



## Minutes of the meeting of the City Operations Committee

<b>Date</b>	Monday, March 20, 2017
<b>Location</b>	Council Chambers, City Hall
<b>Committee Members Present</b>	Councillor Samson Hartland – Chair Councillor Roslyn Woodcock – Vice Chair Mayor Dan Curtis Councillor Dan Boyd Councillor Jocelyn Curteanu Councillor Robert Fendrick Councillor Betty Irwin
<b>Staff Present</b>	Peter O’Blenes, Acting City Manager Krista Mroz, Acting Director of Community and Recreation Services Mike Gau, Director of Development Services Richard Graham, Acting Director of Infrastructure and Operations Valerie Braga, Chief Financial Officer Norma Felker, Acting Manager of Legislative Services Taylor Eshpeter, Assistant City Engineer

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

### **1. Contract Award – Valleyview Reservoir Entrance Improvements**

The Valleyview reservoir was upgraded in 2014 as part of the development of Whistle Bend, but the entrance to the building housing the equipment was not included in the upgrade project. The entrance is in a low area that has poor surface drainage. This makes the building difficult to access in wet conditions and unsafe when ice forms.

Three bids were received in response to a tender issued for the entrance reconstruction project. The low bidder is familiar with the scope of the work and has the knowledge, skills and experience to complete the work successfully.

The price submitted is considered reasonable and is within budget. The project was originally listed in Appendix “B” of the capital budget pending confirmation of external funding. Gas Tax funding has now been secured and a budget amendment is required.

**The City Operations Committee recommendation is:**

THAT Appendix "A" of the 2017 to 2020 capital budget be amended by increasing the 2017 Valleyview Reservoir Upgrades Project in the amount of \$24,000.00, funded by Gas Tax; and

THAT the construction contract for the Valleyview Reservoir Entrance Upgrades project be awarded to Wildstone Construction Ltd. for a cost to the City of \$128,982.00.

**2. Contract Award – Marwell Lift Station Bypass Vault**

The construction of a waterproof concrete bypass vault structure outside the existing lift station is a component of the ongoing Marwell Lift Station improvement project. The vault will house three large valves and will be installed around the existing force main that discharges from the lift station.

The overall multi-year lift station improvement project was included in the 2016 capital budget utilizing reserves, but delayed implementation resulted in only a small portion of the funds being expended in 2016. To reduce the dependence on reserves a Gas Tax application was submitted for the unfinished portion of the project. Gas Tax funding has now been approved and a budget amendment is required.

Only one bid was received in response to the tender issued for the bypass vault project. The sole bidder is familiar with the scope of the work and has the knowledge, skills and experience to complete the work successfully.

**The City Operations Committee recommendation is:**

THAT Appendix "A" of the 2017 to 2020 capital budget be amended by increasing the 2017 portion of the Marwell Lift Station Improvement Project in the amount of \$780,000.00, funded by Gas Tax; and

THAT the construction contract for the Marwell Lift Station Bypass Vault project be awarded to Ketz Construction Corp. for a cost to the City of \$207,700.00.

**3. Contract Award – Supply of One Dump Truck**

The approved 2017 capital budget includes funding for one dump truck, required as a replacement unit in accordance with the Vehicle and Equipment Replacement Administrative Directive. Five companies picked up the tender documents and one compliant bid was received for each of the options advertised. Both bids met tender specifications and the low bid is considered reasonable.

**The City Operations Committee recommendation is:**

THAT the contract for the supply of one Dump Truck be awarded to Inland Kenworth Ltd. in the amount of \$248,443.25.



## Minutes of the meeting of the Community Services Committee

<b>Date</b>	Monday, March 20, 2017
<b>Location</b>	Council Chambers, City Hall
<b>Committee Members Present</b>	Councillor Robert Fendrick – Chair Councillor Samson Hartland – Vice-Chair Mayor Dan Curtis Councillor Dan Boyd Councillor Jocelyn Curteanu Councillor Betty Irwin Councillor Roslyn Woodcock
<b>Staff Present</b>	Peter O’Blenes, Acting City Manager Krista Mroz, Acting Director of Community and Recreation Services Mike Gau, Director of Development Services Richard Graham, Acting Director of Infrastructure and Operations Valerie Braga, Chief Financial Officer Norma Felker, Acting Manager of Legislative Services

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

1. **Root Zone Heating for Food Production** – *For Information Only*

Chris Bartsch addressed the Committee to promote a root zone heating system using solar collectors. He noted that raising the root zone temperature promotes germination and growth, increasing garden production yields dramatically. The system uses readily available and inexpensive materials, is easy to build, and costs little to operate.

