



**Minutes of the meeting of the
City Planning Committee**

Date	May 6, 2024	2024-09
Location	Council Chambers, City Hall	
Committee Members Present	Councillor Dan Boyd - Chair Mayor Laura Cabott Councillor Kirk Cameron Councillor Jocelyn Curteanu *Councillor Michelle Friesen Councillor Ted Laking Councillor Mellisa Murray	
Staff Present	Jeff O'Farrell, City Manager Krista Mroz, Director of Community Services Brittany Dixon, A/Director of Corporate Services Lindsay Schneider, Director of People and Culture Mike Gau, Director of Development Services Tracy Allen, Director of Operations and Infrastructure Darcy McCord, Senior Planner, Planning Services Mathieu Marois, Senior Planner, Planning Services Kinden Kosick, Land Development Supervisor, Planning Services	

* Indicates electronic participation

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

1. **Public Hearing Report – Official Community Plan Amendment – 200 Lobird Road**

The Committee was presented with a summary of submissions received for the Public Hearing that was held on April 8, 2024, regarding an Official Community Plan amendment at 200 Lobird Road. One written submission was received and five people attended the session to speak including the property owner and consultant for the proposed project. The report responded to the concerns raised about housing affordability and density, traffic, and water servicing. Administration provided additional information on the South Growth Area Master Plan, including funding structures, estimated timelines and potential phases of development, and on how the proposed area of development would interact with the South Growth Area Master Plan.

The Recommendation of the City Planning Committee is

THAT Council direct that Bylaw 2024-20, a bylaw to amend the Official Community Plan land use designation of a portion of 200 Lobird Road from Residential – Urban to Residential – Country, be brought forward for second reading under the bylaw process.

2. Official Community Plan Amendment – Maximum Building Heights in Mixed – Use Downtown Core – For Information Only

In accordance with the Council Motion passed on February 12, 2024, Administration presented a proposed amendment to the 2040 Official Community Plan (OCP) to increase the maximum building height for the Mixed-Use Downtown Core designation to 40 m. Administration provided additional information on downtown servicing, parking capacities, timelines, previous public input, and the National Building Code requirements. It was expressed that further research was needed on how the amendment could impact climate change, equitable access, housing affordability, and what strategies could address a higher growth rate than the one used in the OCP. It was discussed that guidelines regarding shadow and wind impacts, as well as guidelines addressing housing requirements be added to the proposed amendment. Per Section 26 of the 2021-12 Council Procedures Bylaw, the Committee directed that this item not be brought forward for decision at the next Regular Council meeting, and instead, Administration conduct additional research.

3. Zoning Amendment – 6119 6th Avenue

A Zoning Amendment to 6119 6th Avenue was presented to allow for the development of a child care centre. There is an existing building on the property that the applicant intends to modify to accommodate the child care centre within the building.

The Recommendation of the City Planning Committee is

THAT Council direct that Bylaw 2024-31, a bylaw to amend the zoning at 6119 6th Avenue to allow for a child care centre, be brought forward for consideration under the bylaw process.

4. Lease Agreement – Biathlon Yukon

Biathlon Yukon has been operating the biathlon training and recreation facility on Grey Mountain Road since 1987, and in anticipation for the 2026 Arctic Winter Games, has been working with the Yukon Government to construct a \$1.8 million administrative building. The current lease agreement between the City of Whitehorse and Biathlon Yukon expired in June 2023. A new lease agreement with a ten-year term and consent for the administrative building was presented. As requested by a Committee member, Administration provided clarity on sections within the lease.

The Recommendation of the City Planning Committee is

THAT Council direct that Bylaw 2024-32, a bylaw to enter into a lease agreement with Biathlon Yukon for a lease area comprised of Lot 1115, Quad 105 D/10, Plan 98-164, Whitehorse, Yukon, be brought forward for due consideration under the bylaw process; and

THAT Council consent to the construction of an administrative building within Lot 1115, Quad 105 D/10, Plan 98-164, Whitehorse, Yukon, in accordance with the terms of the lease agreement.

5. New Business – Development Project Updates

As requested by a Committee member, Administration provided updates on the timelines and current status of Hemlock and Whistle Bend development opportunities and commercial/industrial planning initiatives.

6. Delegate Elizabeth Hanson – Building Height Maximum

Delegate Elizabeth Hanson informed Council that the proposed Official Community Plan (OCP) amendment on Building Height Maximums communicates to residents that the public engagement performed during the creation of the OCP is not valued. The delegate also notes that the discussion is lacking information required by the OCP such as how the proposed amendment aligns with the vision set out in the OCP and the rationale for undertaking the amendment in advance to a more comprehensive review.

