

CITY OF WHITEHORSE – STANDING COMMITTEES

Monday, November 4, 2024 – 5:30 p.m.

Council Chambers, City Hall

CALL TO ORDER

ADOPTION OF AGENDA

PROCLAMATIONS Indigenous Veterans Day (November 8, 2024)
 Remembrance Day (November 11, 2024)

DELEGATIONS Carol Foster and Hillary Hatton, Whitehorse Woofers Dog Club – Canine Dog Agility Training Facility
 Forest Pearson, Whitehorse Urban Cycling Coalition – Inclusive Winter Maintenance

CORPORATE SERVICES COMMITTEE

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

CITY PLANNING COMMITTEE

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

DEVELOPMENT SERVICES COMMITTEE

1. New Business

CITY OPERATIONS COMMITTEE

1. New Business

COMMUNITY SERVICES COMMITTEE

1. New Business

PUBLIC HEALTH AND SAFETY COMMITTEE

1. New Business



PROCLAMATION

INDIGENOUS VETERANS DAY

November 8, 2024

WHEREAS Indigenous Veterans Day is observed in Canada in recognition of more than 200 years of Indigenous contributions to military service; and

WHEREAS many Indigenous Peoples overcame challenges such as travelling far distances to enlist, learning new languages, and experiencing discrimination, including when they returned to the country for which they fought; and

WHEREAS Indigenous Veterans Day provides an opportunity for all Canadians to reflect upon the positive contributions Indigenous veterans have made to our nation's history and to express gratitude for their selfless service;

NOW, THEREFORE I, Mayor Kirk Cameron, do hereby proclaim November 8, 2024 to be Indigenous Veterans Day in the city of Whitehorse.

Kirk Cameron
Mayor



PROCLAMATION

REMEMBRANCE DAY

November 11, 2024

WHEREAS Remembrance Day is a time to honour those who have served and continue to serve our country, and who are in no small part responsible for the peace and freedom we enjoy today; and

WHEREAS Remembrance Day also stands as a time to reflect on the horrifying nature of war and the lasting toll it has on the mental and physical wellbeing of those involved; and

WHEREAS reflection on times of conflict can lead to recognition, respect, and appreciation for times of peace and the service of our veterans;

NOW, THEREFORE I, Mayor Kirk Cameron, do hereby proclaim November 11, 2024 to be Remembrance Day in the city of Whitehorse.

Kirk Cameron
Mayor

CITY OF WHITEHORSE
CORPORATE SERVICES COMMITTEE
Council Chambers, City Hall



Chair: Dan Boyd

Vice-Chair: Eileen Melnychuk

November 4, 2024

Meeting #2024-20

-
1. Upcoming Procurements – November/December – For Information Only
Presented by Svetlana Erickson, Manager, Financial Services
 2. Fall Recreation Grants
Presented by Keri Rutherford, Program Supervisor, Recreation Services
 3. Festival and Special Event Grants
Presented by Nicole Tattam, Supervisor, Parks and Community Development
 4. Environmental Grants
Presented by Mélodie Simard, Manager, Parks and Community Development
 5. New Business

ADMINISTRATIVE REPORT

TO: Corporate Services Committee
FROM: Administration
DATE: November 4, 2024
RE: Upcoming Procurements (November/December) – For Information Only

ISSUE

Bi-monthly update on forthcoming procurement projects with an anticipated value greater than \$100,000.

REFERENCE

- [Procurement Policy 2020-03](#)
- Upcoming Procurement Projects Information Report (Attachment 1)

HISTORY

In accordance with the Procurement Policy, a list of forthcoming procurements with an anticipated value greater than \$100,000 must be provided to Council on a bi-monthly basis.

ANALYSIS

Managers have been asked to review their capital projects and operating requirements and to provide information on their anticipated procurements over \$100,000 for the period of November and December 2024. The information as compiled by the Financial Services department is enclosed as Attachment 1.

**Attachment 1
Upcoming Procurement Projects Information Report**

Report Number 2024-06

Date of Meeting: November 4, 2024

Subject: Upcoming Procurement Projects

Period: November - December 2024

Purpose: To provide Council with a bi-monthly update on forthcoming procurement projects with an anticipated value greater than \$100,000. All forthcoming procurements are subject to budget and/or rebudget authorization.

No	Department	Project Title	Brief Description	Budget (Operating / Capital)	Commencement Report Required (No/Yes + reason)	Anticipated Procurement Posting Date
1	Water & Waste Services	Water Monitoring Program	Contract services for third party sampling and analysis of City's drinking water, wastewater, groundwater, stormwater, surface water, snow dump, and sludge samples. The service term is for three years, covering 2025 to 2027	Operating	No	November 12, 2024
2	Water & Waste Services	Waste Management Facility Transfer Station Operations	Contract services to supply, maintain and empty waste bins at the Waste Management Facility Transfer Station	Operating	No	December 2, 2024

ADMINISTRATIVE REPORT

TO: Corporate Services Committee
FROM: Administration
DATE: November 4, 2024
RE: Fall Recreation Grants

ISSUE

Approval of the grant recommendations for Fall Recreation Grant allocations.

