

MINUTES of REGULAR Meeting #2024-08 of the Council of the City of Whitehorse called for 5:30pm on Monday, April 22, 2024, in Council Chambers, City Hall.

PRESENT: Mayor Laura Cabott  
Councillors \*Dan Boyd  
Kirk Cameron  
\*Jocelyn Curteanu  
\*Michelle Friesen  
Ted Laking  
Mellisa Murray

ALSO PRESENT: City Manager Jeff O'Farrell  
Director of Community Services Krista Mroz  
Director of Corporate Services Valerie Braga  
Director of Development Services Mike Gau  
Director of People and Culture Lindsay Schneider  
Director of Operations and Infrastructure Tracy Allen

Mayor Cabott called the meeting to order at 5:30pm

**CALL TO ORDER**

**CONDOLENCES**

Mayor Cabott recognized the passing of Paul Gray, a firefighter and longtime City employee, and commended Paul's courage and contributions made to the community.

**AGENDA**

**2024-08-01**

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

Carried Unanimously

**PROCLAMATIONS**

Mayor Laura Cabott proclaimed May 4, 2024, to be Wildfire Community Preparedness Day in the city of Whitehorse, a day to raise awareness of wildfire risk and help residents prepare.

Wildfire Community  
Preparedness Day (May 4,  
2024)

Mayor Laura Cabott proclaimed May 5, 2024, to be Red Dress Day in the city of Whitehorse, a day to bring attention to the ongoing issue of violence toward Indigenous women, girls, and gender diverse people.

Red Dress Day (May 5, 2024)

**MINUTES**

**2024-08-02**

It was duly moved and seconded  
THAT the Minutes of the Regular Council meeting dated April  
8, 2024 be adopted as presented.

Carried Unanimously

**DELEGATE SUBMISSIONS**

Lane Tredger, the Whitehorse Centre MLA, spoke in support of  
the motion proposed by Councillor Laking and shared  
community members' letters from 2022 requesting that a  
school remain Downtown.

Lane Tredger – Motion  
Councillor Laking Downtown  
School

Brook Land-Murphy spoke to Council in support of Councillor  
Laking's motion, quoting sections from the Official Community  
Plan that also support the motion. The delegate highlighted the  
active transportation benefits of a downtown elementary  
school, and how it will bring old and young people, and those  
with and without families together.

Brook Land-Murphy – Motion  
Councillor Laking Downtown  
School

**PUBLIC INPUT SESSION**

Mayor Cabott advised that a Public Input Session was  
scheduled at this meeting to hear any submissions with  
respect to the Valleyview South Master Plan.

Valleyview South Master Plan

Sylvie Binnette raised concerns that the Valleyview South  
Master Plan does not include enough greenspace for mature  
urban forest. The speaker provided snack crackers fully  
foraged from the Valleyview forest and urged Council to  
protect Lot 66 as greenspace.

Sylvie Binnette

Annie Laurette raised concerns about the Valleyview South  
Master Plan, expressing that the proposed development of Lot  
66 will have major impacts on the walking trails accessible to  
Valleyview residents. The speaker also noted that Lot 12 will  
not suffice as a recreational greenspace due to the steep slope  
and electrical transmission line.

Annie Laurette

Marc Champagne raised concerns with the development of Lot  
66 as proposed in the Valleyview South Master Plan,  
explaining the area is where residents walk dogs and play, and  
providing greenspace in Hillcrest does not accommodate for  
Valleyview residents with limited mobility.

Marc Champagne

Peter Long raised concerns that the Valleyview South Master  
Plan development will significantly increase traffic heading  
downtown and urged Council to provide better active  
transportation paths and maintain the current trails.

Peter Long

Keith Lay of Active Trails Whitehorse Association raised concerns with the Valleyview South Master Plan proposal to connect Hamilton's motorized multi-use trail to the airport trail that is currently nonmotorized. The speaker urged Council to add the Valleyview South trails to the excluded trails section of the Snowmobile Bylaw, or to amend the Snowmobile Bylaw to restrict snowmobile use to designed and designated motorized multi-use trails.

