

MINUTES of REGULAR Meeting #2024-09 of the Council of the City of Whitehorse called for 5:30pm on Monday, May 13, 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
A/Director of Corporate Services Brittany Dixon
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

ACKNOWLEDGEMENT

Mayor Laura Cabott thanked City staff and partner agencies for their work in response to the emergency telecommunications outage from May 11 and May 12.

Staff Acknowledgement

AGENDA

2024-09-01

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

Carried Unanimously

PROCLAMATIONS

Mayor Laura Cabott proclaimed May 14, 2024 as Apraxia Awareness Day in the city of Whitehorse, a day for raising public awareness about childhood Apraxia of Speech

Apraxia Awareness Day

MINUTES

2024-09-02

It was duly moved and seconded THAT the Minutes of the Regular Council meeting dated April 22, 2024 be adopted as presented.

Carried Unanimously

DELEGATE SUBMISSIONS

Delegate Daniel Sokolov urged Council to reconsider allowing internet voting and provided suggestions to increase voter turnout and accessibility.

Daniel Sokolov – 2024-11
Election Procedures Bylaw
(3rd Reading)

Delegate Anthony Bier of the Contagious Mountain Biking Club spoke in support of the proposed Trail Development Application for Snowdog at Grey Mountain, explaining that the trail would improve mountain bike recreation and increase safety for riders. The delegate confirmed that the trail will not affect wildlife or the canopy of the forest, and responded to questions about safety concerns for other users of the trail.

Anthony Bier, Contagious
Mountain Biking Club – Trail
Development Application –
Grey Mountain

PUBLIC INPUT SESSION

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

Vacant and Unoccupied
Buildings Bylaw

Marianne Darragh spoke in support of the proposed Vacant and Unoccupied Buildings Bylaw but brought forward concerns regarding a lack of specificity in some areas of the bylaw and the time period for vacancy being too short.

Marianne Darragh

Ian Robertson spoke in support of the proposed Vacant and Unoccupied Buildings Bylaw. The speaker commented that the landscaping requirements and inspection procedures are unclear within the bylaw.

Ian Robertson

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

Public Input Closed

PUBLIC HEARING

Mayor Cabott advised that a Public Hearing was scheduled at this meeting to hear submissions with respect to the Official Community Plan Administrative Amendments.

Official Community Plan
Administrative Amendments

Mayor Cabott called for submissions with respect to the Official Community Plan Administrative Amendments.

Official Community Plan
Administrative Amendments

Ian Robertson recommended adding a foot note to the Official Community Plan maps that will make interpreting the boundary lines easier.

Ian Robertson

Mandeep Sidhu of Sidhu Trucking recommended improving the boundary lines on Maps 1 and 5 to maximize land usage so that the community is better prepared for fire disasters, and the municipality can benefit financially.

Mandeep Sidhu

Mayor Cabott called a second and third time for submissions with respect to the Official Community Plan Administrative Amendments.

Official Community Plan
Administrative Amendments

Hearing no additional submissions, Mayor Cabott declared the Public Hearing for the Official Community Plan Administrative Amendments now closed.

Public Hearing Closed

COMMITTEE REPORTS

City Planning Committee

2024-09-03

It was duly moved and seconded
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.

Public Hearing Report –
Official Community Plan
Amendment – 200 Lobird
Road

Carried (6-1)

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

OPPOSED: Councillor Boyd

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.

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

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.

2024-09-04

It was duly moved and seconded
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.

Zoning Amendment – 6119
6th Avenue

Carried Unanimously

2024-09-05

It was duly moved and seconded
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.

Lease Agreement – Biathlon
Yukon

Carried Unanimously

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.

New Business –
Development Project Updates

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.

Delegate Elizabeth Hanson –
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.

Delegate Nathan Millar,
Downtown Residents
Association – 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.

Delegate Forest Pearson –
Building Height Maximum

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.

Delegate Bill Curtis, Biathlon
Yukon – Biathlon Yukon
Lease Agreement

Development Services Committee

2024-09-06

It was duly moved and seconded
THAT Council adopt the amendments to the Housing
Development Incentives Policy and to the City Grant-Making
Policy.

