

CITY OF WHITEHORSE – STANDING COMMITTEES

Monday, November 4, 2019 – 5:30 p.m.

Council Chambers, City Hall

CALL TO ORDER

ADOPTION OF AGENDA

PROCLAMATIONS

World Town Planning Day, November 8, 2019

DELEGATES

Bicycle Network Plan Implementation (*10 speakers as named below*)

Jocelyn Land-Murphy

Sarah Johnson

Aramintha Bradford

Heron Land-Gillis

Sitka Land-Gillis

Jonah McConnell

Micah McConnell

Peter Embacher

Kieran Horton

Keith Lay

Michelle Stimson – More Community-based Ideas

CITY OPERATIONS COMMITTEE

1. New Business

COMMUNITY SERVICES COMMITTEE

1. New Business

PUBLIC HEALTH AND SAFETY COMMITTEE

1. Christmas Food for Fines Program
2. New Business

DEVELOPMENT SERVICES COMMITTEE

1. New Business

CORPORATE SERVICES COMMITTEE

1. Council Grant – Yukon Cares
2. New Business

CITY PLANNING COMMITTEE

1. Public Hearing Report – Zoning Bylaw Amendment, 1306 Centennial Street
2. New Business



PROCLAMATION
WORLD TOWN PLANNING DAY
November 8, 2019

WHEREAS World Town Planning Day is celebrated in over 30 countries on four continents; and

WHEREAS World Town Planning Day is an opportunity to give special recognition to the ideals of community planning that bring the public and professional planners together to create healthy, inclusive, sustainable and vibrant communities; and

WHEREAS this special day celebrates Canadian accomplishments that bring quality and meaning to our lives, and provides an opportunity to publicly recognize the participation and dedication of Whitehorse citizen planners who, with our professional planners, contribute time and effort for the improvement of our City; and

WHEREAS World Town Planning Day gives us an opportunity to recognize the valuable contributions made by professional planners of Whitehorse and Yukon, and to extend our thanks for their continued commitment to public service; and

WHEREAS the celebration of World Town Planning Day is an opportunity to highlight the contribution that sound planning makes to the quality of our community and public spaces;

NOW THEREFORE I, Mayor Dan Curtis, do hereby proclaim November 8, 2019 to be ***World Town Planning Day*** in the City of Whitehorse.

Dan Curtis
Mayor

**CITY OF WHITEHORSE
CITY OPERATIONS COMMITTEE AGENDA**

Date: Monday, November 4, 2019

Location: Council Chambers, City Hall

Chair: Samson Hartland Vice-Chair: Laura Cabott



1. New Business

**CITY OF WHITEHORSE
COMMUNITY SERVICES COMMITTEE**

Date: Monday, November 4, 2019

Location: Council Chambers, City Hall

Chair: Jocelyn Curteanu Vice-Chair: Dan Boyd



1. New Business

**CITY OF WHITEHORSE
PUBLIC HEALTH AND SAFETY COMMITTEE**

Date: Monday, November 4, 2019

Location: Council Chambers, City Hall

Chair: Stephen Roddick Vice-Chair: Jan Stick



1. Christmas Food for Fines Program

Presented by Manager Doug Spencer

2. New Business

ADMINISTRATIVE REPORT

| |
|---|
| TO: Public Health and Safety Committee |
| FROM: Administration |
| DATE: November 4 th , 2019 |
| RE: Christmas Food for Fines Program |

ISSUE

Council approval of the annual Christmas Food for Fines Program

REFERENCE

2018 Food for Fines Council Resolution 2018-11-13

HISTORY

The Christmas Food for Fines Program provides for non-perishable food and cash donations to be accepted as payment for parking meter tickets or two-hour zone fines issued between November 30th to December 7th, 2019, with proceeds donated to the Whitehorse Food Bank and Kaushee's Place.

In the spirit of contributing to those citizens who are less fortunate, and in demonstration of holiday season goodwill and community spirit, Bylaw Services is requesting approval to continue the annual Food for Fines initiative in December 2019.

