

CITY OF WHITEHORSE
REGULAR Council Meeting #2024-20

DATE: Tuesday, November 12, 2024
TIME: 5:30 p.m.

Mayor Kirk Cameron
Deputy Mayor Dan Boyd
Reserve Deputy Mayor Jenny Hamilton

AGENDA

CALL TO ORDER 5:30 p.m.

AGENDA Adoption

PROCLAMATIONS

MINUTES Regular Council meeting dated September 23, 2024
Special Council meeting dated November 1, 2024

DELEGATIONS

PUBLIC HEARING Zoning Bylaw Amendment – 505, 507, 509, and 511 Main Street
(Hyatt Place Hotel)
Zoning Bylaw Amendment – Whistle Bend Electrical Substation

STANDING COMMITTEE REPORTS

Corporate Services Committee – *Councillors Boyd and Melnychuk*

1. Upcoming Procurements – November/December – For Information Only
2. Fall Recreation Grants
3. Festival and Special Event Grants
4. Environmental Grants

City Planning Committee – *Councillors Morris and Middler*

1. Zoning Amendment – Selkirk Water Treatment Plant
2. Zoning Amendment – Northeast Casca Boulevard Amendments

Development Services Committee – *Councillors Gallina and Hamilton*

City Operations Committee – *Councillors Melnychuk and Morris*

Community Services Committee – *Councillors Hamilton and Gallina*

Public Health and Safety Committee – *Councillors Middler and Boyd*

NEW AND UNFINISHED BUSINESS

CITY OF WHITEHORSE
REGULAR Council Meeting #2024-20

DATE: Tuesday, November 12, 2024
TIME: 5:30 p.m.

AGENDA (cont'd)

BYLAWS

- | | | |
|---------|---|-------------------------|
| 2024-48 | Zoning Amendment – Selkirk Water Treatment Plant | 1 st Reading |
| 2024-49 | Zoning Amendment – Northeast Casca Boulevard Amendments | 1 st Reading |

ADJOURNMENT

MINUTES of REGULAR Meeting #2024-18 of the Council of the City of Whitehorse called for 5:30 p.m. on Monday, September 23, 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
Director of Corporate Services Valerie Braga
Director of Development Services Mike Gau
Director of People and Culture Lindsay Schneider
A/Director of Operations and Infrastructure Travis Whiting

*Indicates electronic participation.

Mayor Cabott called the meeting to order at 5:30 p.m.

CALL TO ORDER

AGENDA

2024-18-01

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

Carried Unanimously

PROCLAMATIONS

Mayor Laura Cabott proclaimed September 30, 2024, to be National Day for Truth and Reconciliation in the city of Whitehorse, a day to focus on advancing reconciliation and learning the truth of residential schools and how they have impacted and continue to impact indigenous families and communities.

National Day for Truth and
Reconciliation

Mayor Laura Cabott proclaimed October 6 to 12, 2024, to be Fire Prevention Week in the city of Whitehorse, a time to raise awareness regarding fire safety and preparedness.

Fire Prevention Week

Mayor Laura Cabott proclaimed October 6 to 12, 2024, to be Mental Illness Awareness Week, and October 10, 2024, to be World Mental Health Day in the city of Whitehorse, which are both opportunities to raise awareness for those struggling with mental health.

Mental Illness Awareness
Week and World Mental
Health Day

MINUTES

2024-18-02

It was duly moved and seconded
THAT the Minutes of the Regular Council meeting dated
September 9, 2024 be adopted as presented.

Carried Unanimously

COMMITTEE REPORTS

City Planning Committee

2024-18-03

It was duly moved and seconded
THAT Council approve the Wasson Place Extension Master
Plan, a document providing guidance and a framework for an
expansion of the Hillcrest Industrial Area.

Public Input Report - Wasson
Place Extension Master Plan

Carried Unanimously

2024-18-04

It was duly moved and seconded
THAT Council approve the Ice Lake Road South Master Plan,
a document providing guidance and a framework for the future
development of the area.

