



## Minutes of the meeting of the Corporate Services Committee

<b>Date</b>	December 6, 2021	2021-24
<b>Location</b>	Council Chambers, City Hall	
<b>Committee Members Present</b>	Councillor Michelle Friesen – Chair Councillor Kirk Cameron – Vice-Chair Mayor Laura Cabott Councillor Dan Boyd Councillor Jocelyn Curteanu Councillor Ted Laking Councillor Mellisa Murray	
<b>Staff Present</b>	Jeff O’Farrell, Acting City Manager Landon Kulych, Acting Director of Community Services Valerie Braga, Director of Corporate Services Mike Gau, Director of Development Services Lindsay Schneider, Director of Human Resources Tracy Allen, Director of Operations Wendy Donnithorne, Manager of Legislative Services Peter O’Blenes, Manager of Property Management Norma Felker, Assistant City Clerk	

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

**1. City Hall Renovations Update – For Information Only**

Administration provided an update on the status of the City Hall Renovation project. The revised design features an efficient floor layout to improve service to the public, efficient and low-maintenance mechanical, electrical and telephone infrastructure, a biomass and electric boiler heating system, and additional unallocated and undeveloped floor space for future growth. The new City Hall will be the City’s first net zero fossil fuel building with an energy efficient performance 70 percent better than the 2017 National Energy Code for Buildings.

The potential budget shortfall for the renovation project is one point five million dollars. The anticipated cost difference is due to COVID related supply chain and commodity pricing issues and tight labour conditions. The draft 2022 Capital Budget includes additional funding to allow the project to continue as planned.

Alternate locations for the relocation of existing City Hall staff during the construction period are being investigated, as well as a location for Council Chambers. A contract award is anticipated for early 2022, with staff relocation starting in late spring. Project completion is expected by the end of 2023.

Some Committee members expressed concerns over the changes in scope and raised questions about increases in cost over the seven-year period that this project has been in the works. It was suggested that the project should be re-considered.

Other Committee members spoke in support of staying the course with the current proposal, noting that the proposed building will address the needs of the growing population and the energy efficiencies realized can support the City's efforts to deal with the climate change emergency.

It was noted that costs are unlikely to go down in future, and that the federal funding program supporting this project will expire, with future opportunities for this type of municipal infrastructure funding unknown.

Administration confirmed that the proposed Transit Hub portion of the project is an essential component of the new Transit Route schedule that will be introduced next year.



## Minutes of the meeting of the City Planning Committee

<b>Date</b>	December 6, 2021	2021-24
<b>Location</b>	Council Chambers, City Hall	
<b>Committee Members Present</b>	Councillor Dan Boyd – Chair Councillor Ted Laking – Vice Chair Mayor Laura Cabott Councillor Kirk Cameron Councillor Jocelyn Curteanu Councillor Michelle Friesen Councillor Mellisa Murray	
<b>Staff Present</b>	Jeff O’Farrell, Acting City Manager Landon Kulych, Acting Director of Community Services Valerie Braga, Director of Corporate Services Mike Gau, Director of Development Services Lindsay Schneider, Director of Human Resources Tracy Allen, Director of Operations Patrick Ross, Manager of Land and Building Services Wendy Donnithorne, Manager of Legislative Services Karmen Whitbread, Planner Norma Felker, Assistant City Clerk	

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

### **1. Subdivision Approval – Whistle Bend Phases 7 and 8**

Subdivision approval for Phase 7 of Whistle Bend expired in October 2021 and must be re-approved by Council. In addition, Administration is bringing forward a Phase 8 plan of subdivision for approval. A development agreement will set out the engineering and development standards as well as the development responsibilities of the City and the Government of Yukon.

The two application areas consist of approximately 13.1 hectares of land and will yield approximately 105 single-family lots, 41 townhouse lots, three multi-family lots and one greenbelt lot. All of the proposed lots conform to the applicable zoning regulations of the Zoning Bylaw.

A portion of the subdivision area intersects with the old Porter Creek lagoon and the current Whistle Bend snow storage area. The lagoon was previously remediated to an industrial standard and used for snow storage, but the area will require further clean up

prior to residential development. A new snow storage area will need to be established prior to the decommissioning of the current site. The roles and responsibilities of the City and Yukon for this work are outlined in the development agreement.

Public Use Land Dedication will be in the form of the 1.7-hectare greenbelt lot, and Residential Development Cost Charges will be collected at the time of building permit applications.

**The recommendation of the City Planning Committee is**

THAT the subdivision of approximately 13.1 hectares of land for the creation of new residential lots, lanes, roads, and a greenbelt for the areas known as Whistle Bend Phase 7 and Phase 8 be approved as shown on the proposed subdivision sketches, subject to the condition 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-site and off-site works.

**2. Zoning Amendment – Whistle Bend Phase 9**

Administration is bringing forward an amendment to the Zoning Bylaw to establish the zoning for the area known as Phase 9 of Whistle Bend. Phase 9 is located near the entry-points of Area C at the outer perimeter of Whistle Bend. This phase is further from transit services and the commercial core–town square. Good connectivity is provided through perimeter trails and active transportation routes, and the area is planned for low-to-medium density residential development.