REFERENCE

- [Recreation Grant Policy](#)
- 2024 Fall Recreation Grants – Grant Summary (Attachment 1)
- 2024 Fall Recreation Grants – Operational Support Summary (Attachment 2)

HISTORY

Council policy governs the allocation of recreation grants. The Recreation Grant Task Force met on October 17, 2024 to discuss and compile recommendations for funding in accordance with the Recreation Grant Policy.

A total of \$250,000 is available for two granting sessions in 2024. The funding available for this session for all Recreation Grant categories is \$95,087 plus any funds returned from previous sessions.

The total amount received by the City for our Recreation Grant Program in 2024 through the Community Lottery Fund was \$197,176 with the balance contributed by the City. The City continues to acknowledge Lotteries support through City advertising.

ALTERNATIVES

1. Approve the recommended Recreation Grants allocations; or
2. Refer the matter back to Administration.

ANALYSIS

The Recreation Grant Task Force received and reviewed 25 applications totalling \$148,300 in requests. Applications were submitted under the Recreation Grant Policy and the four funding categories: Ongoing Projects and Initiatives, New Projects and Initiatives, Training and Leadership Development, and Operational Support. The evaluation of the applications was conducted using the evaluation matrix and eligibility criteria.

Council has the authority to deny any of the recommendations brought forward by the Task Force. The result of denied recommendations is that some projects might not proceed.

Per the Community Lotteries guidelines, any requests that are O&M related are ineligible for funding. This means that any of the eligible and recommended O&M requests received would be funded using the City's contribution of \$52,824.

The applications received, together with the recommendations of the Task Force and any applicable conditions, are listed in the attached appendix.

\$95,000 is recommended for allocation by the Recreation Grant Task Force and is within the amount of funding available.

Where funding recommendations do not reflect the full amount of funding requests, it is because certain elements of an application may be fundable under another program or only a portion of the application was eligible for consideration. Administration also works to spread the funding across as many applicants as possible.

ADMINISTRATIVE RECOMMENDATION

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

Attachment 1 - Grant Summary
2024 Fall Recreation Grants

#	Applicant	Priority/Type	Project	Last Funded Year	Last Funded Amount	Amount Requested	Amount Recommended
1	Arctic Edge Skating Club	Ongoing Projects and Initiatives	Gold Nugget Championships	Fall 2023	\$ 7,000.00	\$ 7,000.00	\$ 4,000.00
2	Gwaandak Theatre Society	New Projects and Initiatives	Indigenous Winter Readings	Spring 2024	\$ 7,000.00	\$ 7,000.00	\$ 6,000.00
3	Inclusion Yukon	New Projects and Initiatives/Ongoing Projects and Initiatives	Inclusive Recreation Series	Fall 2020	\$ 5,000.00	\$ 10,000.00	\$ 5,000.00
4	Larrikin Entertainment Ensemble	New Projects and Initiatives	The Apocalypse is Over-A post Apocalyptic Cabaret	Spring 2023	\$ 7,000.00	\$ 7,000.00	\$ 5,000.00
5	Longest Night Society	Ongoing Projects and Initiatives	Problematic Orchestra's Concert	NA	NA	\$ 7,000.00	\$ 4,000.00
6	Muaythai Yukon	New Projects and Initiatives	Winter Martial Arts Seminar	Spring 2024	\$ 6,000.00	\$ 7,000.00	\$ 4,000.00
7	Nlaye Ndasadaye Childcare Society	Ongoing Projects and Initiatives	Music Program	Spring 2023	\$ 3,900.00	\$ 7,000.00	\$ 3,000.00
8	Paddlers Abreast Society	Ongoing Projects and Initiatives	New Voyageur canoe and trailer	NA	NA	\$ 7,000.00	\$ 4,000.00
9	Run for Life	New Projects and Initiatives	Community celebration for Raven 50	N/A	N/A	\$ 7,000.00	\$ 3,000.00
10	Scottish Country Dance Society of Whitehorse	Training and Leadership Development	Leadership and dance technique development	Fall 2019	\$ 1,200.00	\$ 1,000.00	\$ 1,000.00
11	Sigil Theatre Fellowship	New Projects and Initiatives	Storytelling and performance	NA	NA	\$ 5,250.00	\$ 3,000.00
12	String Ensemble Society	New Projects and Initiatives	Public concert of Chamber Music	NA	NA	\$ 2,000.00	\$ 1,500.00
13	The Community Choir of Whitehorse Society	New Projects and Intiatives	A Child's Christmas in Yukon Carol	Fall 2023	\$ 4,000.00	\$ 14,000.00	\$ 10,000.00
		Ongoing Projects and Initiatives	Development of Choral Program for Public Performances	Fall 2023	\$ 3,200.00		
14	Whitehorse Concert	Ongoing Projects and Initiatives	Season Finale Concert	Spring 2024	\$ 2,500.00	\$ 6,000.00	\$ 3,000.00