Keith Lay, Active Trails  
Whitehorse Association

Karen Baxter emphasized the importance of the greenspace on Lot 66 to the mental and physical wellbeing of Valleyview Residents.

Karen Baxter

Jeanette Van Esbroeck shared with Council that most Valleyview residents are in support of development, but that the Valleyview South Master Plan does not preserve enough of the greenspace which is essential to the mental health of the residents.

Jeanette Van Esbroeck

Paramjit Sidhu briefly spoke on personal interactions with Valleyview residents and provided information about gravel extraction.

Paramjit Sidhu

Mayor Cabott declared the Public Input Session for the Valleyview South Master Plan closed.

Public Input Closed

Mayor Cabott advised that a Public Input Session was scheduled at this meeting to hear any submissions with respect to the Vacant and Unoccupied Buildings Bylaw.

Vacant and Unoccupied  
Buildings Bylaw

There were no members of the public present to speak on the Vacant and Unoccupied Buildings Bylaw.

Mayor Cabott declared the Public Input Session for the Vacant and Unoccupied Buildings Bylaw closed.

Public Input Closed

## **COMMITTEE REPORTS**

### **Development Services Committee**

#### **2024-08-03**

It was duly moved and seconded  
THAT Council approve a Rental Housing Development  
Incentive with respect to 28 Olive May Way.

Rental Housing Incentive  
Application – 28 Olive May  
Way

Carried Unanimously

**2024-08-04**

It was duly moved and seconded  
THAT Council approve a Rental Housing Development  
Incentive with respect to 410 Cook Street.

Rental Housing Incentive  
Application – 410 Cook Street

Carried Unanimously

**2024-08-05**

It was duly moved and seconded  
THAT Council approve a Non-Profit Organization Housing  
Development Incentive for a 32-unit housing development at  
84 Rampart Avenue, which includes a development fees grant  
of \$60,000.

Non-Profit Organization  
Development Incentive  
Application – 84 Rampart  
Avenue

Carried Unanimously

As requested by a Committee member, Administration  
provided a status update on building permit applications  
received and issued in 2024, and on recent and future  
changes to the permitting process that are intended to  
increase efficiency in support of development in the city.

New Business – Building  
Permit Process

Delegate Carl Schulze of the Yukon Prospector Association  
spoke to Council on the benefits of the mining industry  
including providing employment and the opportunity for skill  
development, economic income generation through taxation  
and royalties, reclamation of abandoned sites, and  
reinforcement of related industries such as archaeology and  
other scientific fields of study. As requested by a Committee  
member, the delegate provided information on progressive  
reclamation.

Delegate Carl Schulze,  
Yukon Prospectors  
Association – The Benefits of  
Responsible Mining in the  
Yukon

Delegate Marcus Harden of Gladiator Metals provided an  
update on the mining exploration Gladiator Metals is  
undertaking within the city. The delegate explained that the  
company is working to mitigate concerns from the community  
such as employing acoustic monitoring to address noise and  
confirmed that groundwater studies are being completed on an  
ongoing basis by the Yukon Government.

Delegate Marcus Harden,  
Gladiator Metals – Operations  
Update to Council

Mayor Laura Cabott proclaimed April 22, 2024 to be Earth Day  
in the city of Whitehorse, a day to encourage the conservation,  
protection and appreciation of natural resources.

Proclamation – Earth Day  
(April 22, 2024)

**City Operations Committee**

**2024-08-06**

As amended, it was duly moved and seconded THAT Administration participate in stakeholder consultation with the PRO and bring forward a recommendation on the City's next steps with respect to a curbside collection program in June 2024; and THAT Administration bring forward a budget amendment in May 2024 to establish a temporary fee-for-service depot for collection of PPP.

Interim City Curbside  
Recycling Program

Carried Unanimously

As requested by a Committee member, Administration provided an update on ongoing traffic-calming projects and on potential collaboration with the Yukon Government for future work.

New Business – Traffic  
Calming Update

Delegate Tim Kucharuk of the Riverdale Community Association addressed Council on traffic congestion and safety issues within Riverdale and requested the City consider installing traffic-calming measures in the areas of concern.