Phase 9 design ensures a mix of housing forms, including lots for single-detached homes, duplexes, townhouses and one multi-family lot.

In response to a question raised, Administration confirmed that the proposed zoning for Phase 9 would accommodate 165 total housing units. The actual development potential will be confirmed through detailed engineering and the subsequent subdivision of the area.

**The recommendation of the City Planning Committee is**

THAT Bylaw 2021-42, a bylaw to amend the Zoning Bylaw to establish the zoning of a parcel of vacant Commissioner's land comprising Phase 9 of Whistle Bend, be brought forward for consideration under the bylaw process.

**3. Zoning Amendment – KDFN Lot 1216 on Robert Service Way**

The Kwanlin Dün First Nation's Chu Níikwän Development Corporation has applied to rezone a Settlement Land parcel at the intersection of Robert Service Way and the Alaska Highway to allow for Public Utility and Commercial/Industrial uses.

The parcel zoned Public Utility will be leased to Yukon Energy for a Battery Energy Storage System Facility. The remaining portion will be zone Mixed-Use Commercial/Industrial to allow for the development of four commercial/industrial lots.

The proposed zoning aligns with the industrial designation under Kwanlin Dün's Self-Government Agreement, prohibits heavy industrial and residential uses on the site, and is consistent with the Official Community Plan and the Robert Service Way Planning Study.

Development planned for the site will not utilize municipal water or sewer services. Road access will be provided through the vacant Yukon land to the east, connecting with Robert Service Way at the Ear Lake Road intersection.

**The recommendation of the City Planning Committee is**

THAT Bylaw 2021-38, a bylaw to amend the zoning of Lot 1216 on Robert Service Way to allow for public utility and commercial/industrial uses, be brought forward for consideration under the bylaw process.



## Minutes of the meeting of the Development Services Committee

<b>Date</b>	December 6, 2021	2021-24
<b>Location</b>	Council Chambers, City Hall	
<b>Committee Members Present</b>	Councillor Jocelyn Curteanu – Chair Councillor Mellisa Murray – Vice-Chair Mayor Laura Cabott Councillor Dan Boyd Councillor Kirk Cameron Councillor Michelle Friesen Councillor Ted Laking	
<b>Staff Present</b>	Jeff O’Farrell, Acting City Manager Landon Kulych, Acting Director of Community Services Valerie Braga, Director of Corporate Services Mike Gau, Director of Development Services Lindsay Schneider, Director of Human Resources Tracy Allen, Director of Operations Wendy Donnithorne, Manager of Legislative Services Sara Thomson, A/Manager of Planning and Sustainability Services Norma Felker, Assistant City Clerk	

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

**1. Advisory Committee on Housing and Land Development**

A Committee member suggested that Council consider forming a Housing/Land Development Advisory Committee to address issues such as housing affordability, housing supply, and development permitting processes. Such a committee could provide expert advice to Council from the community. Committee members unanimously agreed with the concept of an advisory committee under the terms of the Advisory Committee Bylaw and to request Administration to bring forward a committee framework including terms of reference, mandate, membership and costs.

**The recommendation of the Development Services Committee is**

THAT Administration be directed to bring forward a framework for the development of a Housing Advisory Committee early in 2022.



## Minutes of the meeting of the City Operations Committee

<b>Date</b>	December 6, 2021	2021-24
<b>Location</b>	Council Chambers, City Hall	
<b>Committee Members Present</b>	Councillor Ted Laking – Chair Councillor Dan Boyd – Vice Chair Mayor Laura Cabott Deputy Mayor Mellisa Murray Councillor Kirk Cameron Councillor Jocelyn Curteanu Councillor Michelle Friesen	
<b>Staff Present</b>	Jeff O’Farrell, Acting City Manager Landon Kulych, Acting Director of Community Services Valerie Braga, Director of Corporate Services Mike Gau, Director of Development Services Lindsay Schneider, Director of Human Resources Tracy Allen, Director of Operations Wendy Donnithorne, Manager of Legislative Services Norma Felker, Assistant City Clerk	

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Your Worship, there is no report from the City Operations Committee.



## Minutes of the meeting of the Community Services Committee

<b>Date</b>	December 6, 2021	2021-24
<b>Location</b>	Council Chambers, City Hall	
<b>Committee Members Present</b>	Deputy Mayor Mellisa Murray – Chair Councillor Michelle Friesen – Vice-Chair Mayor Laura Cabott Councillor Dan Boyd Councillor Kirk Cameron Councillor Jocelyn Curteanu Councillor Ted Laking	
<b>Staff Present</b>	Jeff O’Farrell, Acting City Manager Landon Kulych, Acting Director of Community Services Valerie Braga, Director of Corporate Services Mike Gau, Director of Development Services Lindsay Schneider, Director of Human Resources Tracy Allen, Director of Operations Wendy Donnithorne, Manager of Legislative Services Meagan Wilson, Parks and Trails Coordinator Norma Felker, Assistant City Clerk	

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

### 1. Whitehorse South Trail Plan

The Whitehorse South Trail Plan builds on the vision and guiding principles in the 2020 Trail Plan, as well as previous work completed through the Whitehorse Neighbourhood Trails Task Force planning process. Consistent with other neighbourhood trail plans, the Whitehorse South Trail Plan consists of a map that identifies existing trails, proposes trail use designations in accordance with the City’s Trail Maintenance Policy, and identifies growth opportunities for new trail development in Whitehorse South.