Attachment 1 - Grant Summary (continued)
2024 Fall Recreation Grants

#	Applicant	Priority/Type	Project	Last Funded Year	Last Funded Amount	Amount Requested	Amount Recommended
15	Whitehorse Nordic Ski Society	New Projects and Intiatives	First Aid Equipment Purchase	Spring 2023	\$ 5,000.00	\$ 3,000.00	\$ 2,500.00
16	Whitehorse Women's Hockey Association	Ongoing Projects and Intiatives	WWHA Improvments	Fall 2023	\$ 7,000.00	\$ 1,000.00	\$ 1,000.00
17	Yukon Art Society	New Projects and Intiatives	Teens in the Studio	Spring 2024	\$ 7,000.00	\$ 7,000.00	\$ 5,000.00
18	Yukon Cricket Association	New Projects and Initiatives	Cricket programming	N/A	N/A	\$ 7,000.00	\$ 5,000.00
19	Yukon Film Society	New Projects and Intiatives	Anniversaries Event	Fall 2022	\$ 7,000.00	\$ 7,000.00	\$ 5,000.00
20	Yukon Rugby Federation	New Projects and Initiatives	Annual Yukon Rugby Festival	Spring 2024	\$ 5,440.11	\$ 7,000.00	\$ 6,000.00
21	Yukon Theatre For Young People	New Projects and Initiatives	YTYP Presents Charlie and the Chocolate factory	Fall 2023	\$ 7,000.00	\$ 7,000.00	\$ 4,000.00
			Total Amount Requested:			\$ 133,250.00	
			Total Amount Available-Fall:			\$ 85,087.63	\$ 85,000.00

**Attachment 2 - Operational Support Summary
2024 Fall Recreation Grants**

#	Applicant	Priority/Type	Project	Last funded Year	Last funded Amount	Amount Requested	Amount Recommended
1	Sigil Theatre Fellowship	O&M	Operational Support	N/A	N/A	\$ 3,750.00	\$ 2,000.00
2	String Ensemble Society	O&M	Operational Support	N/A	N/A	\$ 1,300.00	\$ 1,000.00
3	Tennis Yukon	O&M	Operational Support	Spring 2021	\$ 1,100.00	\$ 5,000.00	\$ 4,000.00
4	Whitehorse Women's Hockey Association	O&M	WWHA Improvements	Fall 2023	\$ 3,500.00	\$ 5,000.00	\$ 3,000.00
					Total Amount Requested:	\$ 15,050.00	
					Total Amount Available for Spring and Fall:	\$ 10,000.00	\$ 10,000.00

ADMINISTRATIVE REPORT

TO: Corporate Services Committee
FROM: Administration
DATE: November 4, 2024
RE: Festival and Special Event Grants

ISSUE

Approval of the Festival and Special Event Grant allocations.

REFERENCE

- [Festival & Special Event Grant Policy](#)
- Festival and Special Event Grant Summary (Attachment 1)

HISTORY

The Festival and Special Event Grant is governed by Council's Festival and Special Event Grant Policy. The City of Whitehorse is committed to the development and support of special community events and festival celebrations in Whitehorse that provide vibrant and diverse community experiences for both residents and visitors.

The Festival and Special Event Grant provides funds up to \$50,000 annually to registered non-profit societies or community organizations wishing to hold a festival or special event within the City of Whitehorse.

The grant program also provides opportunities for City in-kind support such as snow clearing, road closures, and other City services.

The application deadline is August 31, 2024 for projects occurring from January 1 to December 31, 2025.

ALTERNATIVES

1. Approve the recommended Festival and Special Event Grant allocations; or
2. Refer the matter back to Administration

ANALYSIS

A multi-department review committee met on September 23, 2024 to review and evaluate 15 eligible applications. Funding and in-kind support is being recommended to 14 organizations. In-kind requests have been reviewed by relevant departments to ensure all requests could be accommodated within operating budgets.

The recommendations of the application review committee are provided in Appendix A – Festival and Special Event Grant Summary Chart.

