



Minutes of the Meeting of the Corporate Services Committee

Date	November 18, 2024	2024-21
Location	Council Chambers, City Hall	
Committee Members Present	Councillor Dan Boyd - Chair Mayor Kirk Cameron 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 Travis Whiting, A/Director of Operations and Infrastructure Svetlana Erickson, Manager, Financial Services	

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

1. Capital Budget Variance Reporting Third Quarter

Financial Services presented their review of Capital Budget projections submitted by department managers and provided to the Committee a high-level summary of anticipated capital spending and proposed amendments to the 2024 to 2027 Capital Expenditure Program. Administration responded to questions and provided clarity on the budget as presented.

The Recommendation of the Corporate Services Committee is

THAT Council direct that Bylaw 2024-58, a bylaw to reduce the 2024 to 2027 Capital Expenditure Program in the amount of \$871,739 and to increase the budget for project 320c01119 Mount McIntyre Recreation Centre in the amount of \$9,319,000, funded from the Capital Reserve until the funding has been approved from the Investing in Canada Infrastructure Program (ICIP), be approved under the bylaw process.

2. Operating Budget Variance Reporting Third Quarter – For Information Only

Financial Services reviewed operating expenditures projections submitted by department managers and provided to the Committee a forecast of operating results to the end of the 2024 fiscal year. Administration responded to questions on surplus funds and transfers as they relate to the budget.



Minutes of the Meeting of the City Planning Committee

Date November 18, 2024 2024-21

Location Council Chambers, City Hall

Committee Members Present
Councillor Lenore Morris - Chair
Councillor Dan Boyd
Mayor Kirk Cameron
Councillor Paolo Gallina
Councillor Jenny Hamilton
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
Travis Whiting, A/Director of Operations and Infrastructure
Mathieu Marois, A/Manager, Planning and Sustainability Services
Kinden Kosick, Supervisor, Land and Building Services
Peter Duke, Manager, Land and Building Services

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

1. **Zoning Amendment – Copper Ridge Development Area Land Use Master Plan**

An application to amend the zoning of lots 519, 520, and a portion of lot 518, known as the Copper Ridge Development Area Land Use Master Plan (the Plan) site, from PS – Public Services, PS(x) – Public Services Modified, and PR – Parks and Recreation to FP – Future Planning, to ensure certainty and flexibility for future rezoning was presented. Administration answered multiple Committee questions on prior processes, land development, zoning, and the roles of the City, the developer, and the Yukon Government.

The Recommendation of the City Planning Committee is

THAT Council direct that Bylaw 2024-52, a bylaw to amend the zoning of the Copper Ridge Development Area Land Use Master Plan site, from PS – Public Services, PS(x) – Public Services Modified, and PR – Parks and Recreation to FP – Future Planning, be brought forward for consideration under the bylaw process.

2. Public Hearing Report – Whistle Bend Electrical Substation

The Public Hearing Report on a bylaw to amend the zoning of a 0.75 ha parcel of vacant Commissioner's land, located west of Phase 7 of Whistle Bend, from FP – Future Planning to PU – Public Utilities, to allow for the development of a new Electrical Substation to address increasing power demands was presented. Administration responded to questions from Committee members on the Whistle Bend Electrical Substation zoning amendment, confirming no submissions were received regarding trails or trailheads.

The Recommendation of the City Planning Committee is

THAT Council direct that Bylaw 2024-47, a bylaw to amend the zoning of vacant Commissioner's land from FP – Future Planning to PU – Public Utilities, be brought forward at second and third reading under the bylaw process.

3. Subdivision Approval – Whistle Bend Phase 10/11

Subdivision approval for 25.8 ha of vacant Commissioner's land comprising phases 10 and 11 of Whistle Bend was presented. Administration responded to questions from Committee members on the subdivision approval for Whistle Bend Phases 10 and 11, explaining the timing of the infrastructure analysis, the development agreement process, and the expansion of the subdivision beyond the original master plan.

The Recommendation of the City Planning Committee is

THAT Council approve the subdivision of approximately 25.8 ha of land for the creation of new residential lots, lanes, and roads for the areas known as Whistle Bend Phase 10 and 11, as shown on the proposed subdivision sketches, subject to the following conditions:

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; and

THAT Government of Yukon enter into an Infrastructure and Servicing Agreement with the City of Whitehorse that sets out the development responsibilities, timelines, and costs associated with transportation improvements within Whistle Bend and along Mountain View Drive, Copper Road, and Quartz Road; and

THAT Council authorize Mayor and Corporate Services to execute an Infrastructure and Servicing Agreement with the Government of Yukon.

4. Bylaw for Lease of Pioneer Hotel 1 (Jenni House) – Shipyards Park

A bylaw to enter into a lease agreement with Yukon Film Society for the Pioneer Hotel 1 (Jenni House) located in Shipyards Park was presented. Administration responded to questions from Committee members on utility analysis, noting heat-trace issues and seasonal use limitations. Future cost considerations were also discussed.

The Recommendation of the City Planning Committee is

THAT Council direct that Bylaw 2024-54, to authorize the City of Whitehorse to enter into a lease agreement with Yukon Film Society with respect to Pioneer Hotel 1 (Jenni House), be brought forward for consideration under the bylaw process.

5. Bylaw for Lease of Pioneer Hotels 2 (Hatch House) – Shipyards Park

A bylaw to enter into a lease agreement with Yukon Literacy Coalition for Pioneer Hotel 2 (Hatch House) located in Shipyards Park was presented.

