



Minutes of the meeting of the City Planning Committee

Date	June 17, 2024	2024-12
Location	Council Chambers, City Hall	
	Councillor Michelle Friesen - Chair	
	Mayor Laura Cabott	
Committee Members Present	Councillor Dan Boyd	
	Councillor Kirk Cameron	
	Councillor Jocelyn Curteanu	
	Councillor Ted Laking	
	Councillor Mellisa Murray	
	Jeff O'Farrell, City Manager	
	Krista Mroz, Director of Community Services	
Staff Present	Valerie Braga, Director of Corporate Services	
	Mike Gau, Director of Development Services	
	Taylor Eshpeter, A/Director of Operations and Infrastructure	

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

1. Public Hearing Report – Zoning Amendment – Municipal Services Building

The Committee was presented with a summary of submissions received for the Public Hearing held on May 27, 2024, regarding a Zoning Amendment for 4210 4th Avenue. No written submissions were received, but two people attended. The report responded to concerns raised about parking and traffic, road improvements, and the adjacent warehouse. As requested by a Committee member, Administration provided more information on a historical zoning matter related to warehousing in the area and how it is not directly relevant to the proposed Bylaw 2024-25.

The Recommendation of the City Planning Committee is

THAT Council direct that Bylaw 2024-25, a bylaw to amend the zoning at 4210 4th Avenue from CM2 – Mixed Use Commercial 2 to CM2(x) – Mixed Use Commercial 2 (modified) to ensure the redevelopment of the Municipal Service Building (MSB) site includes a residential use and to allow for a maximum building height of 30m, be brought forward for second and third reading under the bylaw process.

2. Wasson Place Extension Master Plan

To help create more opportunities for mixed commercial and industrial land in support of Council's 2022 to 2024 Strategic Priority, a Master Plan (the Plan) has been developed for an extension to the Hillcrest Industrial Area. The Plan was presented to the Committee for approval to move on to a Public Input Session. Administration provided information on the proposed timeline of the Master Plan.

The Recommendation of the City Planning Committee is

THAT Council direct Administration schedule a Public Input Session at the Regular Council Meeting of August 12, 2024, on the proposed Wasson Place Extension Master Plan.

3. Supplemental Information Report – Official Community Plan Amendment – Maximum Building Heights in Mixed Use Downtown Core

As requested by Council at the Standing Committee meeting on May 6, 2024, a supplemental report with additional information regarding an Official Community Plan amendment to increase the maximum building height in the downtown core was presented. Analysis was provided on the effect of the amendment on climate change, equitable access and housing affordability. The report suggested guidelines to address shadow and wind impacts, and the inclusion of affordable housing. Administration provided additional information timelines for other development areas like the South Growth Area and on the consultation process.

The Recommendation of the City Planning Committee is

THAT Council direct that the proposed alternative Bylaw 2024-26, a bylaw to amend the Official Community Plan to increase the maximum building height in the Mixed Use Downtown Core designation to 40 m, be brought forward for consideration under the bylaw process.

4. New Business – Mount Sima Lot 68

A Committee member suggested Administration consider how to address concerns raised regarding Lot 68 in the Mount Sima Industrial area.

5. Delegate Ian Robertson, Inukshuk Planning and Development – Official Community Plan Mapping Error for Lot 68

Delegate Ian Robertson of Inukshuk Planning and Development, representing Sidhu Trucking, requested Council direct Administration to correct a boundary line within the Official Community Plan that has a part of Lot 68 designated as greenspace and designate an additional 3.9 ha for industrial use. The delegate highlighted that the proponent has addressed concerns raised by the Development Review Committee, and the proposed amendment would be in compliance with the City's planning principles.



Minutes of the meeting of the Development Services Committee

Date	June 17, 2024	2024-12
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	
	Jeff O'Farrell, City Manager	
	Krista Mroz, Director of Community Services	
Staff Present	Valerie Braga, Director of Corporate Services	
	Mike Gau, Director of Development Services	
	Taylor Eshpeter, A/Director of Operations and Infrastructure	

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

1. **Housing and Land Development Advisory Committee Extension/Workplan Approval**

A report was presented to extend the term of the Housing and Land Development Advisory Committee (HLDAC) to December 31, 2024 and to approve the workplan. Administration provided information on the number of current members, the workplan, and the implementation status of formerly approved HLDAC workplan items.