ADMINISTRATIVE RECOMMENDATION

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

**Attachment 1 - Grant Summary
2024 Festival and Special Event Grant**

#	Applicant	Event	Event Date	Total Budget	Total Cash Request	Total In-Kind Request	Funded Amount 2024	Amount Recommended Cash	Amount Recommended In-Kind
1	Association franco-yukonnaise	Onde de Choc	Oct 2, 2025	\$ 15,500.00	\$ 2,000.00	\$ -	Did not apply	\$ -	\$ -
2	Association franco-yukonnaise	Solstice Saint-Jean Event	Jun 23, 2025	\$ 40,500.00	\$ 10,000.00	\$ -	\$2,180.00	\$ 5,285.20	\$ -
3	BYTE - Empowering Youth Society	Yukon Artist Showcase	Feb 21, 2025	\$ 9,457.00	\$ 2,510.00	\$ -	Did not apply	\$ 2,510.00	\$ -
4	Gwaandak Theatre Society	Awaken Festival 2025	Apr 13-27, 2025	\$ 99,000.00	\$ 10,000.00	\$ -	Did not apply	\$ 5,285.20	\$ -
5	The Heart of Riverdale Community Centre	Cypherfest Street Dance and Music Festival	Aug 6-10, 2025	\$ 133,701.00	\$ 10,000.00	\$ -	\$4,180.00	\$ 5,285.20	\$ -
6	Kwanlin Dun Cultural Society	National Indigenous People's Day 2025	Jun 21, 2025	\$ 77,700.00	\$ 7,500.00	\$ -	\$3,180.00	\$ 4,035.30	\$ -
7	Nakai Theatre Ensemble	Pivot Festival	Jan 6 - Feb 1, 2025	\$ 76,703.00	\$ 7,000.00	\$ 5,670.00	\$3,180 and \$5962.51 inkind	\$ 3,785.20	\$ 5,670.00
9	Riverdale Baptist Church	Passport to Adventure	Jul 11, 2025	\$ 10,550.00	\$ 5,000.00	\$ -	Did not apply	\$ 2,785.20	\$ -
10	Sport Yukon	Klondike Road Relay	Sep 5-6, 2025	\$ 268,017.00	\$ 1,000.00	\$ 1,826.19	Did not apply	\$ 1,000.00	\$ 1,826.19
13	Whitehorse Legion (Royal Canadian Legion Branch 254)	Canada Day	Jul 1, 2025	\$ 48,735.37	\$ 5,000.00	\$ 1,289.50	\$3180 and \$1,485.37 inkind	\$ 2,785.20	\$ 1,289.50
15	Yukon Arts Centre	Midnight Sun Moppets Children's Festival	Jun 7, 2025	\$ 32,612.50	\$ 5,000.00	\$ 440.00	\$3,180.00	\$ 2,785.20	\$ 440.00
16	Yukon Arts Foundation	Yukon Prize Festival Weekend	Oct 3-5, 2025	\$ 177,405.00	\$ 7,500.00	\$ -	Did not apply	\$ 4,035.20	\$ -
17	Yukon Film Society	Available Light Film Festival	Feb 7-16, 2025	\$ 399,500.00	\$ 10,000.00	\$ 3,465.00	\$4470 and \$3307.50 inkind	\$ 5,285.20	\$ 3,465.00
18	Yukon Quest International Association (Canada)	Yukon Quest	Feb 1, 2025	\$ 39,480.00	\$ 4,000.00	\$ 1,299.50	\$2180 and \$6,665.70 inkind	\$ 2,285.20	\$ 1,299.50
19	Yukon Sourdough Rendezvous Society	Yukon Rendezvous Festival	Feb 7-23, 2025	\$ 770,273.10	\$ 5,135.00	\$ 18,674.93	\$3710.00 and \$20,640.85 inkind	\$ 2,852.70	\$ 18,674.93
					\$ 89,645.00	\$ 32,665.12	Total Cash Recommended	\$ 50,000.00	\$ 32,665.12
							Total Amount Available	\$ 50,000.00	

ADMINISTRATIVE REPORT

TO: Corporate Services Committee
FROM: Administration
DATE: November 4, 2024
RE: Environmental Grants

ISSUE

Approval of the Environmental Grant allocations.

REFERENCE

- [Whitehorse Sustainability Plan \(2015\)](#)
- [Environmental Grant Policy](#)
- Environmental Grant Summary Chart (Attachment 1)

HISTORY

The Environmental Grant is governed by Council's Environmental Grant Policy. The City of Whitehorse is committed to encouraging and enabling societies, commercial organizations, and schools to be active partners in achieving the City's sustainability goals.

The Environmental Grant provides funds up to \$25,000 annually to projects that advance the Whitehorse Sustainability Plan. The allocation of funds is divided into two tiered groups of funding: minor grants (up to \$1000) and major grants (over \$1000 to \$25,000).

While both tiers are governed by the Environmental Grant Policy, applications for minor grants are evaluated and approved by an internal administrative committee. Major grants have one annual intake (October 15th) and are evaluated by an administrative committee and approved by Council.

Three minor grants totalling \$2,808.98 were awarded in 2024.

Applications submitted for major grants must first meet the initial eligibility criteria as identified in the Policy. If eligible, the project is evaluated on factors such as alignment with the Whitehorse Sustainability Plan and other strategic documents, as well as demonstrate benefits to Whitehorse and its residents, community partnerships, applicant contributions, environmental leadership, and likelihood to succeed.

ALTERNATIVES

1. Approve the recommended Environmental Grant allocations; or
2. Refer the matter back to Administration.

ANALYSIS

The City received six applications with a total requested amount of \$53,319.98. Four applications met the eligibility criteria of the Policy with a total requested amount of \$39,164.38. The Grant Review Team met on October 18, 2024, to review and evaluate the applications. Of the four, one applicant withdrew. The total requested amount from the three applications is \$35,200. Funding available to support applications in this major grant intake is \$22,191.02. Administration is recommending that each of the three projects receive partial funding, with approval totalling \$22,191.02.

The recommendations of the application Grant Review Team are provided in Attachment 1 – Environmental Grant Summary.

ADMINISTRATIVE RECOMMENDATION

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

Attachment 1 – Grant Summary

2024 Environmental Grants

#	Applicant	Priority/Type	Project	Amount Requested	Amount Recommended
1	L'Association Franco-Yukonnaise	Connected, engaged, participatory community; Zero waste	Series of 20 Eco-Capsules – “How to re-use your newspaper” (Journaux Écolos)	\$ 6,000.00	\$ 3,409.63
2	Raven Recycling Society	Strong downtown and livable neighbourhoods; Connected, engaged, participatory community; Zero waste; Energy and GHG reduction	Raven ReCentre Tool Library	\$ 25,000.00	\$ 16,119.25
3	Whitehorse Bike Kitchen Task Force	Active transportation; Strong downtown and livable neighbourhoods; Zero waste; Energy and GHG reduction	Chain Whip Community Bike Space Updates	\$ 4,200.00	\$ 2,662.14
			Total Amount Requested:	\$ 35,200	
			Total Amount Available:	\$ 22,191.02	\$22,191.02