2. **Ride for Dad** – *For Information Only*

Sean Secord presented a plaque to Mayor and Council in recognition of the City’s support for the annual Ride for Dad. Mr. Secord stressed the importance of the event in raising awareness about prostate cancer, and noted that promoting an on-going conversation about the issue helps to save lives.



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

<b>Date</b>	Monday, March 20, 2017
<b>Location</b>	Council Chambers, City Hall
<b>Committee Members Present</b>	Councillor Dan Boyd – Chair Councillor Jocelyn Curteanu – Vice Chair Mayor Dan Curtis Councillor Robert Fendrick Councillor Samson Hartland Councillor Betty Irwin Councillor Roslyn Woodcock
<b>Staff Present</b>	Peter O’Blenes, Acting City Manager Krista Mroz, Acting Director of Community and Recreation Services Mike Gau, Director of Development Services Richard Graham, Acting Director of Infrastructure and Operations Valerie Braga, Chief Financial Officer Norma Felker, Acting Manager of Legislative Services

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



## Minutes of the meeting of the Development Services Committee

<b>Date</b>	Monday, March 20, 2017
<b>Location</b>	Council Chambers, City Hall
<b>Committee Members Present</b>	Councillor Jocelyn Curteanu – Chair Councillor Betty Irwin – Vice Chair Mayor Dan Curtis Councillor Dan Boyd Councillor Robert Fendrick Councillor Samson Hartland Councillor Roslyn Woodcock
<b>Staff Present</b>	Peter O’Blenes, Acting City Manager Krista Mroz, Acting Director of Community and Recreation Services Mike Gau, Director of Development Services Richard Graham, Acting Director of Infrastructure and Operations Valerie Braga, Chief Financial Officer Norma Felker, Acting Manager of Legislative Services Wayne Tuck, Manager of Engineering Services

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

### **1. Hillcrest Reconstruction Local Improvement Project**

Reconstruction of the Hillcrest neighbourhood is required for long-term sustainability. It will reduce repair and maintenance costs, improve fire protection, and eliminate water waste. The complete project will include both underground and surface works and will be phased over four years to minimize community impact and keep individual projects at a reasonable size for contractors.

Federal Build Canada Funding has been secured for the majority of the project, with the remainder being funded through local improvement charges to benefiting property owners.

Consultation meetings were conducted to obtain preliminary feedback from property owners and residents on the proposed reconstruction project, and a public hearing is scheduled for May 8<sup>th</sup> so that Council may hear and consider all submissions with respect to the local improvement charges bylaw.

If the local improvement charges bylaw is approved, final confirmation of the reconstruction project will be the inclusion of the project in the approved 2018 to 2021 capital budget.

**The Development Services Committee recommendation is:**

THAT Bylaw 2017-05, a bylaw to provide for Local Improvement Charges with respect to the Hillcrest Reconstruction Project, be brought forward for due consideration under the bylaw process.



## Minutes of the meeting of the Corporate Services Committee

<b>Date</b>	Monday, March 20, 2017
<b>Location</b>	Council Chambers, City Hall
	Councillor Roslyn Woodcock – Chair Councillor Dan Boyd – Vice Chair
<b>Committee Members Present</b>	Mayor Dan Curtis Councillor Jocelyn Curteanu Councillor Robert Fendrick Councillor Samson Hartland Councillor Betty Irwin
<b>Staff Present</b>	Peter O’Blenes, Acting City Manager Krista Mroz, Acting Director of Community and Recreation Services Mike Gau, Director of Development Services Richard Graham, Acting Director of Infrastructure and Operations Valerie Braga, Chief Financial Officer Norma Felker, Acting Manager of Legislative Services Michael Reyes, Manager of Business and Technology Systems

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

### **1. Contract Award – Supply of Enterprise Data Storage**

The 2017 capital budget includes funds for computer infrastructure including Enterprise Data Storage. Existing data storage utilizes Nimble units acquired through a Request for Proposals process in 2012 from the primary reseller in Canada. Due to the very specific nature of this technology investment, the need to ensure compatibility and to prevent corruption of critical data, having mixed storage platforms is not recommended. A combination of negotiated discounts, applied credits and special government pricing from the Nimble provider has resulted in significant savings for new equipment that will meet the City’s needs with larger capacity and faster network speed.

