax owed; and

THAT all eligible recipients be funded to their full eligibility under the Municipal Charges and Community Services Grant for 2015; and

THAT the 2015 operating budget be amended by increasing the funding for Municipal Charges and Community Services Grants by \$46,228, funded from the general reserve; and

THAT the funding formula and caps for Municipal Charges and Community Services Grants be reviewed for 2016; and

THAT Bylaw 2015-25, a bylaw to authorize grants for municipal charges and community services for the year 2015, be brought forward for due consideration under the bylaw process.

Councillor Irwin returned to Council Chambers.

## **2. New Business – For Information Only**

TAKE NOTICE THAT I, Councillor Jocelyn Curteanu, will bring forward at the next regular meeting of Council on June 15, 2015 a motion to reconsider Resolution 2015-11-05 that was defeated by Council on May 25, 2015.

**The motion to be reconsidered is:** "THAT the motion with respect to grant policy for museums be amended to read as follows:

That museums, excluding the MacBride Museum, be subject to the City's Grant-Making Policy and Municipal Charges and Community Services Grant Policy in 2015; and

That the 2015 property taxes for the MacBride Museum be granted in full."



## Minutes of the meeting of the City Operations Committee

<b>Date</b>	June 1, 2015
<b>Location</b>	Council Chambers, City Hall
<b>Committee Members Present</b>	Councillor Betty Irwin – Chair Councillor Mike Gladish – Vice Chair Mayor Dan Curtis Councillor Jocelyn Curteanu Councillor John Streicker
<b>Absent</b>	Councillor Dave Stockdale
<b>Staff Present</b>	Mike Gau, Acting City Manager Valerie Anderson, Acting Director of Corporate Services Linda Rapp, Director of Community and Recreation Services Shannon Clohosey, Acting Director of Development Services Dave Albisser, Acting Director of Infrastructure and Operations

Your Worship, there is no report from the City Operations Committee



## Minutes of the meeting of the Community Services Committee

<b>Date</b>	June 1, 2015
<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 Jocelyn Curteanu Councillor John Streicker
<b>Absent</b>	Councillor Dave Stockdale
<b>Staff Present</b>	Mike Gau, Acting City Manager Valerie Anderson, Acting Director of Corporate Services Linda Rapp, Director of Community and Recreation Services Shannon Clohosey, Acting Director of Development Services Dave Albisser, Acting Director of Infrastructure and Operations

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

**1. Recreation Grant – For Information Only**

On behalf of the Yukon Transportation Museum, Janna Powell thanked Council and the City for the recreation grant approved at last week's meeting.

**2. Community Events – For Information Only**

Committee members highlighted a number of recent community events including

- Celebration of Philippine Independence Day at Vanier High School
- Two events commemorating Ted Harrison
- Governor General's Leadership Tour
- Yukon Anti-Poverty Coalition auction
- The one-year anniversary of Al Waugh's death
- Signing of an Memorandum of Understanding for women's safety between the RCMP and seven women's groups; and
- A ribbon cutting ceremony at the Mae Bachur Animal Shelter for new kennels



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

<b>Date</b>	June 1, 2015
<b>Location</b>	Council Chambers, City Hall
<b>Committee Members Present</b>	Councillor John Streicker – Chair Mayor Dan Curtis Councillor Jocelyn Curteanu Councillor Mike Gladish Councillor Betty Irwin
<b>Absent</b>	Councillor Dave Stockdale
<b>Staff Present</b>	Mike Gau, Acting City Manager Valerie Anderson, Acting Director of Corporate Services Linda Rapp, Director of Community and Recreation Services Shannon Clohosey, Acting Director of Development Services Dave Albisser, Acting Director of Infrastructure and Operations

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

### **1. Various Issues and Concerns – For Information Only**

Anne Blanchard addressed the Committee to call attention to a number of issues, including dogs being left in vehicles for extended periods without food or water. She suggested that the Animal Control Bylaw should be used to ensure that owners are held accountable. Ms. Blanchard also requested that enforcement be increased with respect to skateboard use on Main Street.