Public Input Report - Ice Lake
Road South Master Plan

Carried Unanimously

2024-18-05

It was duly moved and seconded
THAT Council direct that Bylaw 2024-47, a bylaw to amend the
zoning of the 0.75 ha parcel of vacant Commissioner's land,
located south of Phase 7 of Whistle Bend, from FP – Future
Planning to PU – Public Utilities to allow for the development of
the new proposed Electrical Substation, be brought forward for
consideration under the bylaw process.

Zoning Amendment – Whistle
Bend Electrical Substation

Carried Unanimously

2024-18-06

It was duly moved and seconded
THAT Council approve the subdivision of approximately 18.45
ha of land for the creation of new residential lots, greenbelts,
public utility lots, lanes, and roads for the areas known as
Range Point, as shown on the two proposed subdivision
sketches, subject to the condition that the Government of
Yukon and Kwanlin Dün First Nation 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 Range Point Subdivision,
as well as other specified on- and off-site works.

Range Point Subdivision
Approval

Carried Unanimously

Development Services Committee

There was no report from the Development Services Committee. No Report

City Operations Committee

There was no report from the City Operations Committee. No Report

Community Services Committee

There was no report from the Community Services Committee. No Report

Public Health and Safety Committee

There was no report from the Public Health and Safety Committee. No Report

Corporate Services Committee

A Committee member spoke about the Arctic Urban Regional Cooperation 3-day Study Visit that happened September 10 to 12, and thanked City Staff, Whitehorse community members, and the visiting delegates for their contributions to the meeting.

New Business – Arctic Urban
Regional Cooperation Study
Visit

BYLAWS

2024-18-07

It was duly moved and seconded
THAT Bylaw 2024-47, a bylaw to amend the zoning of the 0.75 ha parcel of vacant Commissioner’s land, located south of Phase 7 of Whistle Bend, from FP – Future Planning to PU – Public Utilities to allow for the development of the new proposed Electrical Substation, be given First Reading.
Carried Unanimously

BYLAW 2024-47
Zoning Amendment –
Whistle Bend Electrical
Substation
FIRST READING

2024-18-08

It was duly moved and seconded
THAT Bylaw 2024-44, the Emergency Services Bylaw, be given Third Reading.
Carried Unanimously

BYLAW 2024-44
Emergency Services
Bylaw
THIRD READING

There being no further business, the meeting adjourned at 5:50 p.m. **ADJOURNMENT**

Kirk Cameron, Mayor

Corporate Services

MINUTES of SPECIAL Meeting #2024-19 of the Council of the City of Whitehorse called for 12:30pm on Friday, November 1, 2024, in Council Chambers, City Hall.

PRESENT: Mayor Kirk Cameron
Councillors Dan Boyd
Paolo Gallina
Jenny Hamilton
Eileen Melnychuk
Anne Middler
Lenore Morris

STAFF PRESENT: City Manager Jeff O'Farrell
A/Director of Community Services Landon Kulych
Director of Corporate Services Valerie Braga
Director of Development Services Mike Gau
Director of People and Culture Lindsay Schneider
A/Director of Operations and Infrastructure Travis Whiting
Manager of Legislative Services Michael Prowse

The meeting was called to order at 12:30pm.

CALL TO ORDER

MAYOR'S REMARKS

COUNCIL APPOINTMENTS

2024-19-01

It was duly moved and seconded
THAT Deputy Mayor appointments for the period of Nov 1,
2024 to October 31, 2025 be approved as follows:

Councillor Boyd	November 1 to December 31, 2024	Deputy Mayor Appointments
Councillor Morris	January 1 to February 28, 2025	
Councillor Melnychuk	March 1 to April 30, 2025	
Councillor Middler	May 1 to June 30, 2025	
Councillor Gallina	July 1 to August 31, 2025	
Councillor Hamilton	September 1 to October 31, 2025	

Carried Unanimously

2024-19-02

It was duly moved and seconded
THAT Reserve Deputy Mayor appointments for the period of
Nov 1, 2024 to October 31, 2025 be approved as follows:

Councillor Hamilton	November 1, 2024, to April 30, 2025	Reserve Deputy Mayor Appointments
Councillor Boyd	May 1 to October 31, 2025	

Carried Unanimously

2024-19-03

It was duly moved and seconded
THAT Deputy Mayor appointments for the period of Nov 1, 2024
to October 31, 2025 be approved as follows:

<u>Committee</u>	<u>Chair</u>	<u>Vice-Chair</u>	
Corporate Services	Councillor Boyd	Councillor Melnychuk	Standing Committee Chair and Vice-Chair Appointments
City Planning	Councillor Morris	Councillor Middler	
Development Services	Councillor Gallina	Councillor Hamilton	
City Operations	Councillor Melnychuk	Councillor Morris	
Community Services	Councillor Hamilton	Councillor Gallina	
Public Health and Safety	Councillor Middler	Councillor Boyd	

Carried Unanimously

2024-19-04

It was duly moved and seconded
THAT Ad Hoc Committee appointments for the period of Nov 1,
2024 to October 31, 2025 be approved as follows:

<u>Committee</u>	<u>Appointment</u>	
Association of Yukon Communities	Councillor Gallina Councillor Melnychuk	Ad Hoc Committee Appointments
Whitehorse Chamber of Commerce	Councillor Middler	

Carried Unanimously

There being no further business, the meeting adjourned at 12:39p.m.

ADJOURNMENT

Kirk Cameron, Mayor

Corporate Services

MEMORANDUM

FILE #: Z-06-2024

TO: Mayor and Council
FROM: Administration
DATE: November 5, 2024
SUBJECT: Public Hearing – Zoning Bylaw Amendment for 505, 507, 509, and 511
Main Street

Please be advised there will be a Public Hearing at the Regular Council Meeting of November 12, 2024 to hear from interested parties related to the following Zoning Bylaw amendment:

Bylaw 2024-46, a bylaw to rezone 505, 507, 509, and 511 Main Street, from CC – Core Commercial to CCx – Core Commercial (modified), to reduce the number of required off-street parking spaces.

The City received an application to rezone the site of the future Hyatt Place Hotel, from CC – Core Commercial to CCx – Core Commercial (modified), to reduce the parking requirement from one parking space per 150 m² to one parking space per 300 m².

Bylaw 2024-46 received First Reading on August 26, 2024. Notices were published in the Yukon News on October 18th and October 25th, 2024. Two notice signs were placed near the subject site and property owners within 100 m were notified by mail. The Kwanlin Dün First Nation, Ta'an Kwäch'än Council, Government of Yukon Land Management Branch, and the Downtown Residents Association were notified by email.



Darcy McCord
Senior Planner, Planning and Sustainability Services

cc: A/Manager of Planning
Director of Development Services

MEMORANDUM

FILE #: Z-12-2024

TO: Mayor and Council
FROM: Administration
DATE: November 5, 2024
SUBJECT: Public Hearing – Zoning Bylaw Amendment for Whistle Bend Electrical Substation

Please be advised there will be a Public Hearing at the Regular Council Meeting of November 12, 2024 to hear from interested parties related to the following Zoning Bylaw amendment:

Bylaw 2024-47, a bylaw to amend the zoning of a 0.75 ha parcel of vacant Commissioner's land from FP – Future Planning to PU – Public Utilities.

The City received an application to amend the zoning of vacant Commissioner's land, located south of Phase 7 of Whistle Bend, to allow for the development of a new Electrical Substation to address increasing power demands.

Bylaw 2024-47 received First Reading on September 23, 2024. Notices were published in the Yukon News on October 25 and November 1, 2024. Two notice signs were placed close to the subject site and property owners within 100 m were notified by mail. The Government of Yukon Land Management Branch, Kwanlin Dün First Nation, Ta'an Kwäch'än Council, and the Whistle Bend Neighbourhood Association were notified by email.