The City has been supporting this initiative since 2005. Last year, a total of \$3,120 was raised. In addition to the food items, cash donations received go toward the purchase of additional non-perishable food. The proposed local charities to receive the donations are:

- **Whitehorse Food Bank:** open five days a week and provides services to numerous families throughout Whitehorse feeding approximately 1400+ people a month; and
- **Kaushee's Place:** provides food and shelter to 14-19 women and children daily, year round.

The types of non-perishable food items include:

- Canned foods such as beans, meats, sauces, vegetables, fruits, fish, soups, peanut butter, etc.; and
- Dried goods such as pasta, soups, boxed spaghetti/macaroni, cereals, etc.

ALTERNATIVES

1. Approve a grant of specific parking fines to the Whitehorse Food Bank and Kaushee's Place in an amount not exceeding \$10,000 for the Food for Fines Program;
2. Do not approve the grant and, therefore, do not implement the Food for Fines Program.

ANALYSIS

The following chart outlines the revenue potentially generated by expired parking meter tickets.

| | |
|---|--------------------|
| Average number of tickets issued per week | 540 to 600 |
| Revenue @ \$10/\$25 ticket for one week | \$5,400 / \$15,000 |

During the one-week Christmas Food for Fines Program, people will again have the option of donating non-perishable food items in lieu of regular ‘expired parking meter’ fines or ‘park in excess of two-hour zone’ payments. Food items contributed must be of the same or higher value than the ticket. If such a contribution is made, the ticket would be considered paid in full.

Planned promotional support and advertising by the City during the month of December is available, if approved. Promoting and advertising this initiative is seen as the best way to obtain full participation from the public.

Food items must be dropped off at City Hall along with the ticket so that financial elements of the program can be determined. A media event consisting of a cheque presentation is also planned for after the event so the total dollar value collected can be communicated to our City residents.

Only “Parking Meter” and “Two-Hour Zone” tickets issued on or between Saturday, November 30th and Saturday, December 7th, 2019 are eligible for this initiative. The cut off date for drop-off/payment of food items would be close of business on Wednesday, December 11th, 2019 with anticipated public/media presentation on Friday, December 13th. This would permit sufficient time for Bylaw Services to ensure delivery of the donated food to the two identified local charities and for these organizations to then distribute the food items to those families in need prior to December 25th, 2019.

ADMINISTRATIVE RECOMMENDATION

THAT the 2019 Food for Fines Program be approved; and

THAT a grant not exceeding \$10,000 for parking meter ticket or two-hour zone fines issued between November 30th and December 7th, 2019 be approved to the Whitehorse Food Bank and Kaushee’s Place as part of the Food for Fines Program.

**CITY OF WHITEHORSE
DEVELOPMENT SERVICES COMMITTEE AGENDA**

Date: Monday, November 4, 2019

Location: Council Chambers, City Hall

Chair: Dan Boyd Vice-Chair: Jocelyn Curteanu



1. New Business

**CITY OF WHITEHORSE
CORPORATE SERVICES COMMITTEE AGENDA**

Date: Monday, November 4, 2019

Location: Council Chambers, City Hall

Chair: Laura Cabott Vice Chair: Stephen Roddick



1. Council Grant - Yukon Cares

Presented by Director Jeff O'Farrell

2. New Business

ADMINISTRATIVE REPORT

| | |
|--------------|------------------------------|
| TO: | Corporate Services Committee |
| FROM: | Administration |
| DATE: | November 4, 2019 |
| RE: | Council Grant – Yukon Cares |

ISSUE

Request for transit passes for a refugee family

REFERENCE

- Fees and Charges Bylaw 2019-19
- Operating Budget Bylaw 2018-59 as amended by 2019-03

Yukon Cares is an independent, grassroots, volunteer-driven humanitarian organization responding to the global refugee crisis through education, advocacy and resettlement of refugees in Yukon. The organization welcomes and supports refugees so that they become more empowered and engaged citizens. Since 2015, Yukon Cares has supported 21 refugees settling in Whitehorse.