### **The Corporate Services Committee recommendation is:**

THAT the bidding process for the provision of Enterprise Data Storage be waived in favour of CDW Canada; and

THAT the contract for the supply of Enterprise Data Storage be awarded to CDW Canada for a cost to the City not to exceed \$108,000.00



## Minutes of the meeting of the City Planning Committee

**Date** Monday, March 20, 2017

**Location** Council Chambers, City Hall

**Committee Members Present** Councillor Betty Irwin – Chair  
Mayor Dan Curtis  
Councillor Dan Boyd  
Councillor Jocelyn Curteanu  
Councillor Robert Fendrick  
Councillor Samson Hartland  
Councillor Roslyn Woodcock

**Staff Present** Peter O’Blenes, Acting City Manager  
Krista Mroz, Acting Director of Community and Recreation Services  
Mike Gau, Director of Development Services  
Richard Graham, Acting Director of Infrastructure and Operations  
Valerie Braga, Chief Financial Officer  
Norma Felker, Acting Manager of Legislative Services  
Kinden Kosick, Acting Manager of Planning Services

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

### **1. OCP Amendment – Quarry Development**

The Norcope Construction Group has applied for an Official Community Plan amendment to allow for a gravel quarry and industrial operations on a parcel of vacant Commissioner’s land near the Utah Siding Yard on the Alaska Highway.

The Ta’an Kwäch’än Council has submitted a letter opposing this amendment on the grounds that it would impact Aboriginal Rights and Title. The Government of Yukon Highways and Public Works Department has stated that the site cannot be accessed from the Alaska Highway, and White Pass and Yukon Route has also stated that access though their parcel would be denied. The remaining access option via Miles Canyon Road is important for recreation and tourism.

There is a direct collide with existing Official Community Plan policy with respect to the required quarry buffer distance from the First Nation parcels. Coupled with the uncertainty of site access and a loss of future development potential, this application is not recommended.



Doug Gonder of Norcope Construction Group and Tyler Heal of Stantec Consulting spoke in support of the application. They confirmed that the site could be left in good condition for future development, and stressed that the City needs new quarry leases and no new areas have been identified. This quarry could supply future needs and impact the cost of concrete. Mr. Gonder stated that the size of the quarry parcel could be reduced if that meant that the proposal would go forward under the bylaw process.

**The City Planning Committee recommendation is:**

THAT Bylaw 2017-14, a bylaw to amend the Official Community Plan to allow for the development of a gravel quarry at kilometre 1415 Alaska Highway, be brought forward under the bylaw process and defeated at first reading.

**2. Zoning Amendment – Yukon Gardens**

The owner of Yukon Gardens has applied for a zoning amendment to allow for the expansion of the existing greenhouse operations for food production. The requested zoning would reduce several development requirements, and the applicant has also requested a special provision that reduces the front yard setback. The existing zoning permits garden centres as a principal use but the development regulations, including building height and setbacks, are more restrictive than in the proposed new zoning. The special provision for a reduced front yard setback is requested to accommodate a large building footprint adjacent to an irregular front lot line.

The application is supported by the Whitehorse Sustainability Plan under the goal of a resilient, accessible food system. If the zoning amendment is approved there will be a development review as part of the permitting process. All other requirements of the Zoning Bylaw would be in effect.

**The City Planning Committee recommendation is:**

THAT Bylaw 2017-15, a bylaw to amend the zoning of the Yukon Gardens parcel on Metropolit Lane to allow for the expansion of the existing greenhouse operations, be brought forward for due consideration under the bylaw process.

**3. Zoning Amendment at 163 Collins Lane – For Information Only**

An application for a lot expansion at 163 Collins Lane in the Whitehorse Copper Subdivision will extend the lot 60 metres to the west. The property is currently 184 metres from the nearest residential lot. Due to the configuration of the two parcels, the distance will be increased to 186 metres if the lot expansion is approved.

The recommendation for a minimum 200 metre buffer area is permissive rather than mandatory, and the proposed zoning amendment is an expansion of an existing lot and not the introduction of a new industrial designation or development.

There have been two previous instances where the permissive nature of the policy has been applied to reduce the buffer distance in order to allow for new development or the expansion of existing development.

There being no further business, the meeting adjourned at 7:30 p.m.

**Adopted** at the regular council meeting on March 27, 2017

*ORIGINAL MINUTES SIGNED BY:*

*"Dan Curtis"*

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Dan Curtis, Mayor

*"N. L. Felker"*

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Norma L. Felker, Assistant City Clerk