Delegate Tim Kucharuk,  
Riverdale Community  
Association – Riverdale  
Traffic Calming

**Community Services Committee**

There was no report from the Community Services Committee.

No Report

**Public Health and Safety Committee**

Administration, joined by Luc Bibeau and Keith Fickling of Yukon Wildland Fire Management (YWFM), provided an update on collaborative preparations for the upcoming wildfire season. Efforts include a media campaign focused on seasonal readiness, an annual review of related plans, exercises that focus on cross-government collaboration, and a FireSmart public education campaign. As requested by Committee members, Administration and the YWFM representatives provided information on current and estimated conditions, fire causes, and the importance of individual readiness.

Seasonal Preparedness  
Update – For Information  
Only

**Corporate Services Committee**

In accordance with the Procurement Policy, the Committee was presented with a bi-monthly update on forthcoming procurement projects with an anticipated value greater than \$100,000 for the period of May and June 2023. Administration provided timelines and additional details on several items such as the Robert Service Campground fire suppression pond, electric vehicle charging stations, and the Selkirk Water Treatment Facility.

Upcoming Procurements  
(May/June) – For Information  
Only

**2024-08-07**

It was duly moved and seconded  
THAT Bylaw 2024-11, a bylaw to regulate the 2024 municipal  
election in the City of Whitehorse, be brought forward for  
consideration under the bylaw process.

Election Procedures Bylaw

Carried Unanimously

**2024-08-08**

It was duly moved and seconded  
THAT Council direct that the Council meeting scheduled for  
June 10, 2024, be rescheduled to Tuesday, June 11, 2024.

Adjust June Cycle of Council  
– FCM Travel

Carried Unanimously

A Committee member acknowledged the ongoing Yukon  
Coroner's inquest and recognized the impact on those  
participating.

New Business – Coroner's  
Inquest

**City Planning Committee**

**2024-08-09**

It was duly moved and seconded  
THAT Council approve the amended Copper Ridge  
Development Area Master Plan, a document providing  
guidance and a framework for the future development of YG  
Lots 518 and 519 and City of Whitehorse Lot 520.

Supplemental Information  
Report – Copper Ridge  
Development Area Master  
Plan

Carried Unanimously

**2024-08-10**

It was duly moved and seconded  
THAT Council direct that Bylaw 2024-16, a bylaw to amend the  
Zoning Bylaw to allow for a wider range of opportunities for  
residential development, be brought forward for second and  
third reading under the bylaw process.

Public Hearing Report –  
Zoning Amendment –  
Housing-Related  
Amendments

Carried (6-1)

IN FAVOUR: Mayor Cabott, Councillors Cameron, Curteanu,  
Friesen, Laking, and Murray

OPPOSED: Councillor Boyd

**2024-08-11**

It was duly moved and seconded  
THAT Council direct that Bylaw 2024-25, a bylaw to amend the  
zoning at 4210 4th Avenue, be brought forward for  
consideration under the bylaw process.

Zoning Amendment –  
Municipal Services Building

Carried Unanimously

**2024-08-12**

It was duly moved and seconded  
THAT Council direct that Bylaw 2024-23, a bylaw to ensure that there is a public process and Council decision on all mineral exploration and mineral development activities within city limits, be brought forward to second reading and defeated;  
and

Public Hearing Report –  
Zoning Amendment – Mining  
Activities

THAT Council direct that the application fee be returned to the applicant per section 15.2.7 of the Zoning Bylaw.

Carried Unanimously

Councillor Ted Laking presented a Notice of Motion to bring forward at the Regular Council meeting on April 22, 2024, on ensuring that there continues to be an elementary school in downtown Whitehorse.

Notice of Motion – Councillor  
Laking – Downtown School

Delegate Skeeter Wright encouraged good governance and shared examples of legal issues caused by the City's poor planning or by not following bylaws. The delegate urged Council and the City to be more careful when considering the ramifications of a proposed action.