On October 15, 2019 Yukon Cares wrote to Mayor and Council requesting support for a new family of four from Iraq having been forced to flee from violence along with millions of others. The specific request is for two complimentary adult monthly transit passes for a 12-month period and two complimentary youth transit passes for a 12-month period.

The letter also indicates that Yukon Cares would be grateful if passes to the Canada Games Centre would also be granted.

ALTERNATIVES

1. Approve a grant of transit passes for 12 months.
2. Approve a grant of transit passes for 12 months and a grant for a 12-month family pass to the Canada Games Centre.
3. Do not approve a grant.

ANALYSIS

The value of an adult monthly transit pass is \$62 per month while the value of a youth transit pass is \$40 per month. Accordingly, the value of a grant of two adult transit passes and two youth transit passes for 12 months is \$2,448. The value of a 12-month family pass to the Canada Games Centre is \$1,188.

In response to a request from Yukon Cares, in January 2019 City Council opted to grant two adult transit passes for twelve months.

If approved, the source of funds for the grant will be the Council Donation account. There is currently \$7,340 available in the Council Donations account.

Since the inception of Yukon Cares in 2016, the City of Whitehorse has provided the organization with grants to access city services in an amount totalling just over \$12,000.

ADMINISTRATIVE RECOMMENDATION

THAT Council approve a grant of transit passes in the amount of \$2,448, funded from the council donation account.

**CITY OF WHITEHORSE
CITY PLANNING COMMITTEE AGENDA**

Date: Monday, November 4, 2019

Location: Council Chambers, City Hall

Chair: Jan Stick Vice-Chair: Samson Hartland



1. Public Hearing Report - Zoning Bylaw Amendment, 1306 Centennial Street

Presented by Manager Mélodie Simard

2. New Business

ADMINISTRATIVE REPORT

| | |
|--------------|---|
| TO: | Planning Committee |
| FROM: | Administration |
| DATE: | November 4, 2019 |
| RE: | Public Hearing Report – Zoning Bylaw Amendment (1306 Centennial Street) |

ISSUE

An analysis of issues raised at the public hearing for an application to amend the zoning of Lot 83, Plan 25142 LTO (1306 Centennial Street in the Porter Creek neighbourhood) from RS-Residential Single Detached to RMx-Residential Multiple Housing (modified).

REFERENCE

- 2010 Official Community Plan
- Zoning Bylaw 2012-20
- Proposed Bylaw 2019-18 and Appendix A

HISTORY

The City has received an application from the owner to amend the zoning of 1306 Centennial Street. Mr. Darling intends to construct a nine-unit apartment building on the lot. The current zoning is RS-Residential Single Detached, which does not permit multiple family housing, so an amendment to the zoning is required. The proposed bylaw also sets a maximum density of 60 units/ha for the subject lot.

Bylaw 2019-18 received 1st Reading on September 9, 2019. Notices were published in the newspapers on September 13 and 20, 2019. A total of 27 letters were sent to property owners within 100 m of the subject property. The Porter Creek Community Association, Government of Yukon Lands Department, Kwanlin Dün First Nation, and Ta'an Kwäch'än Council were also notified by mail. A notification sign was also placed on the subject property.

A public hearing was held on October 15, 2019. Six people (five opposed/one supportive) appeared at the public hearing and two written submissions in opposition were received.

The following issues were raised:

- Proposed development will impact neighbourhood character
- Proposed development will decrease neighbourhood safety
- Proposed development will impact property values
- New development should be focused in Whistle Bend
- Construction will impact neighbours
- Local infrastructure cannot accommodate proposed development
- Local schools are already at capacity
- Height will impact adjacent properties
- Parking location will impact existing lot
- Proposed development is too dense

- Approval of application will create a precedent
- Support for application

ALTERNATIVES

- 1) Proceed with second and third reading under the bylaw process.
- 2) Amend the bylaw at second reading.
- 3) Do not proceed with second and third reading.

