

MINUTES of **REGULAR** Meeting #2020-03 of the council of the City of Whitehorse called for 5:30 p.m. on Monday, February 10, 2020, in Council Chambers, City Hall.

PRESENT: Mayor Dan Curtis
Councillors Dan Boyd
Laura Cabott
Jocelyn Curteanu
Samson Hartland
Stephen Roddick
Jan Stick

ALSO PRESENT: City Manager Linda Rapp
Director of Community and Recreation Services Jeff O'Farrell
Director of Corporate Services Valerie Braga
Director of Development Services Mike Gau
Director of Infrastructure and Operations Peter O'Blenes
Manager of Legislative Services Catherine Constable
Acting Manager of Strategic Communications Jordan Lutz

Mayor Curtis called the meeting to order at 5:30 p.m.

CALL TO ORDER

2020-03-01

It was duly moved and seconded
THAT the agenda be adopted as presented.

AGENDA

Carried Unanimously

2020-03-02

It was duly moved and seconded
THAT the minutes of the regular council meeting dated January 27, 2020
be adopted as presented.

MINUTES

January 27, 2020

Carried Unanimously

COMMITTEE REPORTS

City Operations Committee

2020-03-03

It was duly moved and seconded
THAT the Mayor be authorized to sign on behalf of the City of
Whitehorse the Infrastructure Agreement with the Government of
Yukon with respect to the Hillcrest Water Supply Project.

INFRASTRUCTURE
AGREEMENT WITH YG
Hillcrest Water Supply Project

Carried Unanimously

Community Services Committee

There was no report from the Community Services Committee. No Report

Public Health and Safety Committee

There was no report from the Public Health and Safety Committee. No Report

Development Services Committee

Matthew Trickett addressed the Committee to provide a packet of information regarding climate change issues. He stated the opinion that it is contradictory for Council to declare a climate change emergency and then host 2,000 amateur athletes in the Arctic Winter Games competitions, given the large carbon footprint of such events. Mr. Trickett also stated that, while the forests around Whitehorse need to be cleaned up due to the wildfire risk, healthy trees should not be cut down as they are carbon-beneficial.

MATTHEW TRICKETT
Climate Change Issues
For Information Only

Corporate Services Committee

Gabriele Watts addressed the Committee to bring awareness to the City's Senior Property Tax Deferment Program. She stated that most people are aware of other City initiatives for seniors, but the Property Tax Deferment Program is virtually unknown. Ms. Watts encouraged the City to provide better communication about the program and suggested that the information be included with the property tax notices.

GABRIELE WATTS
Senior Property Tax
Deferment Program
For Information Only

2020-03-04

It was duly moved and seconded THAT the remaining funds from the 2019 capital budget for the SCADA Program Project be re-budgeted to 2020 in an amount up to \$501,050; and THAT Administration be authorized to award the contract for the 2019 Quartz Road Lift Station/Livingstone Trail Environmental Control Facility Outfall Flow Meter SCADA Project to Jaytech Electrical & Controls for a net cost to the City of \$164,025 plus GST.

CAPITAL RE-BUDGET &
CONTRACT AWARD
Quartz Road SCADA

Carried Unanimously

2020-03-05

It was duly moved and seconded
THAT the remaining funds from the 2019 capital budget for the Trail Plan Update project be re-budgeted to 2020 in an amount up to \$70,000; and
THAT Administration be authorized to award the contract for consulting services for the Trail Plan Update project to LEES + Associates for a net cost to the City of \$69,741 plus GST.

CAPITAL RE-BUDGET &
CONTRACT AWARD
Trail Plan Update

Carried Unanimously

2020-03-06

It was duly moved and seconded
THAT the application under the urban electrification program for Lot 28 Raven's Ridge Subdivision be accepted; and
THAT Bylaw 2020-08, a bylaw to authorize a local improvement charge for urban electrification at 190 War Eagle Way in the Raven's Ridge Subdivision, be brought forward for consideration under the bylaw process.

APPLICATION FOR
URBAN ELECTRIC
LOCAL IMPROVEMENT
190 War Eagle Way

Carried Unanimously

2020-03-07

It was duly moved and seconded
THAT the appointment of Councillor Jocelyn Curteanu as a Council representative to the Association of Yukon Communities, for the period November 1, 2019 to October 31, 2020, be rescinded.

RESCIND COUNCIL
APPOINTMENT TO AYC

Carried Unanimously

2020-03-08

It was duly moved and seconded
THAT travel and per diem expenses be authorized for Councillors Boyd, Curteanu and Roddick to attend the 2020 Federation of Canadian Municipalities Annual Conference and Trade Show to be held in Toronto, Ontario in June.

COUNCIL TRAVEL
FCM Annual Conference

Carried Unanimously

City Planning Committee

2020-03-09

It was duly moved and seconded
THAT Bylaw 2019-20, a bylaw to make several edits to the CNC2 zone on Keno Way in the Whistle Bend neighbourhood, be brought forward for second and third reading under the bylaw process; and
.../continued

BRING FORWARD AND
AMEND BYLAW 2019-20
CNC2 Zone on Keno Way

2020-03-09 (Continued)

THAT Bylaw 2019-20 be amended at second reading to remove changes to residential parking requirements in the CNC2 zone.