There being no further business, the meeting adjourned at 7:07 p.m.

**Adopted** at the regular council meeting on

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Mayor

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City Clerk

## **ADMINISTRATIVE REPORT**

<b>TO:</b>	Mayor and Council
<b>FROM:</b>	Administration
<b>DATE:</b>	June 15, 2015
<b>RE:</b>	Motion to Reconsider

### **ISSUE**

On May 25, 2015, Council defeated a motion to amend a resolution with respect to grant policies for museums. On June 1, 2015 Councillor Curteanu provided notice that she would bring forward a motion to reconsider this motion.

### **REFERENCE**

Procedures Bylaw 2013-22

### **ANALYSIS**

Section 130 of Council's Procedures Bylaw provides that, "A question once decided shall not, during a period of one year after the decision, be reversed, reconsidered or rescinded unless a written notice of motion to do so has been given from one meeting to the next **and a clear majority of the whole council vote in favour of the reversal.**"

Councillor Curteanu provided notice that the motion to reconsider Resolution 2015-11-05 would be brought forward on June 15<sup>th</sup>.

### **ALTERNATIVES**

1. Vote in favour of reconsidering the motion and proceed to reconsider it at this meeting.
2. Vote in favour of reconsidering the motion and defer the actual reconsideration to a future meeting of Council.
3. Defeat the motion to reconsider.

### **SUGGESTED RESOLUTION**

THAT Council reconsider the motion that reads, "THAT the motion with respect to grant policy for museums be amended to read as follows:

That museums, excluding the MacBride Museum, be subject to the City's Grant-Making Policy and Municipal Charges and Community Services Grant Policy in 2015; and

That the 2015 property taxes for the MacBride Museum be granted in full."

### **NEXT STEPS**

If the motion to reconsider is defeated, the situation remains as is.

**If the motion to reconsider is passed, the motion may be put back on the floor immediately:**

“THAT the motion with respect to grant policy for museums be amended to read as follows:

That museums, excluding the MacBride Museum, be subject to the City’s Grant-Making Policy and Municipal Charges and Community Services Grant Policy in 2015; and

That the 2015 property taxes for the MacBride Museum be granted in full.”

# CITY OF WHITEHORSE

## BYLAW 2015-14

A bylaw to amend the Official Community Plan

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WHEREAS Section 289 of the *Municipal Act* provides that a municipality shall by bylaw adopt an official community plan in accordance with Part 7, Division 1 of the Act; and

WHEREAS Section 285 of the *Municipal Act* provides for amendment of an official community plan, in accordance with the same approvals as established in Division 1 for the preparation and adoption of an official community plan; and

WHEREAS it is deemed desirable and expedient to amend the 2010 Official Community Plan and to undertake several policy and mapping changes to reflect new initiatives and planning documents;

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

1. The Official Community Plan is hereby amended by deleting the existing pre-policy text in Section 15.3 and adding new pre-policy text as follows:

“Schwatka Lake, which is located south of Downtown and east of Robert Service Way, is a multiuse water body created by a hydro-electric dam. The lake plays a key role in power generation, back-up drinking water source, air transportation, wildlife habitat, tourism, and community recreation. As the primary base for float plane activity within Whitehorse, the lake provides an important link in the northern transportation network. Land uses related to aviation should continue to be supported along the west shore. Future development could include improvements to parking areas, further land leases for float plane operators, reorganization of dock locations to better meet the needs of the industry, and addition of new dock spaces. Consideration should be given for improving the services available to local and itinerant pilots, and promoting the area as a tourist destination.

Recreation uses that are compatible with float plane operations should be supported on the west shore. The area provides excellent hiking, walking, and wildlife viewing opportunities. Trail work should focus on enhancing existing trails and improving connections to other trail areas. A limited amount of boating activity should also be supported, though it should be recognized that the east shore of the lake is better suited for this use, where a boat launch and day use area are located.

