



## Minutes of the meeting of the City Planning Committee

Date	August 20, 2024	2024-16
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 Jacob Newkirk, Subdivision and Lands Coordinator, Land and Building Kinden Kosick, Land Development Supervisor, Land and Building Peter Duke, Manager, Planning Services	

\* Indicates electronic participation

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

### 1. Lease Agreement – Valleyview Community Association

A proposal to enter a lease agreement with Valleyview Community Association to continue the operation of the community garden and greenhouse was presented. The lease term would commence on August 1, 2021 and end July 31, 2031, with an option to renew the lease in ten years.

### The Recommendation of the City Planning Committee is

THAT Council direct that Bylaw 2024-42, a bylaw to enter into a lease agreement with Valleyview Community Association for a lease area comprised of the ROAD right-of-way as shown on Plan 94-64 LTO adjacent to Lots 22 and 23, Plan 94-75 LTO, Valleyview Subdivision, Whitehorse, Yukon, be brought forward for due consideration under the bylaw process.

**2. Lease Agreement – Guild Hall Society**

A proposal to enter a lease agreement with the Guild Hall Society for the land on which the Society's buildings have been located on since 1991. The term is proposed to be a ten-year term, commencing March 1, 2024 and ending February 28, 2034.

**The Recommendation of the City Planning Committee is**

THAT Council direct that Bylaw 2024-43, a bylaw to enter into a lease agreement with The Guild Hall Society for a lease area comprised of Lot 1693, Porter Creek, City of Whitehorse, Yukon Territory, Plan 2011-0141 LTO, be brought forward for due consideration under the bylaw process.

**3. Subdivision Approval – Whistle Bend Phase 9**

A subdivision approval for 8.3 ha of vacant Commissioner's land to be designated as the Whistle Bend Phase 9 was presented. The subdivision was originally approved on July 25, 2022, but the one-year conditional approval has expired. Several Committee members raised concerns with reutilizing the same conditions within the development agreement and discussed the potential of reopening the development agreement for renegotiation.

**The Recommendation of the City Planning Committee is**

THAT Council approve the subdivision of approximately 8.3 ha of land for the creation of new residential lots, lanes, and roads for the areas known as Whistle Bend Phase nine, as shown on the proposed subdivision sketches, subject to the condition that the Government of Yukon enter into a Development Agreement with the City of Whitehorse for the construction of underground utilities, roads and lanes to service the proposed subdivision area and other areas of Whistle Bend Subdivision, as well as other specified on- and off-site works.

**4. Public Input Report – Conditional Use Application – 45 McCandless Crescent**

The Committee was presented with a summary of submissions received for the Public Input Session that was held on August 12, 2024 for a Conditional Use Application for 45 McCandless Crescent. No written submissions were received, and no members of the public attended to speak.

**The Recommendation of the City Planning Committee is**

THAT Council approve the Conditional Use application to allow supportive housing at 45 McCandless Crescent in McIntyre Subdivision.

**5. Zoning Amendment – Hyatt Place Hotel**

An application to amend the zoning of 505, 507, 509, and 511 Main Street was presented to allow for a reduction of the number of required off-street parking spaces. Committee members requested information on parking requirements in comparison to

other jurisdictions and within the context of the Zoning Bylaw rewrite, and on the financial details of the area pre- and post-development and the fee charged in lieu of providing all required parking spaces. Administration also clarified timelines and how parking reserve funds are utilized.

**The Recommendation of the City Planning Committee is**

THAT Council direct that Bylaw 2024-46, a bylaw to amend the zoning at 505, 507, 509, and 511 Main Street to reduce the number of required off-street parking spaces, be brought forward for consideration under the bylaw process.



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

Date	August 20, 2024	2024-16
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, Land and Building	

\* Indicates electronic participation

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

**1. Rental/Supportive Housing Incentive Application – 1302 Centennial Street**

Administration presented an application for a housing development incentive for the construction of a 10-unit rental housing development located at 1302 Centennial Street. The proposed development meets the criteria for the rental and supportive incentive as set out in the Housing Development Incentives Policy and will support meeting Council's Strategic Priorities on housing.

**The Recommendation of the Development Services Committee is**

THAT Council approve a Rental Housing Development Incentive with respect to 1302 Centennial Street.

2. **Delegates Eddie Rideout, President, and Alida Munro, Managing Director, Yukon Convention Bureau – Introduction of President and Update on Annual Activities**

Delegates Eddie Rideout and Alida Munro, President and Managing Director respectively of the Yukon Convention Bureau (YCB), provided an update to Council on YCB's new elected president and efforts to attract events, conferences, and visitors to Whitehorse. The delegates responded to questions from Committee members about current and future conference centre and hotel capacities, financial contributions from the City, and on how Whitehorse competes with other cities.