The Recommendation of the Development Services Committee is

THAT Council approve an extension of the term for the Housing and Land Development Advisory Committee until December 31, 2024; and

THAT Council approve the proposed work plan from June – December 2024.

2. **New Business – Convention Centre in Whitehorse**

As requested by a Committee member, Administration confirmed that the City has been part of preliminary discussions regarding the development of a convention centre in Whitehorse.

3. Delegate Nathan Millar, Downtown Residents Association – Downtown Building Heights

Delegate Nathan Millar of the Downtown Residents Association, spoke against the proposed and alternative proposed bylaw to increase the maximum building height in the downtown core as neither will address key issues such as climate change and housing affordability. The delegate urged Council not to proceed with the bylaw process as the public has already provided input during the creation of the Official Community Plan.



Minutes of the meeting of the City Operations Committee

Date	June 17, 2024	2024-12
Location	Council Chambers, City Hall	
Committee Members Present	Councillor Jocelyn Curteanu - Chair Mayor Laura Cabott Councillor Dan Boyd Councillor Kirk Cameron Councillor Michelle Friesen Councillor Ted Laking Councillor Mellisa Murray	
Staff Present	Jeff O'Farrell, City Manager Krista Mroz, Director of Community Services Valerie Braga, Director of Corporate Services Mike Gau, Director of Development Services Taylor Eshpeter, A/Director of Operations and Infrastructure	

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

1. New Business – Concerns with New Transit Routes

As requested by a Committee member, Administration provided information on the decision to have bus route 202 stop on Hamilton Boulevard instead of at the Canada Games Centre and explained how staff will address accessibility.

2. New Business – Traffic Calming

As requested by a Committee member, Administration provided an update on various traffic-calming initiatives and spot improvements.

3. New Business – Advanced Left at Ogilvie and 2nd

As requested by a Committee member, Administration provided an update on the plan to implement an advanced left at the Ogilvie and 2nd Avenue intersection and confirmed that implementation should be complete by the end of 2024.



Minutes of the meeting of the Community Services Committee

Date	June 17, 2024	2024-12
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 Valerie Braga, Director of Corporate Services Mike Gau, Director of Development Services Taylor Eshpeter, A/Director of Operations and Infrastructure	

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

1. New Business – Indigenous People's Day Ceremony

A Committee member encouraged community members to attend the Indigenous People's Day opening ceremony at the Kwanlin Dün Cultural Centre on Friday, June 21, 2024.

2. New Business – Pickleball Facility

As requested by a Committee member, Administration confirmed that the Parks Department is currently working with the Yukon Pickleball Association to identify potential sites, and following confirmation that a site is feasible, a budget submission may be completed.

3. New Business – Philippines Independence Day

A Committee member thanked the community, Council members, and City staff for their involvement in the Philippines Independence Day flag raising ceremony.

4. New Business – Adäka Cultural Festival

A Committee member noted the Adäka Cultural Festival is taking place June 28 to July 1 at the Kwanlin Dün Cultural Centre and encouraged members of the community to attend and learn about indigenous culture.



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

Date	June 17, 2024	2024-12
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	Valerie Braga, Director of Corporate Services	
	Mike Gau, Director of Development Services	
	Taylor Eshpeter, A/Director of Operations and Infrastructure	

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



Minutes of the meeting of the Corporate Services Committee

Date	June 17, 2024	2024-12
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	
Staff Present	Jeff O'Farrell, City Manager Krista Mroz, Director of Community Services Valerie Braga, Director of Corporate Services Mike Gau, Director of Development Services Taylor Eshpeter, A/Director of Operations and Infrastructure	

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

1. **Upcoming Procurements (July/August) – For Information Only**

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 July and August 2024. Additional information was provided on the Lewes Boulevard Bus Lane and Residential Curbside Recycling and Recycling Depot projects.