Improvements to recreation activities should be well-planned and managed to limit their impact on float plane and energy operations. As the back-up drinking water source for the City, water quality needs to be protected. Wildlife habitat protection and shore stabilization are also priorities for this area.”

## OCP Amending Bylaw 2015-14

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2. The Official Community Plan is hereby amended by deleting the existing Section 15.3.1 and adding a new Section 15.3.1 as follows:

“15.3.1 Schwatka Lake is the primary base for float plane activity. New dock permit locations may be identified where shore erosion can be controlled and where parking facilities can be created to facilitate this use.”
3. The Official Community Plan is hereby amended by adding a new Section 15.3.3 as follows:

“15.3.3 Improvements to recreational amenities on the west shore shall be well-planned and managed to limit their impact on float plane and energy operations.”
4. The Official Community Plan is hereby amended by adding a new Section 15.3.4 as follows:

“15.3.4 Future bylaws, policies, and improvements shall be guided by the recommendations featured in the Schwatka Lake Area Plan.”
5. The Official Community Plan is hereby amended by deleting the existing Section 18.1.2 and renumbering the remaining sections accordingly.
6. The Official Community Plan is hereby amended by deleting the existing Section 18.1.3 and adding a new Section 18.1.3 as follows:

“18.1.3 Comprehensive new park management plans may be developed for the five park areas identified on Map 6 that would emphasize protection of these areas and the integrity of natural and heritage features. The recommendations of the 2014 Regional Parks Plan should be considered when completing each of the park management plans.”
7. The Official Community Plan is hereby amended by deleting the existing pre-policy text in Section 20.1 and adding new pre-policy text as follows:

“The intent of universal design is to simplify life for everyone by making products, communications, and the built environment easily usable by as many people as possible at little or no extra cost. Universal design benefits people of all ages and abilities, focussing on principles such as equitable use, flexibility in use, intuitive use, tolerance for error, and low physical effort. In partnership with the Persons with Disabilities Advisory Committee, the City is ensuring all municipal buildings with public access are fully accessible to all members of the public.

Many municipalities are now beginning to implement regulations for accessibility features in new homes. In many cases, simple changes, at no additional construction cost, can make a big difference for people with mobility challenges or other issues. Also, creating regulations that are implemented during the construction, such as

## OCP Amending Bylaw 2015-14

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lower plumbing fixtures or turning radii for wheelchairs, makes homes much easier and cost-effective to renovate if needed.”

8. The Official Community Plan is hereby amended by adding a new Section 20.1.2 as follows:  
“20.1.2 The City recognizes the importance of providing housing stock for people with mobility challenges. As such, the City should promote the construction of more accessible, adaptable, and visitable housing types. This may be done through changes to existing regulations or the creation of a new bylaw. Any new regulations should be developed through cooperation with the appropriate stakeholders, such as the Persons with Disabilities Advisory Committee.”
9. Map 2 of the Official Community Plan Bylaw is hereby amended by changing the designation of a 40 hectare area of vacant commissioner’s land located near the existing Castle Rock Enterprises quarry operation at Haeckel Hill from Future Planning to Natural Resource, as shown on Appendix “A”.
10. Map 3 of the Official Community Plan Bylaw is hereby amended by changing the designation of a 1800 m<sup>2</sup> area of City of Whitehorse land located at the west end of Main Street from Public Service to Mixed-Use – Residential/Commercial, as shown on Appendix “B”.
11. This bylaw shall come into force and effect upon the final passing thereof.