CITY OF WHITEHORSE
CITY PLANNING COMMITTEE
Council Chambers, City Hall



Chair: Lenore Morris

Vice-Chair: Anne Middler

November 4, 2024

Meeting #2024-20

-
1. Zoning Amendment – Selkirk Water Treatment Plant
Presented by Mathieu Marois, A/Manager, Planning Services
 2. Zoning Amendment – Northeast Casca Boulevard Amendments
Presented by Mathieu Marois, A/Manager, Planning Services
 3. New Business

ADMINISTRATIVE REPORT

TO: City Planning Committee
FROM: Administration
DATE: November 4, 2024
RE: Zoning Amendment – Selkirk Water Treatment Plant Upgrades

ISSUE

An application to amend the zoning of 18 Selkirk Street, from PS – Public Service to PSx – Public Service (modified), to allow for the development of the Selkirk Water Treatment Plant upgrades.

REFERENCE

- [Zoning Bylaw 2012-20](#)
- [Land Use Master Plan Policy 2024-04](#)
- [Whitehorse 2040 Official Community Plan](#)
- [2020 KDFN Community Lands Plan](#)
- Location Map (Attachment 1)
- Proposed Zoning Amendment Bylaw 2024-48 (Attachment 2)

HISTORY

An application was received from the City’s Water and Waste Services Department to rezone three parcels, municipally known as 18 Selkirk Street, from PS to PSx (modified) to allow for the development of the Selkirk Water Treatment Plant upgrades (Attachment 1). The special modification would allow Public Utilities as a principal use, provided that the Public Utilities use is limited to water treatment plants, pump house and station developments, and electrical substations. The planned upgrades will provide a reliable second source of drinking water supply and the ability to relieve volume stress on the aquifer.

In October 2023, Council authorized Administration to commence the procurement process for Phase 1 of the Selkirk Water Treatment Plant upgrades, which includes the planning and design work. Administration completed the procurement and entered into a progressive design-build agreement. In order to proceed with Phase 2, the construction of the upgrades, the zoning needs to be amended to accurately reflect the current and future principal uses.

Development Review Committee

The proposed zoning was reviewed by the Development Review Committee (DRC) on August 7, 2024. The DRC noted that Bell Mobility has a lease within the site however the lease site will not be negatively impacted by the upgrades and access to it will be maintained.

It was also noted that a Heritage Resources Impact Assessment (HRIA) may be required prior to land-altering activities due to the potential presence of historical unmarked graves.

After further review, the YG Heritage Resources Unit determined that monitoring at the subject site during project activities would better address their concerns.

Master Plan Waiver

The subject lot is approximately 3.8 ha in size which triggers the master plan requirement in OCP policy 13.22. Per section 47 of the Land Use Master Plan Policy, a waiver was requested. The master plan waiver request was approved on August 23, 2024 as the proposed development will not result in new uses, it will bring existing uses into conformance with the Zoning Bylaw, and the project is required to ensure the integrity of the drinking water system which is in the greater public's interest.

Proposed Schedule

The proposed schedule for the Zoning Bylaw amendment is:

Planning Committee:	November 4, 2024
First Reading:	November 12, 2024
Newspaper Ads:	November 22 and 29, 2024
Public Hearing:	December 9, 2024
Report to Committee:	January 6, 2025
Second and Third Reading:	January 13, 2025

ALTERNATIVES

1. Proceed with the amendment under the bylaw process; or
2. Do not proceed with the amendment.

ANALYSIS

Site Context

The subject lot is located between Lewes Boulevard and Selkirk Street in the Riverdale neighbourhood. The subject lot has an existing pump house, well houses, access road, a communications tower, electrical substation, power lines, and informal trails. The upgrades will include a new pump house to be constructed along Selkirk Street, adjacent to the existing pump house and communications tower.

Selkirk Elementary School and Gadzoosdaa Student Residence are located to the northwest of the subject lot and are also zoned PS. There are residential uses to the east and to the south. Kwanlin Dün First Nation (KDFN) Settlement Land parcels S-367B/D and C-77B/D, zoned FN-FP- First Nation Future Planning, are located to the southeast of the subject lot. There are also two forested YG lots to the east that are zoned PS.

2040 Official Community Plan (OCP)

The subject site is designated as Residential - Urban in the OCP. Although the proposed upgrades are not residential uses, they are necessary in order to ensure adequate levels of clean drinking water can be supplied to support the residential growth occurring in the city. Per OCP policy 13.5, public utilities and infrastructure are permitted in any land use designation.

KDFN Community Lands Plan

KDFN Settlement Land parcels S-367B/D and C-77B/D are located immediately south of the subject lot. The undeveloped parcels are intended for residential development, public service infrastructure, and/or revenue generation in the Community Lands Plan.

Zoning Bylaw

The purpose of the PS zone is to provide a zone for public and privately owned facilities of an institutional or community service nature. The proposed Selkirk Water Treatment Plant upgrades would fall under the definition of ‘public utilities’ which is not a permitted use in the PS zone.

The public utilities use includes a variety of services and facilities such as, but not limited to, landfills and waste treatment facilities, sewage treatment facilities, pump houses and stations, water treatment plants, drainage ponds, and electrical production facilities and substations. Not all public utility uses would be appropriate on the subject site due to its proximity to residential areas and schools. Therefore, Administration is recommending that a special modification be added to allow the public utility use, but limited to water treatment plants, pump house and station developments, and electrical substations in addition to the permitted uses in the PS zone.