3. **Delegate Marcus Harden, President, Gladiator Metals – Whitehorse Copper Belt Project Update**

Delegate Marcus Harden, President of Gladiator Metals, provided an update to Council on recent drilling activities within the municipal boundary, emphasizing that no land alterations were made, and all work has been inspected and approved by relevant authorities. The delegate also shared information on community engagement efforts undertaken by Gladiator Metals to address environmental concerns on noise, dust, and rehabilitation.

4. **Delegates Michael Hale, CEO, and Kris Schille, Director, Northern Vision Development – Hyatt Zoning Amendment**

Delegates Michael Hale, CEO, and Kris Schille, Director of Northern Vision Development, presented on the organization's history and provided information on their ongoing project, the Hyatt Place Hotel, requesting that Council consider the Zoning Amendment application submitted to minimize off-street parking requirements. The delegates emphasized that the hotel will be used mainly by travellers who are less reliant on car rentals. As requested by Committee members, the delegates provided clarity on the parking relationship with the neighbouring property and how the hotel will help with needed hotel capacity.



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

Date	August 20, 2024	2024-16
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	
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 Ira Webb, Manager, Waste Services	

\* Indicates electronic participation

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

**1. Waste Management Bylaw Amendment**

In order to facilitate the temporary City curbside recycling program and temporary recycling depot approved by Council earlier in 2024, required amendments to the Waste Management Bylaw were identified and presented.

**The Recommendation of the City Operations Committee is**

THAT Council direct that Bylaw 2024-39, a bylaw to amend the Waste Management Bylaw, be brought forward for consideration under the bylaw process.



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

<b>Date</b>	August 20, 2024	2024-16
<b>Location</b>	Council Chambers, City Hall	
	Councillor Kirk Cameron – Chair Mayor Laura Cabott	
<b>Committee Members Present</b>	Councillor Dan Boyd Councillor Jocelyn Curteanu *Councillor Michelle Friesen Councillor Ted Laking Councillor Mellisa Murray	
	Jeff O'Farrell, City Manager Krista Mroz, Director of Community Services	
<b>Staff Present</b>	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	

\* Indicates electronic participation

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



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

<b>Date</b>	August 20, 2024	2024-16
<b>Location</b>	Council Chambers, City Hall	
	Councillor Mellisa Murray - Chair Mayor Laura Cabott	
<b>Committee Members Present</b>	Councillor Dan Boyd Councillor Kirk Cameron Councillor Jocelyn Curteanu *Councillor Michelle Friesen Councillor Ted Laking	
<b>Staff Present</b>	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	

\* Indicates electronic participation

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





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

Date	August 20, 2024	2024-16
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 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 Ira Webb, Manager, Waste Services Taylor Eshpeter, Manager, Engineering Services	

\* Indicates electronic participation

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

**1. Fees and Charges Amendment – Recycling**

Administration presented proposed amendments to the Fees and Charges Bylaw to support the implementation of a temporary City curbside recycling program and temporary recycling depot. Several Committee members raised concerns over accessibility and cost of the services. It was clarified that recycling collection is to be considered a utility and should be operated on a cost-recovery basis and not draw on City reserves.

**The Recommendation of the Corporate Services Committee is**

THAT Council direct that Bylaw 2024-37, a bylaw to amend the Fees and Charges Bylaw, be brought forward for consideration under the bylaw process.

**2. Fees and Charges Amendment – Street Occupancy Permits**

The Committee was presented with proposed amendments to the Fees and Charges Bylaw relating to Street Occupancy Permits. The amendments aim to better align fees, improve traffic control plans, minimize disruptions and improve accessibility, streamline processing, and improve compliance for the Street Occupancy Permitting process. Administration provided additional information on the rationale for the fee increase, efforts to encourage maintaining sidewalk access, and on the penalties within the Fees and Charges Bylaw and when they are reviewed and updated.

**The Recommendation of the Corporate Services Committee is**

THAT Council direct that Bylaw 2024-38, a bylaw to amend the Fees and Charges Bylaw, be brought forward for consideration under the bylaw process; and

THAT the 2024 Operating Budget and the 2025 and 2026 Provisional Operating Budgets be increased upon adoption of Bylaw 2024-38 in the amount of \$5,400 for 2024, \$17,900 for 2025, and \$19,700 for 2026, offset by transfers to the General Reserve for the additional revenue.

**3. Strategic Priorities Update – For Information Only**

In April 2022, Council adopted a set Strategic Priorities to guide corporate progress over the term of Council. A progress report as of July 2024 was presented. Administration provided additional information on specific initiatives around the development and building permit processes and the land supply, and clarified what the future will look like for the Strategic Priorities with the next Council term.

**4. Delegate Sue Greetham, Fair Vote Yukon - Proportional Representation Voting System**

Delegate Sue Greetham of Fair Vote Yukon, presented to Council on the organization's mission to advocate for electoral reform in Canada to move to a system that is more accurate to the true preferences of the voters and will lead to more inclusive and collaborative governance. The delegate asked for Council's support, emphasizing the importance of greater public awareness and engagement in the electoral process.

There being no further business the meeting adjourned at 9:11 P.M.



Laura Cabott, Mayor



Corporate Services

