



Minutes of the meeting of the City Planning Committee

Date	August 5, 2024	2024-14
Location	Council Chambers, City Hall	
Committee Members Present	Councillor Michelle Friesen - Chair Mayor Laura Cabott Councillor Dan Boyd Councillor Kirk Cameron *Councillor Jocelyn Curteanu 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 Tracy Allen, Director of Operations and Infrastructure Kinden Kosick, Land Development Supervisor, Land & Building Services Mathieu Marois, A/Manager, Planning Services Aaron Kuntz, Planner 2, Planning Services	

* Indicates electronic participation

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

1. Conditional Use Application – 45 McCandless – For Information Only

A report on a Conditional Use application to allow supportive housing at 45 McCandless Crescent in McIntyre Subdivision was presented. The applicant has proposed a four-plex for an emergency caregiver program that provides temporary accommodations for child-protection related matters. Per the Zoning Bylaw, a Public Input Session has been scheduled at the Regular Council meeting on August 12, 2024.

2. Disposition Lot 520 Copper Ridge

To allow for development as outlined in the approved Copper Ridge Development Area Master Plan, disposition of Lot 520 Copper Ridge to the Yukon Government (YG) was proposed. YG intends to seek a private developer to undertake the development of the entire area. Additionally, it is recommended that a stipulation be included in the Sale Agreement that the developer must enter into a development agreement for the anticipated development within five years or the lot will be transferred back to the City. Administration provided clarity on timelines, the property's value, greenspace, and the benefits of the Yukon Government handling the sale.

The Recommendation of the City Planning Committee is

THAT Council direct that Bylaw 2024-41, a bylaw to authorize the disposition of Lot 520, be brought forward for consideration under the bylaw process; and

THAT Council direct Administration to include in the sale agreement a condition that the developer must enter into a development agreement for the anticipated development within five years or else the lot will be transferred back to the City.

3. Public Hearing Report – Zoning Amendment – Interim Granular Resource Extraction

The Committee was presented with a summary of the Public Hearing held on July 8, 2024, regarding a Zoning Amendment to allow interim granular resource extraction as a multi-year temporary use to prepare a site for subsequent development. No written submissions were received, and no one spoke at the Public Hearing. Administration provided information on the intent of the stockpile limitations.

The Recommendation of the City Planning Committee is

THAT Council direct that Bylaw 2024-33, a bylaw to amend the Zoning Bylaw to enable interim granular resource extraction as a multi-year temporary use to prepare a site for subsequent development, be brought forward for second and third reading under the bylaw process.

4. Public Hearing Report – Zoning Amendment – 13, 23, and 33 McClimon Crescent

Administration presented a summary of the Public Hearing held on June 24, 2024, regarding a Zoning Amendment to allow the development of townhouses at 13, 23 and 33 McClimon Crescent. No written submissions were received, and no one spoke at the Public Hearing.

The Recommendation of the City Planning Committee is

THAT Council direct that Bylaw 2024-34, a bylaw to amend the zoning of 13, 23, and 33 McClimon Crescent, from FN-FP – First Nation Future Planning to FN-RS – First Nation Residential Single Detached, to allow for the development of townhouses, be brought forward at second and third reading under the bylaw process.

5. Ice Lake Road South Master Plan

To help meet the Strategic Priority to create more opportunities for commercial and industrial land development, Ice Lake Road South has been identified for development. Initiated in 2023, a Master Plan for the area was drafted in collaboration with the Yukon Government and Kwanlin Dün First Nation. The final draft of the Ice Lake Road South Master Plan was presented to Council. Administration responded to concerns from Committee members regarding increased traffic to the Alaska Highway, landscaping buffers, and the relationship between the Ice Lake Road South area and the Ice Lake Road North area.

The Recommendation of the City Planning Committee is

THAT Council direct Administration to schedule a Public Input Session at the Regular Council Meeting of September 9, 2024, on the proposed Ice Lake Road South Master Plan.

6. **Housing Development Incentive Policy Amendment – Missing Middle Development Incentive**

Proposed amendments to the Housing Development Incentives Policy to incentivize Missing Middle Housing developments and to encourage the creation of more affordable housing forms were presented.