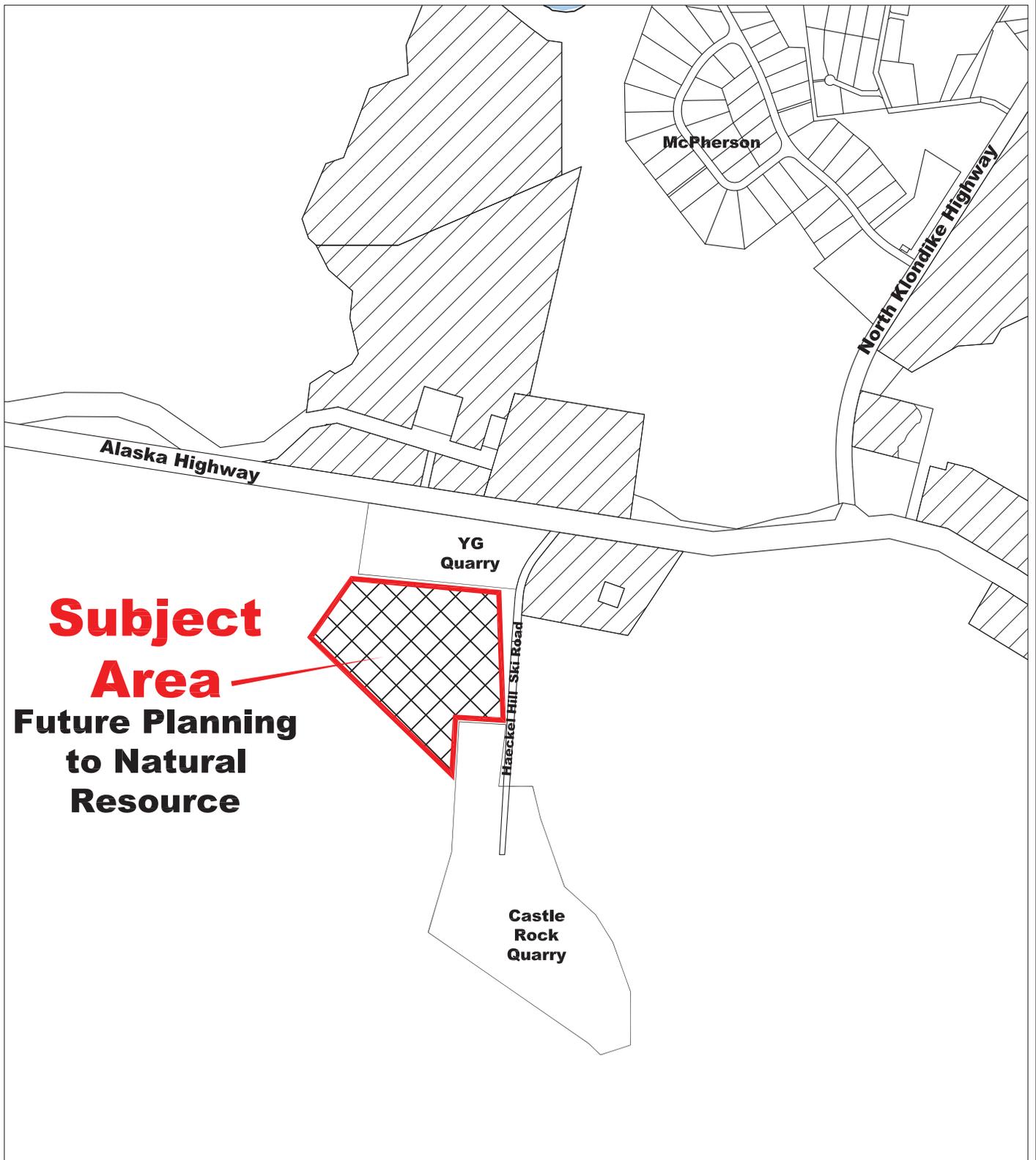
**FIRST READING:** April 13, 2015  
**PUBLIC NOTICE:** April 17 & 24, 2015  
**PUBLIC HEARING:** May 25, 2015  
**SECOND READING:**  
**EXECUTIVE COUNCIL MEMBER APPROVAL:**  
**THIRD READING and ADOPTION:**