7. Delegate Nathan Millar, Downtown Residents Association – Building Height Maximum

Representing the Downtown Residents Association, delegate Nathan Millar confirmed that most downtown residents are in favour of responding to growing population demands but are against the proposed Official Community Plan (OCP) amendment regarding Building Height Maximums. The delegate spoke on the negative effects of taller buildings and provided reasons why the amendment will not address housing concerns in a meaningful way.

8. Delegate Forest Pearson – Building Height Maximum

Delegate Forest Pearson spoke in favour of using the downtown core to take action on the housing crisis, but doing so through handling underutilized lots, not by increasing height limits. The delegate provided the negative impacts of taller buildings on the liveability and vibrancy of a city, and shared photos of other cities that have remained successful with limited building heights.

9. Delegate Bill Curtis, Biathlon Yukon – Biathlon Yukon Lease Agreement

Delegate Bill Curtis, president of Biathlon Yukon, provided additional information on the organization's history, the proposed lease agreement, and general plans for the building waiting for Council approval. As requested by a Committee member, the delegate provided information on the permanence of the current structures and future administrative building.



**Minutes of the meeting of the
Development Services Committee**

Date	May 6, 2024	2024-09
Location	Council Chambers, City Hall	
	Councillor Dan Boyd - Chair Mayor Laura Cabott	
Committee Members Present	Councillor Kirk Cameron Councillor Jocelyn Curteanu *Councillor Michelle Friesen Councillor Ted Laking Councillor Mellisa Murray	
Staff Present	Jeff O'Farrell, City Manager Krista Mroz, Director of Community Services Brittany Dixon, A/Director of Corporate Services Lindsay Schneider, Director of People and Culture Mike Gau, Director of Development Services Tracy Allen, Director of Operations and Infrastructure Kinden Kosick, Land Development Supervisor, Planning Services	

* Indicates electronic participation

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

1. Housing Development Incentive Policy Amendment – Tipping Fees

As directed by Council on March 11, 2024, Administration presented additional analysis on the tipping fee section of the recently adopted Housing Development and Incentive Policy. It is proposed to add a new section to the Housing Development and Incentive Policy titled "Temporary Tipping Fee Incentive" and to remove tipping fee grants from the City Grant-Making Policy so that the City's ability to grant back 75% of the tipping fee is not capped. Administration provided additional information on waste handling and deadlines.

The Recommendation of the Development Services Committee is

THAT Council adopt the amendments to the Housing Development Incentives Policy and to the City Grant-Making Policy.

2. **Delegate Kate Mechan, Safe at Home Society – Homelessness in Whitehorse**

Delegate Kate Mechan of the Safe at Home Society presented to Council on homelessness statistics in Whitehorse, and urged the City to donate or specify a parcel of land to be used as a safer place for people to camp if required. Responding to questions from Committee members, the delegate provided clarification on data from the presentation and from other municipalities.



**Minutes of the meeting of the
City Operations Committee**

Date	May 6, 2024	2024-09
Location	Council Chambers, City Hall	
	Councillor Jocelyn Curteanu - Chair	
	Mayor Laura Cabott	
Committee Members Present	Councillor Dan Boyd	
	Councillor Kirk Cameron	
	*Councillor Michelle Friesen	
	Councillor Ted Laking	
	Councillor Mellisa Murray	
	Jeff O'Farrell, City Manager	
	Krista Mroz, Director of Community Services	
Staff Present	Brittany Dixon, A/Director of Corporate Services	
	Lindsay Schneider, Director of People and Culture	
	Mike Gau, Director of Development Services	
	Tracy Allen, Director of Operations and Infrastructure	

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



Minutes of the meeting of the Community Services Committee

Date	May 6, 2024	2024-09
Location	Council Chambers, City Hall	
	Councillor Kirk Cameron – Chair Mayor Laura Cabott	
Committee Members Present	Councillor Dan Boyd Councillor Jocelyn Curteanu *Councillor Michelle Friesen Councillor Ted Laking Councillor Mellisa Murray	
Staff Present	Jeff O'Farrell, City Manager Krista Mroz, Director of Community Services Brittany Dixon, A/Director of Corporate Services Lindsay Schneider, Director of People and Culture Mike Gau, Director of Development Services Tracy Allen, Director of Operations and Infrastructure Keri Rutherford, Program Supervisor, Recreation Services Mélodie Simard, Manager, Parks and Community Development	

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

1. Spring Recreation Grants

As outlined in the Recreation Grant Policy, the Committee was presented with the 2024 Spring Recreation Grants recommended for Council approval. The allocations have been reviewed for eligibility under the Policy criteria, and the total amount of grants recommended is within the amount of funding available. Administration provided additional details on the application, approval, and allocation procedures.