Mathieu Marois
A/Manager, Planning and Sustainability Services

cc: Director of Development Services



Minutes of the meeting of the Corporate Services Committee

Date	November 4, 2024	2024-20
Location	Council Chambers, City Hall	
	Councillor Dan Boyd - Chair Mayor Kirk Cameron	
Committee Members Present	Councillor Paolo Gallina Councillor Jenny Hamilton Councillor Eileen Melnychuk Councillor Anne Middler Councillor Lenore Morris	
Staff Present	Jeff O'Farrell, City Manager Krista Mroz, Director of Community Services Valerie Braga, Director of Corporate Services Lindsay Schneider, Director of People and Culture Mike Gau, Director of Development Services Taylor Eshpeter, A/Director of Operations and Infrastructure Svetlana Erickson, Manager, Financial Services Keri Rutherford, Program Supervisor, Recreation Services Nicole Tattam, Supervisor, Parks and Community Development Mélodie Simard, Manager, Parks and Community Development	

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

1. **Upcoming Procurements – November/December – 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 November and December 2024.

2. **Fall Recreation Grants**

Councillor Hamilton declared a conflict of interest and left Council Chambers for the discussion on this item.

Administration presented the Recreation Grant Task Force's Fall Recreation Grants allocations.

The Recommendation of the Corporate Services Committee is

THAT Council approve the allocation of \$95,000 for Recreation Grants as recommended by the Recreation Grant Task Force.

3. Festival and Special Event Grants

Administration presented the recommended allocation of the 2024 Festival and Special Event Grants and responded to questions from Committee members regarding the nature of in-kind support offered by the City.

The Recommendation of the Corporate Services Committee is

THAT Council approve Festival and Special Event Grant allocations in the amount of \$50,000.

4. Environmental Grants

The proposed 2024 Environmental Grant allocations were presented for Council approval. Administration provided additional information on aspects of the Environmental Grant allocation process.

The Recommendation of the Corporate Services Committee is

THAT Council approve Environmental Grant allocations in the amount of \$22,191.02.



Minutes of the meeting of the City Planning Committee

Date	November 4, 2024	2024-20
Location	Council Chambers, City Hall	
	Councillor Lenore Morris - Chair Mayor Kirk Cameron	
Committee Members Present	Councillor Dan Boyd Councillor Paolo Gallina Councillor Jenny Hamilton Councillor Eileen Melnychuk Councillor Anne Middler	
Staff Present	Jeff O'Farrell, City Manager Krista Mroz, Director of Community Services Valerie Braga, Director of Corporate Services Lindsay Schneider, Director of People and Culture Mike Gau, Director of Development Services Taylor Eshpeter, A/Director of Operations and Infrastructure Mathieu Marois, A/Manager, Planning Services	

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

1. **Zoning Amendment – Selkirk Water Treatment Plant**

An application to amend the zoning of 18 Selkirk Street to allow for the development of the Selkirk Water Treatment Plant upgrades was presented. Administration responded to questions from Committee members on public engagement related to this item.

The Recommendation of the City Planning Committee is

THAT Council direct that Bylaw 2024-48, a bylaw to amend the zoning of 18 Selkirk Street, from PS – Public Service to PSx – Public Service (modified), be brought forward for consideration under the bylaw process.

2. **Zoning Amendment – Northeast Casca Boulevard Amendments**

An application to amend the zoning of 401 Casca Boulevard and 4.61ha of vacant Commissioner's land in the vicinity was presented to allow for integrated planning of this land with the adjacent area. Administration responded to questions from Committee members on the history and nature of the area in question.

The Recommendation of the City Planning Committee is

THAT Council direct that Bylaw 2024-49, a bylaw to amend the zoning of 401 Casca Boulevard and 4.61 ha of vacant Commissioner's land, from PG – Greenbelt to PU – Public Utilities and FP – Future Planning respectively, be brought forward for consideration under the bylaw process.



