

MINUTES of **REGULAR** Meeting #2017-07 of the council of the City of Whitehorse called for 5:30 p.m. on Monday, March 27, 2017, in Council Chambers, City Hall.

PRESENT: Mayor Dan Curtis  
Councillors Dan Boyd  
Jocelyn Curteanu  
Robert Fendrick  
Samson Hartland  
Betty Irwin  
Roslyn Woodcock

ALSO PRESENT: Acting City Manager Linda Rapp  
Acting Director of Community Services Krista Mroz  
Director of Development Services Mike Gau  
Director of Infrastructure and Operations Peter O'Blenes  
Chief Financial Officer Valerie Braga  
Acting Manager of Legislative Services Norma Felker

Mayor Curtis called the meeting to order at 5:30 p.m.

**CALL TO ORDER**

**2017-07-01**

It was duly moved and seconded  
THAT the agenda be adopted as amended with the addition of Peter  
Long and Ian Robertson as delegates.

**AGENDA**

Carried Unanimously

**2017-07-02**

It was duly moved and seconded  
THAT the minutes of the regular council meeting dated March 13, 2017  
be adopted as presented.

**MINUTES**

March 13, 2017

Carried Unanimously

**2017-07-03**

It was duly moved and seconded  
THAT the minutes of the special council meeting dated March 14, 2017  
be adopted as presented.

**MINUTES**

March 14, 2017

Carried Unanimously

**DELEGATIONS**

Doug Gonder of Norcope Enterprises addressed council to request that consideration of the proposed Official Community Plan amendment bylaw to allow for a gravel quarry be postponed. He asked for at least 30 days to allow him time to address issues that have been raised.

DOUG GONDER  
Proposed Gravel Quarry

Jim Gilpin spoke to the proposed Hillcrest Reconstruction Project and asked council to carefully consider the implications of votes received with respect to the local improvement bylaw. He noted that there are four separate categories of voters and suggested that the average single-family or duplex homeowner will experience the greatest impact of the charges even though other property owners will have the same opportunity to vote on the outcome of the vote.

JIM GILPIN  
Hillcrest Local Improvement

Mr. Gilpin stated that he recognizes the constraints of the *Municipal Act* and noted that council members will have a decision to make based on a formula that is essentially unfair. He encouraged council members to be mindful of these issues when all the votes are tallied and the bylaw comes back to council for a decision.

Peter Long encouraged council not to approve an Official Community Plan amendment that would potentially allow the development of a gravel quarry in the Miles Canyon area. He cited the scenic and recreation values of the area and the long term impacts of industrial uses as reasons not to proceed with this proposal.

PETER LONG  
Proposed Gravel Quarry

Ian Robertson addressed council on behalf of Sidhu Trucking and provided new maps showing the proposed buffer zones between 163 Collins Lane and the closest residential parcel. He reiterated that the policy governing the size of buffer zones is discretionary and that the existing buffer is sufficient and will not lessen if the lot expansion is approved. Mr. Robertson also stated that the nearest residents have no objections to the proposed lot expansion. He encouraged council to proceed with second and third reading of the bylaw.

IAN ROBERTSON  
Lot Expansion at  
163 Collins Lane

## **COMMITTEE REPORTS**

### **City Operations Committee**

#### **2017-07-04**

It was duly moved and seconded  
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 Building Entrance Upgrades project be awarded to Wildstone Construction Ltd. for a cost to the City of \$128,982.00.

CONTRACT AWARD  
VALLEYVIEW  
RESERVOIR  
UPGRADES PROJECT

Carried Unanimously

**2017-07-05**

It was duly moved and seconded  
THAT 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

CONTRACT AWARD  
MARWELL LIFT STATION  
BYPASS VAULT

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.

Carried Unanimously

**2017-07-06**

It was duly moved and seconded  
THAT the contract for the supply of one Dump Truck be awarded to  
Inland Kenworth Ltd. in the amount of \$248,443.25.

CONTRACT AWARD  
ONE DUMP TRUCK

Carried Unanimously

**Community Services Committee**

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 yields dramatically. The system uses readily available and  
inexpensive materials, is easy to build, and costs little to operate.

CHRIS BARTSCH  
ROOT-ZONE HEATING  
FOR FOOD PRODUCTION  
For Information Only

Sean Secord presented council with a plaque 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.

SEAN SECORD  
RIDE FOR DAD  
For Information Only

**Public Health and Safety Committee**

There was no report from the Public Health and Safety Committee.

No Report

**Development Services Committee**

**2017-07-07**

It was duly moved and seconded  
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.

BRING FORWARD  
HILLCREST LOCAL  
IMPROVEMENT BYLAW

Carried Unanimously

**Corporate Services Committee**

**2017-07-08**

It was duly moved and seconded  
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.

SOLE-SOURCE  
CONTRACT AWARD  
ENTERPRISE DATA  
STORAGE

Carried (6 – 1)

Some members of council expressed reservations about sole-source contracts. Administration confirmed that due diligence had determined that the quoted price is competitive and reasonable.