Housing Development
Incentive Policy Amendment
– Tipping Fees

Carried Unanimously

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.

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

City Operations Committee

There was no report from the City Operations Committee.

No Report

Community Services Committee

2024-09-07

It was duly moved and seconded
THAT Council approve the allocation of \$186,812 for
Recreation Grants as recommended by the Recreation Grant
Task Force.

Spring Recreation Grants

Carried Unanimously

2024-09-08

It was duly moved and seconded

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.

Trail Development Application
– Grey Mountain

Carried Unanimously

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.

New Business – Senior's
Social

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.

Proclamation – Jewish
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.

Proclamation – Asian
Heritage Month (May 2024)

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.

Delegate Anthony Bier,
Contagious Mountain Bike
Club – Trail Construction

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.

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

Public Health and Safety Committee

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.

New Business – Funding
Acknowledgement

Corporate Services Committee

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.

Delegate Daniel Sokolov –
Online Voting

NEW AND UNFINISHED BUSINESS

As per Section 105 of the 2021-12 Council Procedures Bylaw, each matter of Councillor Murray's motion on Youth Initiatives was considered separately by Council.

2024-09-09

It was duly moved and seconded
THAT the City of Whitehorse accept the offer to create a Civic Youth Fellowship by the Canadian Race Relations Foundation.
Carried (5-2)

Motion – Councillor Murray –
Youth Initiatives (1/4)

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

OPPOSED: Mayor Cabott, Councillor Boyd

2024-09-10

It was duly moved and seconded
THAT the City of Whitehorse commit to hosting a minimum of four youth town halls each year.
Carried (5-2)

Motion – Councillor Murray –
Youth Initiatives (2/4)

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

OPPOSED: Mayor Cabott, Councillor Boyd

2024-09-11

It was duly moved and seconded
THAT the City of Whitehorse create a youth advisory committee to provide advice and recommendations to Mayor and Council on issues such as climate change.
Defeated (3-4)

Motion – Councillor Murray –
Youth Initiatives (3/4)

IN FAVOUR: Councillors Friesen, Laking, and Murray

OPPOSED: Mayor Cabott, Councillors Boyd, Cameron, and
Curteanu

2024-09-12

It was duly moved and seconded
THAT Administration be directed to bring to council for
decision the necessary budget amendment to support the Civic
Youth Fellowship.

Motion – Councillor Murray –
Youth Initiatives (4/4)

Carried (6-1)

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

OPPOSED: Councillor Boyd

BYLAWS

2024-09-13

It was duly moved and seconded
THAT Bylaw 2024-31, a bylaw to amend the zoning at 6119
6th Avenue to allow for a child care centre, be given First
Reading.

BYLAW 2024-31
Zoning Amendment –
6119 6th Avenue
FIRST READING

Carried Unanimously

2024-09-14

It was duly moved and seconded
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 given
First Reading.

BYLAW 2024-32
Lease Agreement –
Biathlon Yukon
FIRST READING

Carried Unanimously

2024-09-15

It was duly moved and seconded
THAT Bylaw 2024-32 be given Second Reading.

BYLAW 2024-32
Lease Agreement –
Biathlon Yukon
SECOND READING

Carried Unanimously

2024-09-16

It was duly moved and seconded
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 given Second Reading.

BYLAW 2024-20
Official Community Plan
Amendment – 200 Lobird
Road
SECOND READING

Carried (6-1)

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

OPPOSED: Councillor Boyd

2024-09-17

It was duly moved and seconded
THAT the 2024-11 Election Procedures Bylaw be referred
back to Administration to remove the provisions that allow for
internet voting; and
THAT Administration be directed to bring forward the amended
Bylaw 2024-11 for Third Reading at the Regular Council
meeting on June 24, 2024.

BYLAW 2024-11
Election Procedures Bylaw
REFERRED

Carried (6-1)

IN FAVOUR: Councillors Boyd, Cameron, Curteanu, Friesen,
Laking, and Murray

OPPOSED: Mayor Cabott

There being no further business, the meeting adjourned at 9:27 p.m. **ADJOURNMENT**





Laura Cabott, Mayor



Corporate Services

Adopted by Resolution at Meeting #2024-09