ANALYSIS

Proposed development will impact neighbourhood character

Concern was raised that the proposed development will impact the quiet, single family, wilderness character of the neighbourhood.

The current Official Community Plan (OCP) designation for the subject lot is Mixed-Use – Residential/Commercial. This designation is intended to promote a mix of multi-family and residential/commercial uses. The lots across Centennial Street from the subject lot are currently zoned CM2x(a), which allows high intensity principal uses such as eating and drinking establishments, hotels, multiple housing, pet clinics, retail series, and gas bars.

Additionally, there are three townhouse developments (4-6 units) within approximately 200 m of the subject property, and Centennial Street already experiences higher traffic than other streets in the area.

There is significant potential for more redevelopment in this area, which is supported by the OCP. As such, it is likely that there could be a change in neighbourhood character in future, regardless of approval of this amendment.

Rental housing will decrease neighbourhood safety

One resident stated that the proposed development would decrease neighbourhood safety.

No research has been found which supports this claim. Multiple sources were found which indicate no connection between higher density development and crime increase. For example, an Alaskan study found that its “data show no relationship between housing density and delinquency at the block group level... and in some cases in the opposite direction predicted by the hypothesis of a direct relationship between housing density and crime.” (University of Alaska Anchorage, July 2004).

Proposed development will impact property values

One member of the public stated that the proposed development would reduce local property values.

Infill lot development has not been observed to have an adverse impact on the value of existing property as it is seen as investment in the neighbourhood. Typically, investment in infill increases property values as long as the scale of construction is compatible with existing development. Also, new construction often results in

investment in neighbouring properties, further increasing both the value and aesthetics of the neighbourhood.

New development should be focused in Whistle Bend

One resident stated that new development should be focused in Whistle Bend which has transit, adequate servicing, schools, care facilities, and trails.

Whistle Bend is currently the primary location for new growth within Whitehorse. However, the 2010 OCP Policy 5.1.3 promotes a city-wide compact development pattern to ensure efficient use of existing services and infrastructure and that development is oriented towards transit and active transportation.

There are numerous examples of local services near the subject lot, such as Super A (190 m), Jack Hulland Elementary School (325 m), a City Transit stop (75 m), and other multiple family developments (three within 200 m). The subject lot is also 275 m from trail access to McIntyre Creek Park, which is a significant recreation area (3,620 ha).

Construction will impact neighbours

There was a concern that development of this lot would cause significant disturbance through infrastructure upgrades, street occupancy, noise, and congestion.

There is potential that construction on this site will impact the local neighbours with regards to noise and traffic. Similar issues are found throughout the city where new construction is occurring.

The proposed lot is 1856 m², which is large enough to store materials on-site during construction. A street occupancy would not be required in this case. Infrastructure upgrades/connections would likely take two to three days to complete, which is not considered a significant impact on the local neighbourhood. Additionally, the water main is in the boulevard and excavation would likely have limited impact on traffic flow.

Local infrastructure cannot accommodate proposed development

There was a concern that the local infrastructure is already failing and cannot support additional development in this area.

The Engineering Services department is unaware of any servicing constraints in this area. Recent testing of the sewer connection to the subject lot and hydrant flows in the area showed no issues. Water servicing to the lot would need to be upgraded to accommodate the development.

Local schools are already at capacity

Concern was raised that Jack Hulland School is already at capacity and cannot accommodate further development in Porter Creek.

The Yukon Department of Education has stated that Jack Hulland School is near the desired student capacity, but can accommodate further student enrollment before the school would be considered at full capacity. Enrollment and capacities for local schools change from year to year.

Height will impact adjacent properties

Several residents expressed concern that the proposed building height would have significant impact on neighbouring properties in regards to privacy, aesthetics, and shadowing.