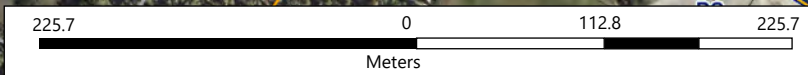
The special modification to allow the aforementioned public utility uses is not expected to cause any more noise, traffic, or other nuisance factors to surrounding properties than the uses already permitted on the subject site under the current PS zone, such as emergency and protective services or exhibition and convention facilities.

ADMINISTRATIVE RECOMMENDATION

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.



**Rezone
From PS-Public Service
To PSx-Public Service (Modified)**



SCALE:
1:4,514
DATE:
November 4, 2024
FILE:
Z-11-2024

CITY OF WHITEHORSE - PLANNING & SUSTAINABILITY SERVICES

Proposed Bylaw 2024-48
An application to amend the zoning of 18 Selkirk Street, from PS – Public Service to PSx – Public Service (modified).



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:

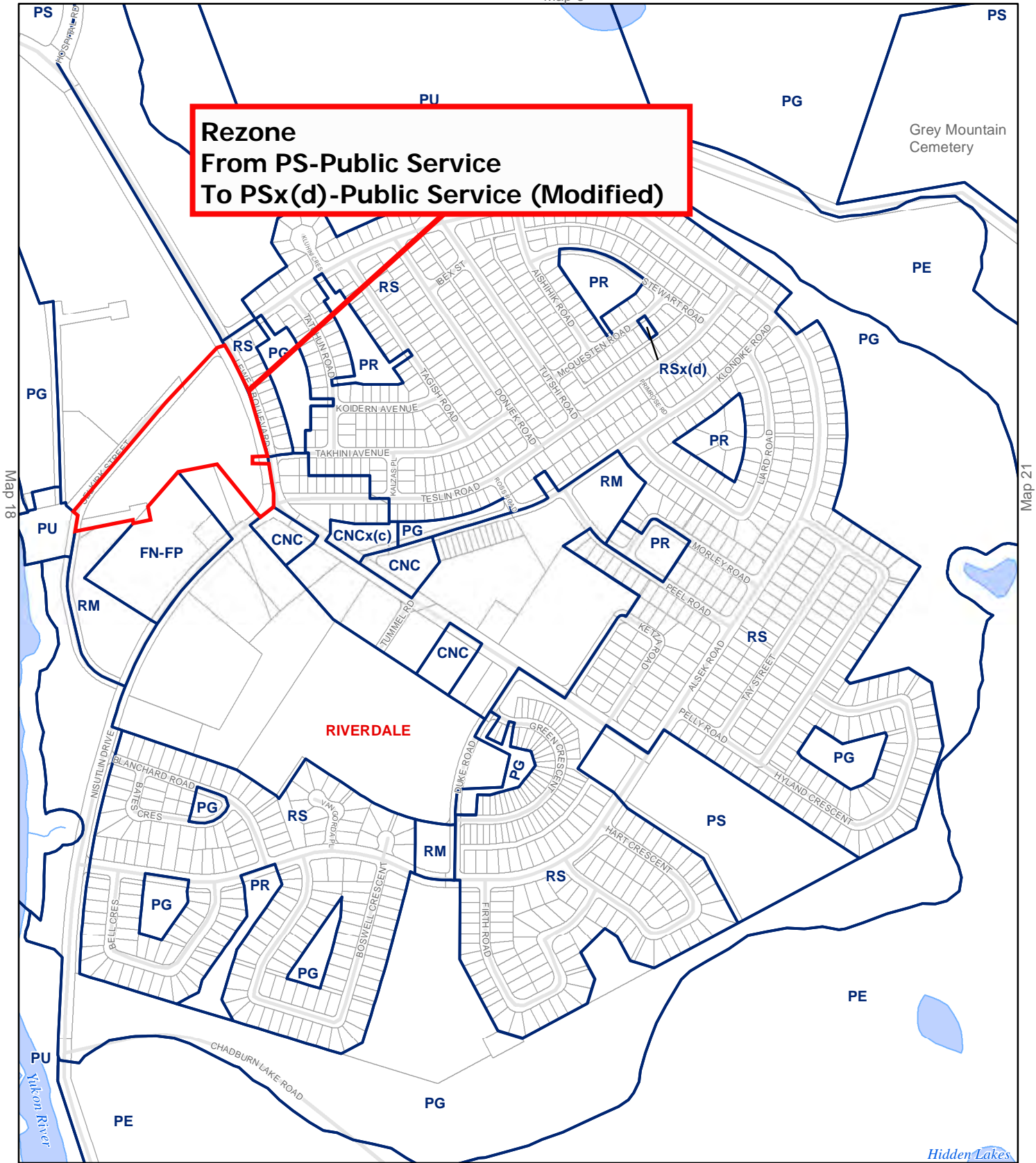
SECOND READING:

THIRD READING and ADOPTION:

Kirk Cameron, Mayor

Corporate Services

Map 8



**Rezone
From PS-Public Service
To PSx(d)-Public Service (Modified)**

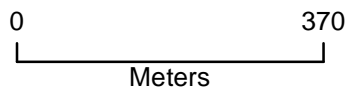
Map 18

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

ADMINISTRATIVE REPORT

TO: City Planning Committee
FROM: Administration
DATE: November 4, 2024
RE: Zoning Amendment – Northeast Casca Boulevard Amendments

ISSUE

An application to amend the zoning of 401 Casca Boulevard (Lot 377) and 4.61 ha of vacant Commissioner’s land, located northeast of Casca Boulevard, from PG – Greenbelt to PU – Public Utilities and FP – Future Planning respectively, to align with the current use and to allow for integrated planning of this land and the adjacent lot 1139.