The Recommendation of the Community Services Committee is

THAT Council approve the allocation of \$186,812 for Recreation Grants as recommended by the Recreation Grant Task Force.

2. Trail Development Application – Grey Mountain

Administration presented a trail development application for an 800-metre trail that would connect RIPURT trail with the Magnusson parking lot to provide a safer, forested alternative for users currently using the Grey Mountain Road. As requested by

Committee members, Administration provided details on the trail's maintenance plan, and responded to questions regarding the naming of the trail and environmental impact concerns.

The Recommendation of the Community Services Committee is

THAT Council authorize Administration to enter into a Trail Construction Agreement with the Contagious Mountain Bike Club for construction of a new type 3 single-track recreational trail on Grey Mountain and update the City Trail Maintenance Policy to include this trail.

3. New Business – Senior's Social

A Committee member commended Administration for the Senior's Social that took place May 3, 2024, and shared that members of the public have extended their appreciation for the event.

4. Proclamation – Jewish Heritage Month (May 2024)

Mayor Laura Cabott proclaimed May 2024 to be Jewish Heritage Month in the city of Whitehorse, an opportunity to remember and celebrate the role that Jewish Canadians have played and continue to play in communities across the country.

5. Proclamation – Asian Heritage Month (May 2024)

Mayor Laura Cabott proclaimed May 2024 to be Asian Heritage Month in the city of Whitehorse, an opportunity to learn more about the history of Asian Canadians and celebrate their contributions to communities across the country.

6. Delegate Anthony Bier, Contagious Mountain Bike Club – Trail Construction

Delegate Anthony Bier of the Contagious Mountain Bike Club (CMBC) provided Council with information on CMBC and how the organization is evolving, and on the economic benefits of good mountain trails. As requested by a Committee member, the delegate explained the benefits of the proposed Snowdog trail in comparison to alternatives, which includes providing an improved experience that will entice bikers to utilize the trail instead of the road.

7. Delegate Keith Lay, Active Trails Whitehorse Association – Trail Development Application

Delegate Keith Lay of the Active Trails Whitehorse Association raised concerns on proposed Trail Development Application for Snowdog Trail in Grey Mountain. The delegate disputed the idea that the current path is hard to maintain and unsafe and explained that the sandy section mentioned is only a small portion.



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

Date	May 6, 2024	2024-09
Location	Council Chambers, City Hall	
	Councillor Mellisa Murray - Chair Mayor Laura Cabott	
Committee Members Present	Councillor Dan Boyd Councillor Kirk Cameron Councillor Jocelyn Curteanu *Councillor Michelle Friesen Councillor Ted Laking	
	Jeff O'Farrell, City Manager Krista Mroz, Director of Community Services	
Staff Present	Brittany Dixon, A/Director of Corporate Services Lindsay Schneider, Director of People and Culture Mike Gau, Director of Development Services Tracy Allen, Director of Operations and Infrastructure	

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

1. New Business – Funding Acknowledgement

A Committee member commended the Mayor and Administration for their work in securing the 45-million-dollar funding for the Robert Service Way escarpment from Housing and Infrastructure Canada's Disaster Mitigation and Adaptation Fund.



**Minutes of the meeting of the
Corporate Services Committee**

Date	May 6, 2024	2024-09
Location	Council Chambers, City Hall	
	Councillor Ted Laking - Chair Mayor Laura Cabott	
Committee Members Present	Councillor Dan Boyd Councillor Kirk Cameron Councillor Jocelyn Curteanu *Councillor Michelle Friesen Councillor Mellisa Murray	
	Jeff O'Farrell, City Manager	
Staff Present	Krista Mroz, Director of Community Services Brittany Dixon, A/Director of Corporate Services Lindsay Schneider, Director of People and Culture Mike Gau, Director of Development Services Tracy Allen, Director of Operations and Infrastructure	

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

1. Delegate Daniel Sokolov – Online Voting

Delegate Daniel Sokolov presented to Council on how allowing online voting for the next municipal election will not increase voting turnout or accessibility, and instead results in negative impacts on turnout and safe and fair voting. The delegate responded to questions from Committee members and recommended other ways to improve the voting experience.

There being no further business the meeting adjourned at 10:20 P.M.



Laura Cabott, Mayor



Corporate Services