The proposed RM zone has a rear yard setback of 7.5 m, compared to 6.0 m in the existing RS zone. This increased setback is intended to reduce the impact of a larger building on neighbouring backyards. However, when a taller building is introduced into a neighborhood that is primarily older single family housing, there can be a reduction of privacy, and an increase in shadowing impacts.

The applicant is reviewing the roof pitch design in an effort to lower the overall building height to approximately 13 m. Adjacent zoning along Centennial Street is RS, CM2x(a), and CM2x(c), which allow for maximum heights of 10 m, 10 m, and 17.5 m respectively.

The maximum building height in the RM zone is 15 m. Council may amend the bylaw to include a maximum height of 13 m, as proposed by the applicant. This change to bylaw 2019-18 is recommended by Administration.

Approval of this amendment will create a precedent

One resident expressed concern that the development would create a precedent for zoning amendments and higher density development on Centennial Street.

The current OCP designation for the subject lot is Mixed-Use – Residential/Commercial. This designation is intended to promote a mix of multi-family and residential/commercial uses. As such, the OCP vision is for this area to transition from low density, single family housing, to a denser, mixed-use area.

As such, any future zoning applications on Centennial Street would be considered on their individual merits at the discretion of Council.

Proposed development is too dense

Some residents expressed concern that the proposed development was too dense and would create parking and access issues on Centennial Street. It was expressed that the six-unit townhouse constructed at 1204 Centennial is more appropriate for the neighbourhood.

Policy 6.5.5 of the OCP sets out a maximum density of 60 u/ha for Centennial Street. The subject lot is 1856 m², which results in a maximum density of 11 units, greater than the number proposed by the applicant.

Council may amend the bylaw to reduce the density to match the nine-unit development proposed by the applicant. Council could also reduce the zoning further, which may result in this project not proceeding.

For a nine-unit apartment, the Zoning Bylaw requires a minimum eleven parking spaces (1 per unit + 2 guest). The proposed site plan currently shows 18 parking spaces (16 outdoor/2 garage). This represents two parking spaces per unit.

While there may be some on-street parking associated with this development it would likely not cause a significant increase in the number of vehicles that currently park on-

street in this area. Also, the road right-of-way along Centennial Street is wide enough to support on-street parking on both sides.

The proposed site plan shows a single access to the subject property. For higher density developments a single access is preferable as multiple access points to Centennial Street could create safety issues by adding multiple intersections.

Parking location will impact existing lot

One resident expressed concern with the location of the parking spaces for the proposed development. Specifically, concerns were with the potential for drainage runoff and contamination, as well as damage to the existing fence.

Section 5.5 of the Zoning Bylaw requires that drainage be directed away from abutting properties. This is implemented through a requirement for a drainage plan, which is submitted as part of a development permit application.

Section 5.5 also requires a 3 m vegetative buffer between the RM and RS zones, which should reduce the potential for impacts to existing fencing.

Support for application

The proponent spoke in support of the development. He addressed concerns expressed by residents as well as the need for housing in Whitehorse.

ADMINISTRATIVE RECOMMENDATION

THAT Council direct that Bylaw 2019-18, a bylaw to amend the zoning of Lot 83, Plan 25142 LTO (1306 Centennial Street in the Porter Creek neighbourhood) from RS-Residential Single Detached to RMx-Residential Multiple Housing (modified), be brought forward for second and third reading under the bylaw process; and

THAT Council amend Bylaw 2019-18 at second reading to include a maximum height of 13 metres.