REFERENCE

- [2040 Official Community Plan](#)
- [Zoning Bylaw 2012-20](#)
- [Land Use Master Plan Policy 2024-04](#)
- [2009 Whistle Bend Master Plan](#)
- [2018 Whistle Bend Master Plan](#)
- Location Map (Attachment 1)
- Proposed Zoning Amendment Bylaw 2024-49 (Attachment 2)

HISTORY

An application was received to amend the zoning of lot 377, owned by the City, and 4.61 ha of vacant Commissioner’s land northeast of Casca Boulevard. The proposal would change the zoning of lot 377 from PG – Greenbelt to PU – Public Utilities to align with its current use as the Whistle Bend Recirculation Station, while the vacant land surrounding lot 1139, known as the Heiland parcel, would be zoned FP – Future Planning to enable future integrated development, subject to a master planning project.

Although included in the 2009 Whistle Bend Master Plan to ensure proper service sizing, the site hasn’t been part of subsequent Whistle Bend planning studies. Given the area’s size and its absence from the 2018 Master Plan, the Land Use Master Plan Policy required a waiver to bypass a new master plan at this time.

The Development Review Committee reviewed both the waiver and zoning amendment applications on August 28, 2024, recommended waiver approval, noting that a master plan for the area will be required before any subsequent rezoning occurs, and did not identify any issues with the proposed zoning amendment. The waiver was approved by Administration on September 10, 2024.

The proposed schedule for the Zoning Bylaw amendment is:

Planning Committee:	November 4, 2024
First Reading:	November 12, 2024
Newspaper Ads:	November 22 and 29, 2024
Public Hearing:	December 9, 2024

Report to Committee:
Second and Third Reading:

January 6, 2025
January 13, 2025

ALTERNATIVES

1. Proceed with the amendment under the bylaw process; or
2. Do not proceed with the amendment.

ANALYSIS

Site Context

The subject site, located southeast of Casca Boulevard between Whistle Bend Phase 2 to the south and Phase 15 to the north, primarily features natural forested areas and trails. A significant land drainage feature is located to the north on vacant Commissioner's land, which is outside the scope of this rezoning application and will remain zoned as Greenbelt.

The subject site includes a paved trail that loops around lot 1139 and connects to an informal mountain bike trail network. The paved trail will not be impacted by the rezoning and any potential relocation will be considered as part of future master planning.

Currently, the site is zoned PG – Greenbelt, with PG and FP zones to the north, FP zoning for Lot 1139, and residential zones (RCM – Comprehensive Residential Multiple Family and RCS2 – Comprehensive Residential Single Family 2) to the south and west. To the east lies the Mountain View Golf Club.

2040 Official Community Plan (OCP)

The subject site is designated as Residential – Urban in the OCP. This designation is intended to accommodate a variety of residential housing forms and compatible uses. The zoning amendment application to FP is proposed as an interim measure, with plans to rezone to more appropriate zones following a comprehensive master planning process for a larger area. Therefore, this rezoning application does not conflict with the OCP.

Master Plan Policy

A master plan waiver was granted by Administration to allow for the future consolidation and joint master planning of the subject site and lot 1139. If this rezoning amendment is approved, a master plan will be required prior to any other future rezoning.

Zoning Bylaw

The subject site is currently zoned as PG, typically applying to public lands left in a natural state and primarily intended for buffers, walkways, trails, and passive recreation. Since the proposed rezoning area was not included in the 2018 Master Plan, it is not designated as part of the neighbourhood's greenspace, though the inclusion of additional greenspace may be considered in future planning. Along Casca Boulevard, the PG zoning will be maintained, providing a 10-meter buffer consistent with Whistle Bend's established standard.

The proposed PU zone was selected for the Recirculation Station, which is part of the City's water distribution system. This zoning is intended to support utility facilities where

potential nuisance impacts on adjacent areas are a consideration. The retention of the PG zoning around lot 377 has been proposed to ensure that existing and potential nuisances from the Recirculation Station are minimized by the buffer.

While the 2018 Master Plan did not designate this site, residential development was intended in the 2009 Master Plan, and the OCP classifies the area for urban residential use. The FP zone has been proposed to the Commissioner's land to allow for flexibility in future planning, particularly in coordination with lot 1139, and is intended as a temporary designation to reserve the land for future planning until such time as planning has occurred to determine appropriate zoning.

ADMINISTRATIVE RECOMMENDATION

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.