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

Date	November 4, 2024	2024-20
Location	Council Chambers, City Hall	
	Councillor Paolo Gallina - Chair Mayor Kirk Cameron	
Committee Members Present	Councillor Dan Boyd Councillor Jenny Hamilton Councillor Eileen Melnychuk Councillor Anne Middler Councillor Lenore Morris	
Staff Present	Jeff O'Farrell, City Manager Krista Mroz, Director of Community Services Valerie Braga, Director of Corporate Services Lindsay Schneider, Director of People and Culture Mike Gau, Director of Development Services Taylor Eshpeter, A/Director of Operations and Infrastructure	

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



Minutes of the meeting of the City Operations Committee

Date	November 4, 2024	2024-20
Location	Council Chambers, City Hall	
	Councillor Eileen Melnychuk - Chair Mayor Kirk Cameron	
Committee Members Present	Councillor Dan Boyd Councillor Paolo Gallina Councillor Jenny Hamilton Councillor Anne Middler Councillor Lenore Morris	
Staff Present	Jeff O'Farrell, City Manager Krista Mroz, Director of Community Services Valerie Braga, Director of Corporate Services Lindsay Schneider, Director of People and Culture 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 – Snow Clearing on Hamilton**

In response to the delegates' presentation, Committee members inquired about the City's snow clearing policy for the Hamilton Boulevard trail, including processes for potential changes. Administration responded to questions regarding the current policy, past maintenance practices, and related considerations, and clarified that Council would have future decision opportunities on trail maintenance through budget discussions, policy updates, and related operational considerations.

2. **Delegate Forest Pearson, Whitehorse Urban Cycling Coalition – Inclusive Winter Maintenance**

Forest Pearson of the Whitehorse Urban Cycling Coalition presented on winter maintenance on Hamilton Boulevard and motorized multi-use trails. Committee members asked questions clarifying who has done winter trail maintenance in this area, potential alternatives for maintaining accessibility, and the treatments applied to similar multi-use trails within the City.

3. Delegate Matthias Purdon – Hamilton Boulevard Multi-Use Path Winter Maintenance

Matthias Purdon spoke on the importance of winter maintenance on the Hamilton Boulevard multi-use trail, noting improved accessibility from Klondike Snowmobile Association's maintenance last winter. Committee members inquired about the path's accessibility and connectivity in certain areas.



Minutes of the meeting of the Community Services Committee

Date	November 4, 2024	2024-20
Location	Council Chambers, City Hall	
	Councillor Jenny Hamilton– Chair Mayor Kirk Cameron	
Committee Members Present	Councillor Dan Boyd Councillor Paolo Gallina Councillor Eileen Melnychuk Councillor Anne Middler Councillor Lenore Morris	
Staff Present	Jeff O'Farrell, City Manager Krista Mroz, Director of Community Services Valerie Braga, Director of Corporate Services Lindsay Schneider, Director of People and Culture 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 – Dog Parks and Fields

In response to the delegation, Committee members discussed facility use and allocation, focusing on dog groups' access to City spaces, including past usage, fees, alternative locations, and community interest. Administration noted that a primary consideration is ensuring balanced access and flexibility for all users, and that Council will have future decision points on facility access through budget allocations, fees adjustments, and policy updates.

2. Delegates Carol Foster and Hillary Hatton, Whitehorse Woofers Dog Club – Canine Dog Agility Training Facility

The Whitehorse Woofers Dog Club presented a request for continued use of City facilities for dog training purposes. Committee members asked questions to clarify details about the user group, seasonal usage, compatibility with other activities, and equipment setup.

3. Proclamation – Indigenous Veterans Day (November 8, 2024)

Mayor Kirk Cameron proclaimed November 8, 2024, as Indigenous Veterans Day in Whitehorse to honour over 200 years of Indigenous contributions to military service.

4. Proclamation – Remembrance Day (November 11, 2024)

Mayor Kirk Cameron proclaimed November 11, 2024, as Remembrance Day in Whitehorse to honour those who have served and continue to serve Canada.



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

Date	November 4, 2024	2024-20
Location	Council Chambers, City Hall	
	Councillor Anne Middler - Chair Mayor Kirk Cameron	
Committee Members Present	Councillor Dan Boyd Councillor Paolo Gallina Councillor Jenny Hamilton Councillor Eileen Melnychuk Councillor Lenore Morris	
Staff Present	Jeff O'Farrell, City Manager Krista Mroz, Director of Community Services Valerie Braga, Director of Corporate Services Lindsay Schneider, Director of People and Culture 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

There being no further business the meeting adjourned at 7:22 P.M.