The Whitehorse South Trail Plan was developed through a six-phase process that included background review and assembly, preparation of two drafts and a final trail plan map, and extensive engagement with the public, residents and stakeholders. Inter-agency meetings were also held with members of the Yukon Government Parks Branch to coordinate trail connections with Wolf Creek Territorial Park.

The Whitehorse South Trail Plan will be used to inform the creation of annual work plans for the City trail crew and support to partners and Trail Stewards. While the Plan seeks to maximize the use of existing trails, several future trail connectors are proposed in the Plan in order to fill gaps along the Yukon River corridor and ensure access to trail loops from all neighbourhoods.

Keith Lay addressed the Committee on behalf of Active Trails Whitehorse Association to suggest that the Plan does not reflect the intent of the 2020 Trail Plan, which was to ensure that non-motorized trails are truly non-motorized. He urged Council to undertake the process that will add these trails to the Excluded Trails/Schedule "E" section of the Snowmobile Bylaw. This would ensure that at least a few trails in Whitehorse South are free from motorized use in both summer and winter. Mr. Lay also expressed concern that the Future Non-Motorized Trail Development section on the map is located within the boundaries of McIntyre Creek Regional Park.

In response to issues raised by Committee members, Administration agreed to add additional information to the map legend indicating that non-motorized trails may include snowmobile use.

**The recommendation of the Community Services Committee is**

THAT the 2021 Whitehorse South Trail Plan be approved as a guiding document.

**2. Vehicle Use in Cemeteries – For Information Only**

A Committee member noted that the current Cemeteries Bylaw restricts the use of vehicles in Grey Mountain Cemetery to "by appointment only" for the majority of the year, and stated that this inhibits access for seniors and persons with mobility challenges. Administration advised that there is no staff on site during the times that vehicle restrictions are in place. The closure to vehicle access is necessary to help protect the property from damage due to vandalism and improper vehicle use when there is no staff on site. Administration noted that when vehicle access is restricted, additional efforts are made to provide flexibility and address requests to access the cemetery in a timely manner.



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

<b>Date</b>	December 6, 2021	2021-24
<b>Location</b>	Council Chambers, City Hall	
<b>Committee Members Present</b>	Councillor Kirk Cameron – Chair Councillor Jocelyn Curteanu – Vice Chair Mayor Laura Cabott Deputy Mayor Mellisa Murray Councillor Dan Boyd Councillor Michelle Friesen Councillor Ted Laking	
<b>Staff Present</b>	Jeff O’Farrell, Acting City Manager Landon Kulych, Acting Director of Community Services Valerie Braga, Director of Corporate Services Mike Gau, Director of Development Services Lindsay Schneider, Director of Human Resources Tracy Allen, Director of Operations Wendy Donnithorne, Manager of Legislative Services Norma Felker, Assistant City Clerk	

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

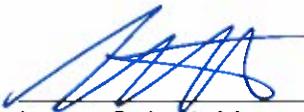
**1. Safety Issues – For Information Only**

A Committee member noted that this date marks the 32<sup>nd</sup> anniversary of the massacre of women at École Polytechnique in Montreal, and stated that local women’s groups continue to express concerns regarding access to safe transportation and taxi safety issues. Administration was asked to provide an update on how the City is engaging with women’s organizations with respect to the Vehicle for Hire Bylaw.

Administration advised that Council direction is needed in order to proceed with any changes to the Vehicle for Hire Bylaw. In the meantime, Bylaw Services is continuing discussions with various interest groups regarding taxi safety. The department also continues to work with the RCMP on taxi issues and is proceeding with regular taxi inspections. Research has been done in conjunction with the RCMP on taxi bylaws in other jurisdictions, but no bylaw amendments have been drafted.

In response to a query regarding general public safety issues raised at the first Standing Committee meeting of this Council, the Acting City Manager advised that Administration committed to researching other jurisdictions with respect to public safety issues and the approach being taken to address them. If public safety is identified as a strategic priority of this Council, Administration will have the direction needed to proceed with work to bring measures forward to Council for consideration.

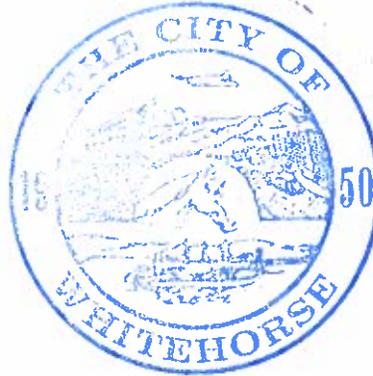
There being no further business, the meeting adjourned at 8:00 p.m.



Laura Cabott, Mayor



Norma L. Felker, Assistant City Clerk



ADOPTED at the regular Council meeting on December 13, 2021.