CITY OF WHITEHORSE
BYLAW 2019-18
APPENDIX 'A'

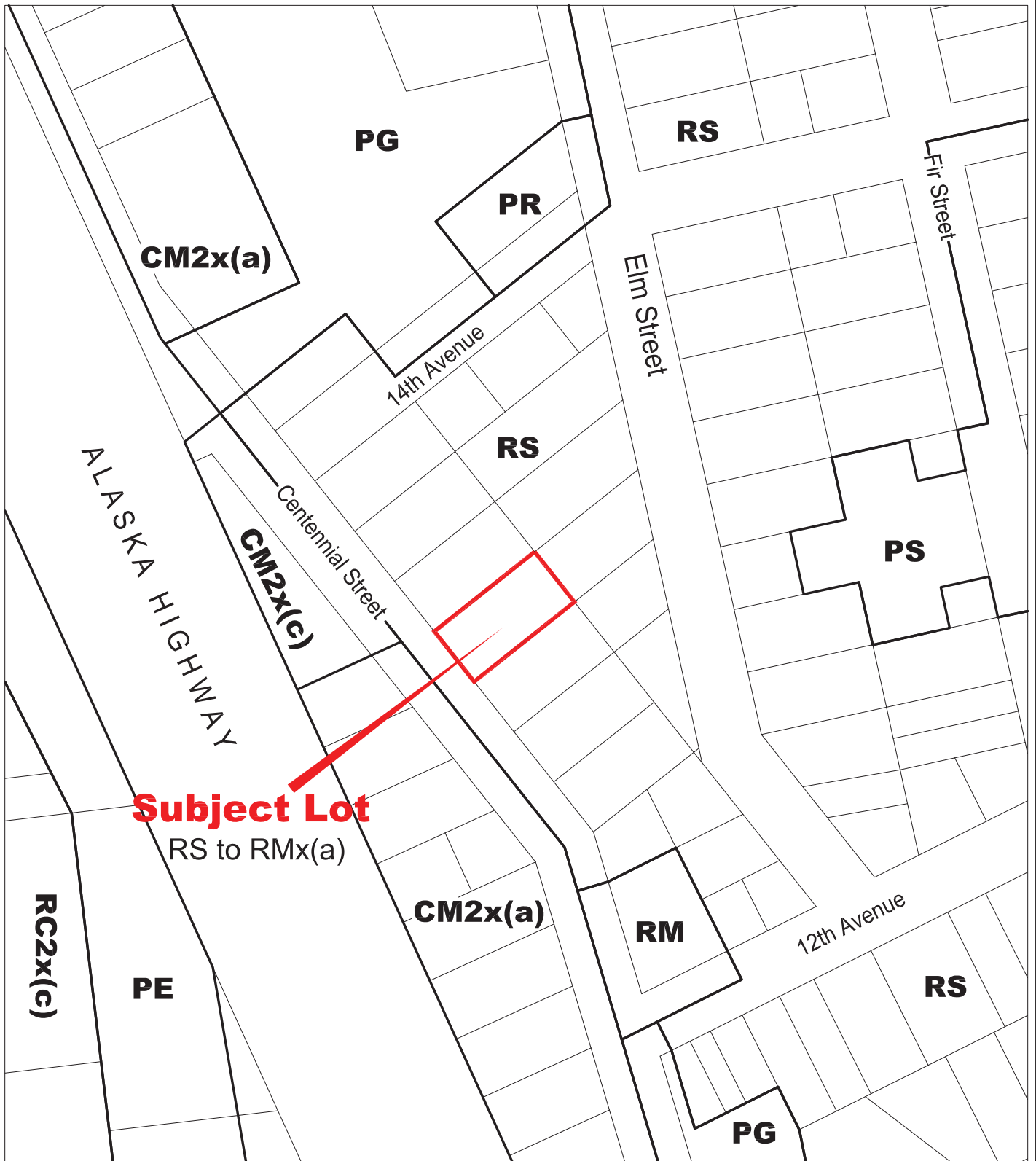


Bylaw 2019-18

A bylaw to amend the zoning of 1306 Centennial St from RS-Residential Single Detached to RMx-Residential Multiple Housing (modified) with a maximum density of 60 u/ha.


LEGEND

 SUBJECT AREA



Bylaw 2019-18
A bylaw to amend the zoning of 1306 Centennial St from RS-Residential Single Detached to RMx-Residential Multiple Housing (modified) with a maximum density of 60 u/ha.

LEGEND

 SUBJECT AREA