Kirk Cameron, Mayor

Corporate Services

CITY OF WHITEHORSE

BYLAW 2024-48

A bylaw to amend Zoning Bylaw 2012-20

WHEREAS section 289 of the *Municipal Act* provides that a zoning bylaw may prohibit, regulate and control the use and development of land and buildings in a municipality; and

WHEREAS section 294 of the *Municipal Act* provides for amendment of the Zoning Bylaw; and

WHEREAS it is deemed desirable that the Whitehorse Zoning Bylaw be amended to allow for the development of water treatment plant upgrades and bring current uses into conformance at Lot 1172, Quad 105D/11, Plan 84109 CLSR YT, Lot 341, Group 804, Plan 43448 CLSR YT, Parcel A Lot 332, Group 804, Plan 42448 CLSR YT, municipally known as 18 Selkirk Road;

NOW THEREFORE the council of the municipality of the City of Whitehorse, in open meeting assembled, hereby ENACTS AS FOLLOWS:

1. Section 12.4.7 of Zoning Bylaw 2012-20 is hereby amended by adding a new subsection 12.4.7 d), as follows:

“d) Lot 1172, Quad 105D/11, Plan 84109 CLSR YT, Lot 341, Group 804, Plan 43448 CLSR YT, and Parcel A Lot 332, Group 804, Plan 42448 CLSR YT, located at 18 Selkirk Street, is designated PSx with the special modification being that Public Utilities is permitted as a principal use, provided that the Public Utilities use is limited to water treatment plants, the development of pump houses and stations, and electrical substations.”
2. The zoning maps attached to and forming part of Zoning Bylaw 2012-20 are hereby amended by changing the zoning of 18 Selkirk Road from PS – Public Service to PSx(d) – Public Service (Modified) as indicated on Appendix A and forming part of this bylaw.
3. This bylaw shall come into force and effect upon the final passing thereof.

FIRST READING:

PUBLIC NOTICE:

PUBLIC HEARING:

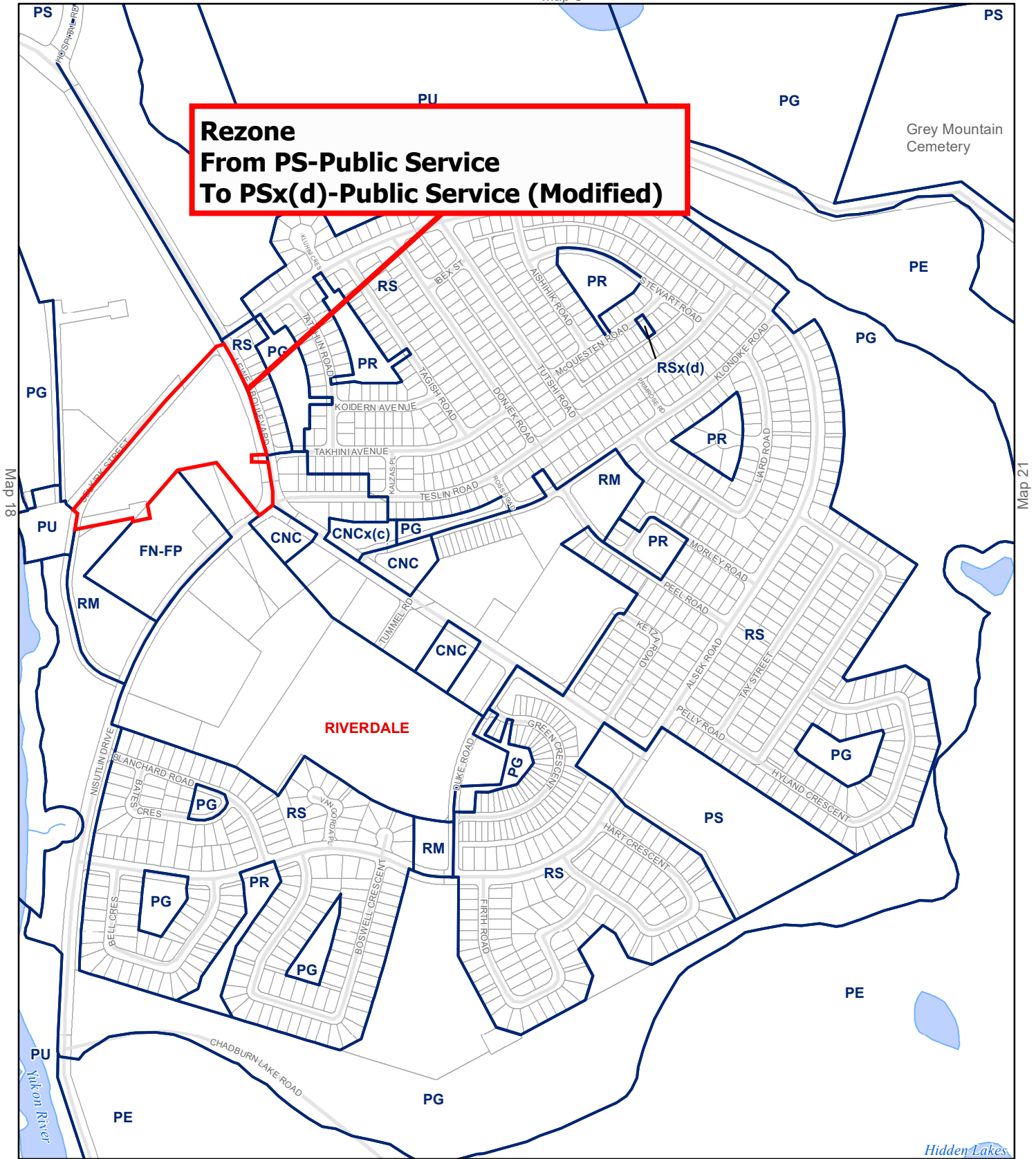
SECOND READING:

THIRD READING and ADOPTION:

Kirk Cameron, Mayor

Corporate Services

Map 8



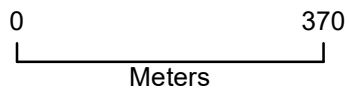
Map 18

Map 21

Map 21

HiddenLakes

Where a letter appears in brackets following a zoning designation, e.g. RSx(a), the letter corresponds to the 'special restrictions' subsection for that zone.



Consolidation date:
April 22, 2024

Projection: NAD 1983 UTM Zone 8

CITY OF WHITEHORSE
BYLAW 2024-49

A bylaw to amend Zoning Bylaw 2012-20

WHEREAS section 289 of the *Municipal Act* provides that a zoning bylaw may prohibit, regulate and control the use and development of land and buildings in a municipality; and

WHEREAS section 294 of the *Municipal Act* provides for amendment of the Zoning Bylaw; and

WHEREAS it is deemed desirable that the City of Whitehorse Zoning Bylaw be amended to establish zoning for 401 Casca Boulevard and 4.61 ha of vacant Commissioner's land; and

NOW THEREFORE the council of the municipality of the City of Whitehorse, in open meeting assembled, hereby ENACTS AS FOLLOWS:

1. The zoning maps attached to and forming part of Zoning Bylaw 2012-20 are hereby amended by changing the zoning of 401 Casca Boulevard from PG – Greenbelt to PU – Public Utilities and of 4.61 ha vacant Commissioner's land, located northeast of Casca Boulevard from PG – Greenbelt to FP – Future Planning as indicated on Appendix A and forming part of this bylaw.
2. This bylaw shall come into force and effect upon the final passing thereof.

FIRST READING:

PUBLIC NOTICE:

PUBLIC HEARING:

SECOND READING:

THIRD READING and ADOPTION:

Kirk Cameron, Mayor

Corporate Services