The Recommendation of the City Planning Committee is

THAT Council direct that Bylaw 2024-55, to authorize the City of Whitehorse to enter into a lease agreement with Yukon Literacy Coalition with respect to Pioneer Hotel 2 (Hatch House), in Shipyards Park, be brought forward for consideration under the bylaw process.

6. Bylaw for Amendment to Lease Agreement for the 100-foot Crown Reserve in Shipyards Park

A bylaw to amend the 2006 Lease Agreement (Bylaw 2007-17) with Yukon Government by replacing the existing lease sketch that shows all of the remaining portions of Lot 8 (REM), Group 5 (804), Plan 20502 LTO, also known as the 100-foot Crown Reserve from the Yukon River, located adjacent to the City titled Shipyards Park property was presented. Administration responded to questions from Committee members on the status of the land transfer from YG, confirming it is in process and explaining the land's historical crown control.

The Recommendation of the City Planning Committee is

THAT Council direct that Bylaw 2024-56, a bylaw to amend the Lease Agreement and Appendix A with Yukon Government, be brought forward for consideration under the bylaw process.

7. Delegate Andrew Connors, Yukon Film Society – Film Society Operations

The delegate discussed the Film Society's use of the Pioneer Hotel space as an artist venue. Council asked about lease changes and year-round feasibility given water and sewer limitations.



**Minutes of the Meeting of the
Development Services Committee**

Date	November 18, 2024	2024-21
Location	Council Chambers, City Hall	
Committee Members Present	Councillor Paolo Gallina - Chair Mayor Kirk Cameron Councillor Dan Boyd 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 Travis Whiting, 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 18, 2024	2024-21
Location	Council Chambers, City Hall	
Committee Members Present	Councillor Lenore Morris - Chair Mayor Kirk Cameron Councillor Dan Boyd Councillor Paolo Gallina Councillor Jenny Hamilton 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 Travis Whiting, A/Director of Operations and Infrastructure	

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

1. **New Business – Advance Left on Ogilvie**

Council asked about the advanced left turn signal at Ogilvie, questioning why it applies only to northbound traffic. Administration replied that a study identified the greatest impact in that direction and confirmed they will monitor for future impacts.



**Minutes of the Meeting of the
Community Services Committee**

Date November 18, 2024 2024-21
Location Council Chambers, City Hall

Committee Members Present
Councillor Jenny Hamilton– Chair
Mayor Kirk Cameron
Councillor Dan Boyd
Councillor Paolo Gallina
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
Travis Whiting, A/Director of Operations and Infrastructure

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

1. New Business – Motorized Vehicles on Non-Motorized Trails

As a result of the delegate presentation, Council inquired about motorized vehicles on non-motorized trails and the use of gas tax funding for motorized vehicle trails. Administration confirmed no issues with the funding have been raised but acknowledged public confusion and potential safety conflicts. Council discussed whether this should be a priority, with Administration noting the complexity of the issue, including snowmobile traffic and neighbourhood plans.

2. Delegate Keith Lay, Active Trails Whitehorse Association – Active Transportation/Paved Trails

The delegate discussed conflicts between snowmobilers and active transportation users, advocating for changes to the snowmobile bylaw to align with the ATV bylaw and restrict snowmobilers to motorized multi use trails.

3. Proclamation – Transgender Day of Remembrance (November 20, 2024)

Mayor Kirk Cameron proclaimed November 20, 2024, as Transgender Day of Remembrance in Whitehorse to honour the memory of the transgender, two-spirit, and non-binary people whose lives were lost to transphobic violence.



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

Date	November 18, 2024	2024-21
Location	Council Chambers, City Hall	
Committee Members Present	Councillor Anne Middler - Chair Mayor Kirk Cameron Councillor Dan Boyd Councillor Paolo Gallina Councillor Jenny Hamilton 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 Travis Whiting, A/Director of Operations and Infrastructure Colin LaForme, Constable, Bylaw Services	

Your Worship, the Public Health and Safety Committee respectfully submits the following report:

1. Food for Fines Program

The approval for the annual "Food for Fines" Program was presented. Administration responded to questions from Committee members on the \$12K limit and frequency of program provision.

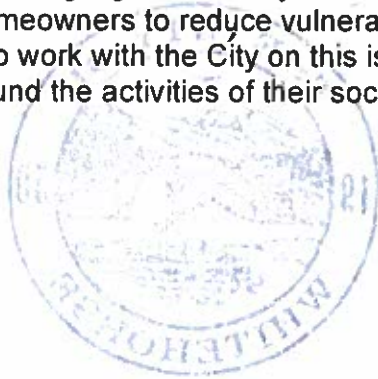
The Recommendation of the Public Health and Safety Committee is

THAT the 2024 Food for Fines program be approved; and

THAT a grant not exceeding \$12,000 for parking meter tickets or two-hour zone fines issued between November 23rd and December 7th, 2024 be approved to the Food Bank, Kaushee's Place, and Skookum Jim Friendship Centre as part of the 'Food for Fines' program.

2. Delegates Stuart Clark and Sue Johnson – Wildfire Awareness Society

The delegates highlighted the citywide risk of ember showers and actions that could be taken by homeowners to reduce vulnerability. They also expressed interest in continuing to work with the City on this issue and answered technical questions from Council around the activities of their society.



There being no further business the meeting adjourned at 8:46 P.M.



Mayor



Corporate Services