Delegate Skeeter Wright –  
City Development Permits

**NEW AND UNFINISHED BUSINESS**

As per Section 105 of the 2021-12 Council Procedures Bylaw, the original and amended clause of the following motion were separately considered by Council.

Motion – Councillor Laking –  
Downtown School

**2024-08-13**

It was duly moved and seconded  
THAT the Government of Yukon ensure that there continues to be an elementary school in downtown Whitehorse.

Motion – Councillor Laking –  
Downtown School (1/2)

Carried Unanimously

**2024-08-14**

It was duly moved and seconded  
THAT the Yukon Government work with the City of Whitehorse to help address the increasing lack of recreation facilities and space where there is construction of any new school in the city of Whitehorse.

Motion – Councillor Laking –  
Downtown School (2/2)

Carried Unanimously

Councillor Murray presented a Notice of Motion to bring forward at the Regular Council meeting on May 13, 2024, on establishing a Youth Advisory Committee and committing to hosting a minimum of four Youth Town Halls a year.

Notice of Motion – Councillor  
Murray – Youth Initiatives

**BYLAWS**

**2024-08-15**

It was duly moved and seconded  
THAT Bylaw 2024-25, a bylaw to amend the zoning at 4210  
4th Avenue, be given First Reading.  
Carried Unanimously

**BYLAW 2024-25**  
Zoning Amendment –  
Municipal Services  
Building  
FIRST READING

**2024-08-16**

It was duly moved and seconded  
THAT Bylaw 2024-11, a bylaw to regulate the 2024 municipal  
election in the City of Whitehorse, be given First Reading.  
Carried Unanimously

**BYLAW 2024-11**  
Election Procedures Bylaw  
FIRST READING

**2024-08-17**

It was duly moved and seconded  
THAT Bylaw 2024-11 be given Second Reading.  
Carried Unanimously

**BYLAW 2024-11**  
Election Procedures Bylaw  
SECOND READING

**2024-08-18**

It was duly moved and seconded  
THAT Bylaw 2024-16, a bylaw to amend the Zoning Bylaw to  
allow for a wider range of opportunities for residential  
development, be given Second Reading.  
Carried (6-1)  
IN FAVOUR: Mayor Cabott, Councillors Cameron, Curteanu,  
Friesen, Laking, and Murray  
OPPOSED: Councillor Boyd

**BYLAW 2024-16**  
Zoning Amendment –  
Housing-Related  
Amendments  
SECOND READING

**2024-08-19**

It was duly moved and seconded  
THAT Bylaw 2024-16 be given Third Reading.  
Carried (6-1)  
IN FAVOUR: Mayor Cabott, Councillors Cameron, Curteanu,  
Friesen, Laking, and Murray  
OPPOSED: Councillor Boyd

**BYLAW 2024-16**  
Zoning Amendment –  
Housing-Related  
Amendments  
THIRD READING



**2024-08-20**

It was duly moved and seconded  
THAT Bylaw 2024-23, a bylaw to ensure that there is a public  
process and Council decision on all mineral exploration and  
mineral development activities within city limits, be given  
Second Reading.

Carried (4-3)

IN FAVOUR: Mayor Cabott, Councillors Curteanu, Friesen,  
and Murray

OPPOSED: Councillors Cameron, Boyd, and Laking

**BYLAW 2024-23**  
Zoning Amendment –  
Mining Activities  
SECOND READING

**2024-08-21**

It was duly moved and seconded  
THAT Bylaw 2024-23 be given Third Reading.

Defeated Unanimously

**BYLAW 2024-23**  
Zoning Amendment –  
Mining Activities  
THIRD READING

**2024-08-22**

It was duly moved and seconded  
THAT Bylaw 2024-27, a bylaw to authorize a lease agreement  
with Desycan to provide seasonal food concession services at  
the Frank Slim Building in Shipyards Park, be given Third  
Reading.

Carried Unanimously

**BYLAW 2024-27**  
Lease Agreement – Frank  
Slim Building Concession  
Services  
THIRD READING

There being no further business, the meeting adjourned at 8:37 p.m. **ADJOURNMENT**



  
Laura Cabott, Mayor

  
Corporate Services