2. **Audited 2023 Financial Statements**

The Committee was presented with the draft of the 2023 Audited Financial Statements for acceptance before being sent to the Government of Yukon as required under the *Municipal Act*. Administration responded to questions about the surplus and reserve levels, how reserve funds can be used, and the calculation of fees charged.

The Recommendation of the Corporate Services Committee is

THAT Council accept the audited City of Whitehorse 2023 Financial Statements as presented; and

THAT the Water and Sewer Fund surplus of \$329,335 be transferred to the Water and Sewer Reserve.

3. Commencement Report – Pumper Truck – Station 3

A commencement report was presented to authorize the procurement of a pumper truck to ensure the equipment is ready upon construction and occupancy of Station 3. The project is included in the 2024 – 2027 Capital Expenditure Program funded by the Canada Community Building Fund in the amount of \$2,200,000. Administration confirmed that there is a plan to maintain the truck in the event Station 3 is not ready when it arrives, and clarified that the pumper truck, similar to current units, is not designed for higher building heights.

The Recommendation of the Corporate Services Committee is

THAT Council authorize Administration to commence the procurement for project 500c00524 Additional Pumper Truck – Station 3.

4. Budget Amendment – Additional Transit Buses

Due to an escalation in rates, a budget amendment is needed for additional transit buses to continue the implementation of the Modernized Transit Route Plan. Additional information was provided on the decarbonization roadmap currently underway, life-expectancy of the units, and bus storage capacity at the Whitehorse Operations Building.

The Recommendation of the Corporate Services Committee is

THAT Council amend Appendix B of the 2024 - 2027 Capital Expenditure Program by increasing the 2024 Capital Budget for projects 320c01016 Replacement Transit Buses and 320c00722 Additional Transit Buses in the amount of \$250,000 funded by the Investing in Canada Infrastructure Program.

5. Commencement Report and Budget Amendment – Residential Curbside Recycling Program

A commencement report and budget amendment to the 2024 – 2026 Operating Budget were presented to authorize the establishment of a temporary fee-for-service curbside collection program for packaging and paper products. The Yukon Government has committed up to \$2.4M in funding support over the next two years. Administration provided additional information on the timeline of the Yukon Government funding, how the service will work, and on what is expected to happen when the Extended Producer Responsibility Regulations come into effect.

The Recommendation of the Corporate Services Committee is

THAT Council direct that Bylaw 2024-36, a bylaw to amend the 2024-2026 Operating Budget to increase the solid waste expenditures budget in the amount of \$715,000 for the 2024 year and \$2.14 million for the 2025 provisional year, offset by an increase in revenues from user fees and government transfers, be brought forward for consideration under the bylaw process; and

THAT Council authorize Administration to commence the procurement for Residential Curbside Recycling Services.

6. New Business – Possibilities for Palestine

A Committee member questioned what else the City of Whitehorse can do to support the people of Palestine and asked for consideration.

7. Delegate Yusuf Legere – Ceasefire Letter to MP Hanley

Delegate Yusuf Legere requested information on the process that went into the letter that was sent to MP Brendan Hanley regarding the matters in Palestine and questioned the possibility for bias that informed the letter. The delegate asked that the comments made in October 2023 condemning community members protesting for Palestine be rectified.

8. Delegate Molly Swain – Taking Action for Palestine

Delegate Molly Swain urged Council to take concrete action to support the people of Palestine and address colonialism in Whitehorse, suggesting policy review, divestment strategies and transparent communication with the public.

9. Delegate Anya Close – Ceasefire Letter to MP Hanley

Delegate Anya Close questioned why all councillors were not included in drafting the letter that was sent to MP Brendan Hanley and criticized the decision to maintain a balanced position, citing that there is no middle ground between an oppressor and the oppressed. The delegate asked the Council to do more to support the people of Palestine.

There being no further business the meeting adjourned at 9:50 P.M.



Laura Cabott, Mayor



Corporate Services