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Mayor

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City Clerk

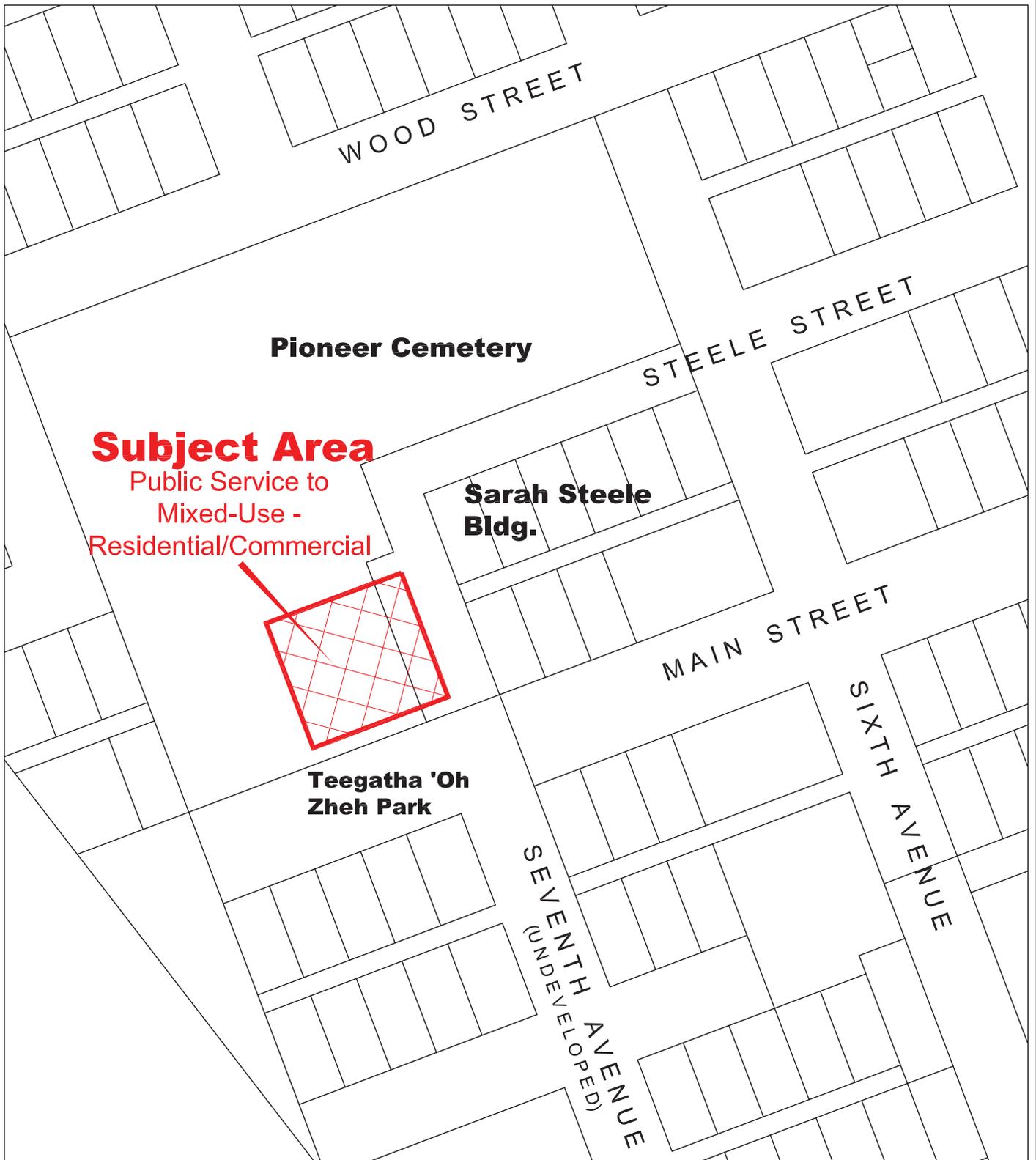


**BYLAW 2015-14**

A Bylaw to amend the Official Community Plan to change the designation of an area, located near Haeckel Hill, to Natural Resource to facilitate a potential future quarry.

**LEGEND**

-  SUBJECT AREA
-  FIRST NATION LANDS



**BYLAW 2015-14**

A Bylaw to amend the Official Community Plan to change Map 3 to show an approximately 1800 square metre site at the west end of Main Street as Mixed-Use - Residential/Commercial.

