



COUNCIL QUESTIONS & ANSWERS

Meeting date: July 5th

1. What is the current Land Bank Reserve amount?

The land bank reserve was one of the primary reserves used to fund the construction of the Whitehorse Operations Building and the reserve currently holds a deficit balance of \$3,685,730 (Dec 31, 2020). As part of the financing plan for the WOB all City reserves were to be subject to “right-sizing” after the loan for the building was put in place. As this loan was secured in January 2021, Administration plans to bring forward a reserve right-sizing Resolution in September, as part of 2nd Quarter variance, which will adjust this reserve balance.

2. What criteria was used to evaluate the electric Zamboni procurement?

The existing units at the Canada Games Centre have reached end of life and were in need of replacement, being over 20 years old. The decision for electric is a positive example of the City’s commitment to climate change mitigation. By choosing electric units over traditional propane powered units, there is an anticipated reduction of GHG emissions by approximately 8 tonnes of CO₂ and 5,250l of propane consumption. There are two ice re-surfacer manufacturers (Olympia and Zamboni). Other criteria used include safety, specific sizing, and compatibility with the existing snow dump in the facility.

3. How does a Development Agreement provide for greater certainty for future land uses / commitments being put in place now?

The Development Agreement works together with the Zoning Bylaw to ensure that the concept proposal presented at the zoning amendment stage is respected in the future. Once the zoning is in place, the Development Agreement allows the Approving Authority (which is the Director of Development Services, but can be referred to Council) to specify the following:

- (1) the use of the land in relation to any existing or proposed building or structure, including the preservation of buildings, structures, and environmental setbacks;
- (2) the timing of the development;
- (3) the siting, design, drainage, height and dimensions, including exterior materials and signage, of any proposed building or structure;



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- (4) the provision for parking space, traffic control, traffic control devices, directional signs and community signs;
- (5) the provision for the maintenance of open space, preservation of sun exposure to abutting properties, site grading and landscaping, including but not limited to, the planting or preservation of trees or other site features to mitigate development impacts, location of fencing and screening, choice of fencing and screening material and location of garbage receptacles and lights;
- (6) the replacement or construction, in whole or in part, of roads, sidewalks, street lighting, storm drainage, water supply, or sewage disposal facilities;
- (7) the provision of on-site recreational or other amenities to serve the development;
- (8) the levying of a fee in lieu of otherwise providing for any of the matters mentioned in (1) to (7) of this section; and
- (9) such other conditions as Council (or the Director) may consider reasonable under the circumstances.

A Development Agreement is triggered at the Subdivision stage. The Agreement may be registered on the land title of both the severed parcel(s), and the parent parcel(s). The Agreement remains on title until all conditions have been met. By having the Development Agreement on title, the City can monitor the compliance through future development permitting and has the ability to refuse certain City services/impose penalties if conditions are not fulfilled in the appropriate manner.

4. What is a Direct Control District – and how different than other zoning?

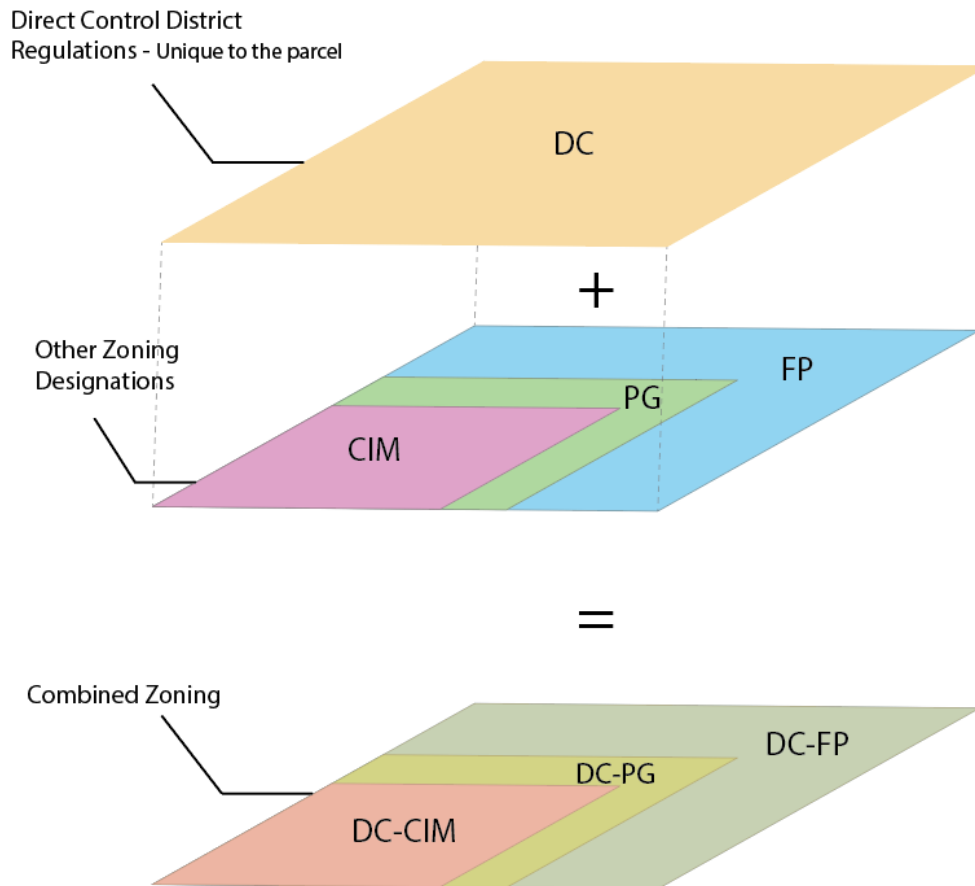
As per Section 291 of the *Municipal Act*, Council may regulate the use and development of a land parcel designated as Direct Control District (DC) in the Zoning Bylaw in any manner it considers necessary, subject to the OCP. DC can be considered as a special purpose zone, with custom uses and controls for a land parcel. The DC zoning differs from regular zoning in the following ways:

- In the proposed zoning amendment bylaw, the DC zoning should be seen as an overlay of additional regulations on top of the base zoning. Hence, DC zoning is proposed in conjunction with another zone, e.g. DC-CIM means that this zone will have regulations from both the DC zone and CIM zone.
- DC regulations can vary parcel by parcel, instead of being common across the city. It is similar to spot zoning, but a key difference is that DC regulations may be applicable to more than one zone and on more than one lot.
- A key difference is that DC zoning allows Council to not only regulate the use, but also the ability to specify how the development occurs on a parcel, such as



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movement of granular material, timing/ duration of construction, need for buffers, etc.



For example, a site could be subdivided into residential, commercial, school and park zones, but all these zones would be subject to common Direct Control District regulations that places restrictions on gravel movement, require a detailed material management plan, restrict duration of construction/hours of operation, etc. DC zoning centralizes these additional regulations into one zone, instead of adding special modifications to multiple zones.