The Recommendation of the City Planning Committee is

THAT Council adopt the updated Housing Development Incentives policy.



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

Date	August 5, 2024	2024-14
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 Valerie Braga, Director of Corporate Services Mike Gau, Director of Development Services Tracy Allen, Director of Operations and Infrastructure	

* Indicates electronic participation

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

1. Delegate John Vogt, Vogt Homes – Building Permit Backlog

Delegate John Vogt of Vogt Homes spoke to Council about delays in the City's building permit process that have caused significant impacts to the industry. The delegate specified communication issues areas as the root cause of the delays, which were also impacted by new process requirements. The delegate requested the City review the circumstances that led to the backlog and consider improving communication and being better prepared for future building code changes.



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

Date	August 5, 2024	2024-14
Location	Council Chambers, City Hall	
	Councillor Michelle Friesen - Chair	
	Mayor Laura Cabott	
Committee	Councillor Dan Boyd	
Members	Councillor Kirk Cameron	
Present	*Councillor Jocelyn Curteanu	
	Councillor Ted Laking	
	Councillor Mellisa Murray	
	Jeff O'Farrell, City Manager	
	Krista Mroz, Director of Community Services	
Staff	Valerie Braga, Director of Corporate Services	
Present	Mike Gau, Director of Development Services	
	Tracy Allen, Director of Operations and Infrastructure	

* Indicates electronic participation

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



**Minutes of the meeting of the
Community Services Committee**

Date	August 5, 2024	2024-14
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 Tracy Allen, Director of Operations and Infrastructure	

* Indicates electronic participation

Your Worship, there is no report from the Community Services Committee.



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

Date	August 5, 2024	2024-14
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	
	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 – Jasper Evacuation Action Plan

A Committee member noted that a review of the evacuation plan and after-evacuation report regarding the Jasper Wildfire may help advance local wildfire preparedness efforts.



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

Date	August 5, 2024	2024-14
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	
	Krista Mroz, Director of Community Services	
Staff Present	Valerie Braga, Director of Corporate Services	
	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. Civility Policy

Administration presented the proposed Civility Policy, a policy meant to outline the City's commitment to civility and provide guidelines for behaviour during meetings with Council that ensure a safe, healthy, respectful and positive environment. Committee members raised concerns regarding the lack of appeal process on decisions made by the presiding officer and the potential of inconsistent decisions given the reliance on a presiding officer to respond.

The Recommendation of the Corporate Services Committee is

THAT Council approve the proposed Civility Policy.

2. International Association of Fire Fighters Collective Agreement Approval

As the current collective agreements with the International Association of Fire Fighters Local 2217 (IAFF) expired on December 31, 2021, a bylaw to ratify the memorandum of settlement and resulting collective agreement was presented.

The Recommendation of the Corporate Services Committee is

THAT Bylaw 2024-45 a Bylaw to authorize the memorandum of settlement which amends the collective agreement between the City of Whitehorse and International Association of Fire Fighters Local 2217 be brought forward for consideration under the Bylaw process.

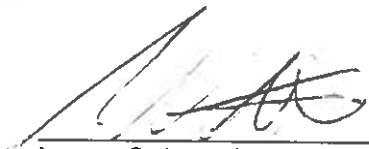
3. Budget Amendment – Additional Support for Building Inspections

To continue positive momentum in addressing the building permit situation and ensuring the City can meet the anticipated demand for inspections, a budget amendment is required to fund additional resources for Land and Building Services. The funds will be covered by the Housing Accelerator Fund and General Reserves and will be used to hire an additional City building inspector and contract other consultants to continue remote plan reviews and inspections. As requested by Committee members, Administration provided an update on the current status of the permit applications and answered permit process questions.

The Recommendation of the Corporate Services Committee is

THAT Council amend the 2024 to 2026 Operating Budget to increase the Building Inspection expenditures budget in the amount of \$123,540 for the 2024 year and \$155,682 for the 2025 and 2026 provisional years funded by Housing Accelerator Fund and General Reserve.

There being no further business the meeting adjourned at 8:47 P.M.



Laura Cabott, Mayor



Corporate Services