**LEGEND**

 SUBJECT AREA

# **CITY OF WHITEHORSE**

## **BYLAW 2015-25**

A bylaw to provide for community service grants and grants for property taxes and other municipal charges for the year 2015

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WHEREAS section 245 of the *Municipal Act* (R.S.Y. 2002) provides that council may by bylaw make grants to any person or association of persons; and

WHEREAS council adopted a policy to provide grants with respect to municipal taxes or rent paid in lieu of taxes to charitable, non-profit, recreational and religious Whitehorse organizations that are primarily concerned with providing services to disadvantaged members of the community; and

WHEREAS the policy also provides for grants with respect to municipal taxes or rent paid in lieu of taxes to eligible Whitehorse organizations that provide general services to the community, including but not limited to animal shelter facilities, museums, and organizations that lease municipally-owned property; and

WHEREAS council has established a policy of granting other specific municipal charges to non-profit charitable and recreational organizations that lease municipally-owned property;

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

1. Grants for property taxes and other municipal charges the amount of \$186,228.16 are hereby authorized as detailed in Appendix "A" attached hereto and forming part of this bylaw.
2. This bylaw shall come into full force and effect upon the final passing thereof.

**FIRST and SECOND READING:**

**THIRD READING and ADOPTION:**

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

## Community Service & Municipal Charges Grants Bylaw 2015-25

### Appendix “A”

Roll Number	Applicant	Grant
3010290900	Blood Ties	1,467.31
3010091800	Challenge	5,957.62
3011450400	Downtown Urban Gardeners' Society	884.51
3011000300	Food Bank Society of Whitehorse	7,891.90
3015060202	Golden Age Society	5,410.59
3100169300	Guild Society	15,736.75
3150029500	Habitat for Humanity	582.00
3150029600	Habitat for Humanity	484.35
3010380800	Hospice Yukon Society	2,163.75
3460007600	Humane Society	7,697.60
3015050600	Yukon Women's Transition Home Society	11,999.23
3015051300	Kaushee's Place Housing Society	13,431.28
3100049610	Learning Disabilities Association Yukon	2,445.63
3010071800	MacBride Museum	27,467.18
3010220600	Many Rivers	6,438.71
3011230200	Maryhouse	2,601.07
3011001800	Salvation Army – Church	10,406.87
3011000900	Salvation Army – Shelter	1,669.16
3400002100	Salvation Army – Thrift Store	8,509.75
3010200700	Skookum Jim Friendship Centre	5,937.03
3110110800	Softball Yukon	21,724.27
3400000400	Teegatha Oh Zheh	14,143.30
3010421100	Victoria Faulkner Women's Centre	2,471.53
3701011140	Whitehorse Rifle and Pistol Club	5,597.25
3013050700	Whitehorse Aboriginal Women's Circle	859.62
3010201200	Yukon Learn Society	2,249.90
<b>Grand Total</b>		<b>\$186,228.16</b>

# CITY OF WHITEHORSE

## BYLAW 2015-16

A bylaw to amend Zoning Bylaw 2012-20

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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 allow for the development of an outdoor recreation equipment sales and rental operation;

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 Lots 6/7, Block 4, Plan 3807 LTO, located at 102 and 104 Lambert Street in the Downtown area, from CC–Core Commercial to CM2–Mixed Use Commercial 2, as indicated on the sketch attached hereto as Appendix “A” and forming part of this bylaw.
2. 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:**