Discussion

IN FAVOUR Mayor Curtis, Councillors Boyd, Curteanu, Fendrick,  
Irwin and Woodcock  
OPPOSED Councillor Hartland

Recorded Vote

**City Planning Committee**

**2017-07-09**

It was duly moved and seconded  
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.

BRING FORWARD AND  
DEFEAT BYLAW TO  
AMEND THE O.C.P. FOR  
GRAVEL QUARRY

Council members discussed proceeding with the full bylaw process in order to allow for maximum public input on the issue. It was noted that quarry development would disturb this pristine area for many decades with no guarantee that reclamation plans would be able to restore it adequately for either recreational use or future development.

Discussion

**2017-07-10**

It was duly moved and seconded  
THAT Official Community Plan Amendment Bylaw 2017-14 be referred back to administration pending the receipt of additional information from the proponent; and

Motion to Refer

THAT consideration of Bylaw 2017-14 be postponed for a minimum of six weeks to allow time for the proponent to address the issues and concerns that have been raised.

Carried (5 – 2)

IN FAVOUR Mayor Curtis, Councillors Curteanu, Fendrick,  
Hartland and Woodcock  
OPPOSED Councillors Boyd and Irwin

Recorded Vote

**2017-07-11**

It was duly moved and seconded  
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.

BRING FORWARD  
ZONING AMENDMENT  
FOR YUKON GARDENS

Carried Unanimously

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, and the distance will be increased to 186 metres if the lot  
expansion is approved due to the configuration of the two lots.

The recommendation for a minimum 200 metre buffer area is  
discretionary rather than mandatory, and the proposed zoning  
amendment will allow for the expansion of an existing industrial lot  
rather than introducing a new industrial designation or development.

ZONING AMENDMENT  
AT 163 COLLINS LANE

For Information Only

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

**NEW & UNFINISHED BUSINESS**

**2017-07-12**

It was duly moved and seconded  
THAT Bylaw 2017-16, a bylaw to appoint Linda Rapp as interim City  
Manager, be brought forward for due consideration under the bylaw  
process; and  
THAT the appointment of Linda Rapp as Acting City Manager be  
extended until the Interim City Manager Bylaw is adopted.

BRING FORWARD  
INTERIM CITY MANAGER  
BYLAW AND EXTEND  
ACTING APPOINTMENT

Carried Unanimously

**BYLAWS**

**2017-07-13**

It was duly moved and seconded  
THAT Bylaw 2017-08, a bylaw to amend the zoning of a parcel of vacant land in the Whitehorse Copper Subdivision to allow for the expansion of the lot at 163 Collins Lane, be given second reading.

Carried Unanimously

**BYLAW 2017-08**

ZONING AMENDMENT  
163 Collins Lane  
SECOND READING

**2017-07-14**

It was duly moved and seconded  
THAT Bylaw 2017-08, a bylaw to amend the zoning of a parcel of vacant land in the Whitehorse Copper Subdivision to allow for the expansion of the lot at 163 Collins Lane, having been read a first and second time, now be given third reading.

Carried Unanimously

**BYLAW 2017-08**

ZONING AMENDMENT  
163 Collins Lane  
THIRD READING

Some council members expressed concerns about reducing the buffer zones and stated that they did not wish to see this application used as a precedent for future developments or lot expansions.

Discussion

Administration confirmed that the expansion area will be consolidated with the existing lot and the survey will then show the permanent lot line of the consolidated parcel.

**2017-07-15**

It was duly moved and seconded  
THAT Bylaw 2017-16, a bylaw to appoint an interim City Manager, be given first reading.

Carried Unanimously

**BYLAW 2017-16**

INTERIM CITY MANAGER  
FIRST READING

**2017-07-16**

It was duly moved and seconded  
THAT Interim City Manager Bylaw 2017-16 be given second reading.

Carried Unanimously

SECOND READING

**2017-07-17**

It was duly moved and seconded  
THAT Bylaw 2017-05, a bylaw to provide for a work of local improvement in the Hillcrest neighbourhood, be given first reading.

Carried Unanimously

**BYLAW 2017-05**

LOCAL IMPROVEMENT  
Hillcrest Neighbourhood  
FIRST READING

**2017-07-18**

It was duly moved and seconded  
THAT Bylaw 2017-15, a bylaw to change the zoning of the Yukon  
Gardens parcel on Metropolit Lane to allow for the expansion of the  
existing greenhouse for food production, be given first reading.

**BYLAW 2017-15**

ZONING AMENDMENT  
Yukon Gardens  
FIRST READING

Carried Unanimously

There being no further business, the meeting adjourned at 6:40 p.m.

**ADJOURNMENT**

ORIGINAL MINUTES SIGNED BY:

"Dan Curtis"

Dan Curtis, Mayor

"N. L. Felker"

Norma L. Felker, Assistant City Clerk

ADOPTED by resolution at Meeting #2017-08 dated April 10, 2017