RCS




**Rezone
From PG - Greenbelt
To PU - Public Utilities and FP - Future Planning**



DATE:
10/8/2024 3:52 PM

FILE:
Z-13-2024 - Northeast Casca Blvd

 Subject Site

CITY OF WHITEHORSE - PLANNING AND SUSTAINABILITY SERVICES

Bylaw 2024-49

A Bylaw to amend the zoning of 401 Casca Boulevard and a 4.61 ha parcel of vacant Commissioner's land from PG – Green Belt to PU – Public Utilities and FP – Future Planning



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

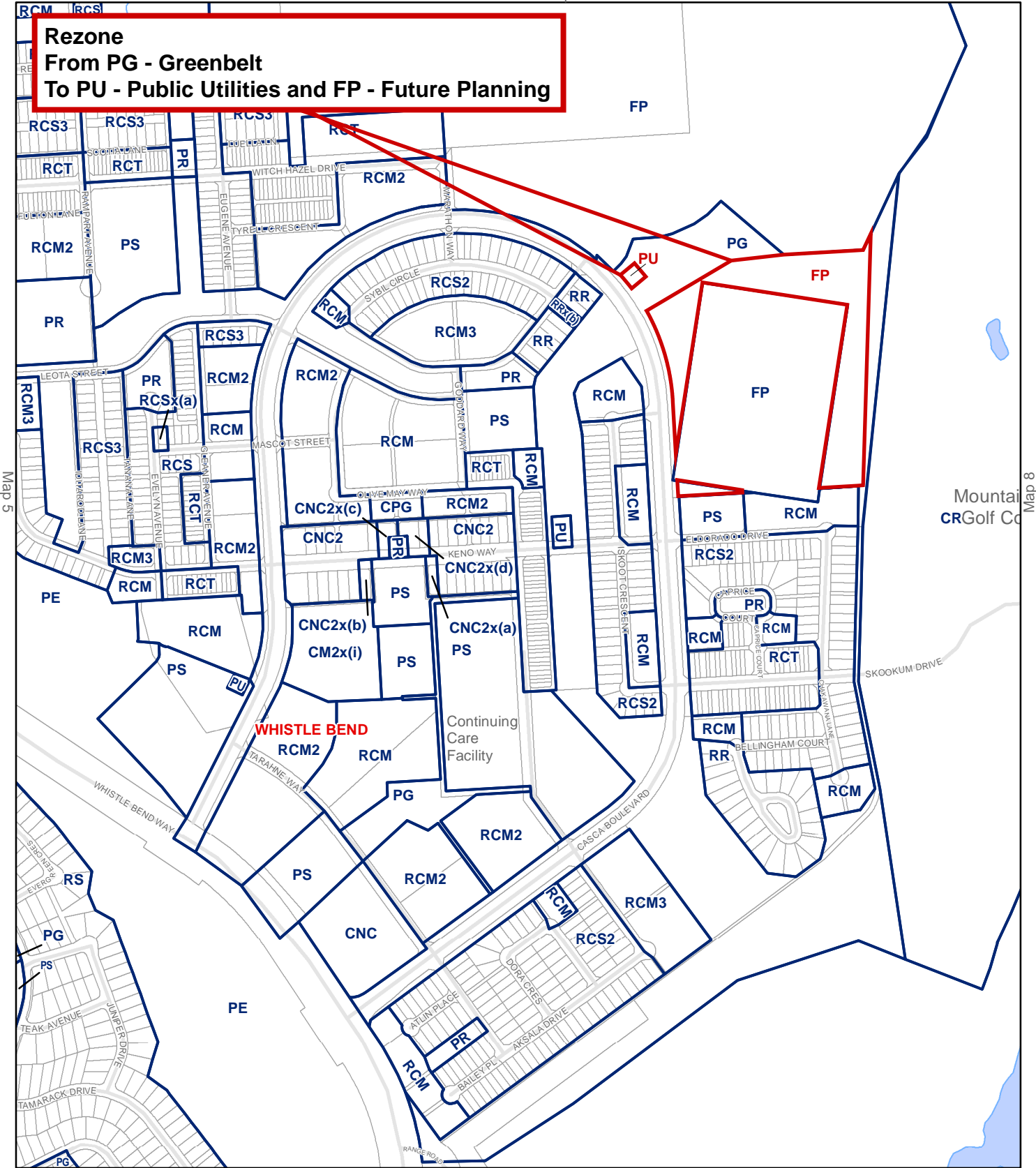
Corporate Services

MAP 7

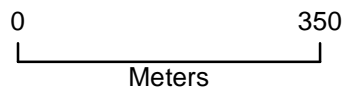
Appendix A, Bylaw Map
Bylaw 2024-49

WHISTLE BEND (EAST)

Map 8



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
DEVELOPMENT SERVICES COMMITTEE
Council Chambers, City Hall



Chair: Paolo Gallina

Vice-Chair: Jenny Hamilton

November 4, 2024

Meeting #2024-20

1. New Business

CITY OF WHITEHORSE
CITY OPERATIONS COMMITTEE
Council Chambers, City Hall



Chair: Eileen Melnychuk

Vice-Chair: Lenore Morris

November 4, 2024

Meeting #2024-20

1. New Business

CITY OF WHITEHORSE
COMMUNITY SERVICES COMMITTEE
Council Chambers, City Hall



Chair: Jenny Hamilton

Vice-Chair: Paolo Gallina

November 4, 2024

Meeting #2024-20

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1. New Business

CITY OF WHITEHORSE
PUBLIC HEALTH AND SAFETY COMMITTEE
Council Chambers, City Hall



Chair: Anne Middler

Vice-Chair: Dan Boyd

November 4, 2024

Meeting #2024-20

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1. New Business