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Mayor

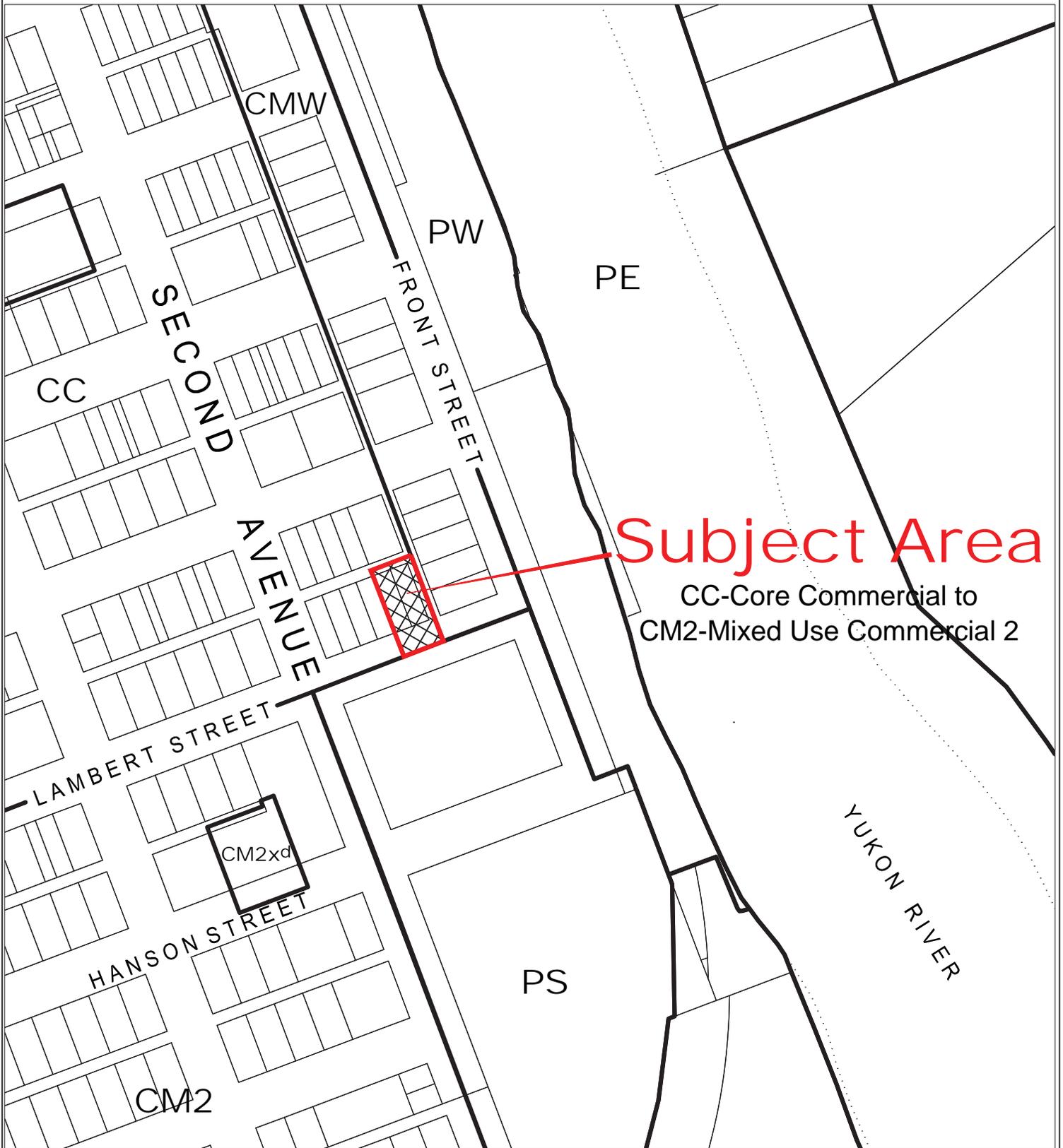
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City Clerk



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CITY OF WHITEHORSE  
ZONING BYLAW 2015-16  
APPENDIX 'A'



**Subject Area**

CC-Core Commercial to  
CM2-Mixed Use Commercial 2

**Bylaw 2015-16**

A Bylaw to amend the zoning of 102/104 Lambert St, located at Lots 6/7, block 4, plan 3807 LTO, from CC-Core Commercial to CM2-Mixed Use Commercial 2, to allow for Outdoor Recreation Equipment Sales/Rental.

**LEGEND**



SUBJECT AREA<sub>32</sub>