Carried Unanimously

BRING FORWARD AND
AMEND BYLAW 2019-20
CNC2 Zone on Keno Way
(Continued)

Councillor Boyd declared a conflict of interest with respect to Bylaw 2019-21 and left Council Chambers during discussion of the matter.

Conflict Declared

2020-03-10

It was duly moved and seconded

THAT Bylaw 2019-21, a bylaw to amend the zoning of 468 Range Road and a portion of 25 Rhine Way in the Takhini neighbourhood to allow for a boundary realignment and reduced parking requirements for a supportive housing development, be brought forward for second and third reading under the bylaw process; and

BRING FORWARD AND
AMEND BYLAW 2019-21

THAT Bylaw 2019-21 be amended at second reading to maintain the minimum parking requirements in accordance with Zoning Bylaw 2012-20; and

25 Rhine Way and
468 Range Road

THAT Bylaw 2019-21 be amended at second reading to increase the boundary realignment area from 557 m² to 888 m².

Carried Unanimously

A member of council thanked the developer for a positive response to concerns raised by area residents, but noted that council will continue to be challenged with parking constraints as the City continues to grow.

Discussion

Another council member thanked residents for their input with respect to this bylaw, and stated the opinion that a parking management plan is needed for areas adjacent to such developments as developers should not be allowed to push private needs for parking onto City streets.

Councillor Boyd returned to Council Chambers.

Conflict Over

A Committee member advised that February 2 to 8, 2020 is International Development Week and local organizations are holding events to celebrate the 30th anniversary of this initiative to support sustainable development.

INTERNATIONAL
DEVELOPMENT WEEK
For Information Only

A Committee member commended administration on the Climate Change Emergency report recently shared with Council and asked when the report will be released to the public. Administration advised that an administrative report will be prepared for a future Standing Committee meeting.

CLIMATE CHANGE
EMERGENCY REPORT
For Information Only

A Committee member noted that Climate Change Emergency issues will be considered during the upcoming strategic priorities sessions and asked when the updated strategic priorities will be finalized.

STRATEGIC PRIORITIES
For Information Only

Administration advised that finalization will depend on how quickly Council members can confirm their priorities. The priorities could be shared shortly after the planning sessions are finished, but the public document could take a few weeks longer to produce.

NEW AND UNFINISHED BUSINESS

The long-term vision for development in Whitehorse is established in the Official Community Plan, with the policy on residential development being to promote a city-wide compact development pattern. In 2019, Council adopted *Attainable Housing* as one of its six Strategic Priorities.

The proposed Housing Development Incentives Policy is meant to build on the success of the original Development Incentives Policy and more closely align with municipal priorities and goals. This will be done by targeting assistance to residential projects that address gaps in the housing continuum or increase development in targeted locations.

HOUSING
DEVELOPMENT
INCENTIVES POLICY
For Information Only

The proposed policy targets assistance towards supportive housing and private market rental housing projects. It continues the ten-year tax grant for rental or supportive housing projects of four or more units that was established in the existing policy, and expands the assistance available for these types of projects by also waiving the Development Cost Charges that would normally apply.

In particular areas of the city, the proposed policy also encourages developers and property owners to take greater advantage of the density allowed on their lots under the Zoning Bylaw. This includes areas close to amenities and areas that are already zoned for medium or high density residential development.

2020-03-11

It was duly moved and seconded
THAT the Housing Development Incentives Policy be accepted as presented; and

ADOPT HOUSING
DEVELOPMENT
INCENTIVES POLICY

THAT the associated bylaw to amend the Fees and Charges Bylaw to reflect the provisions of the Housing Development Incentives Policy be brought forward for consideration under the bylaw process.

2020-03-12

It was duly moved and seconded

THAT the Housing Development Incentives Policy be amended by deleting the existing Policy Statement and substituting therefore a new Policy Statement as follows:

“Creating attainable housing for citizens is a priority for the City and is supported in Council’s Strategic Priorities, the Sustainability Plan, and the Official Community Plan.

The policy aligns with municipal priorities and goals by targeting assistance to residential projects that either: (a) address gaps in the housing continuum; or (b) increase development in targeted locations.

In practice, this policy will provide financial incentives for residential developments that provide rental or supportive housing, smaller, high density residential units, and residential units located near community services, such as schools, parks, and commercial centres.

Supportive housing and private market rental housing are identified as a gap in the housing continuum in the *Yukon Housing Action Plan*. Providing density in neighbourhoods supports the viability of community services such as schools, and commercial centres, and ensures that City services and infrastructure are used more efficiently.

Amendment

Financial support for housing will be accomplished primarily through incentives in the form of Development Cost Charge reductions and/or ten-year tax grants.

Development Cost Charge reductions are an upfront financial benefit that can reduce the development cost of market housing, and can be passed on to homeowners.

Tax grants provide a long term benefit for rental and supportive housing projects by reducing operating costs.

For greater certainty, in the case of a mixed-use development, the City will only provide financial incentives for residential components of the development.”

Carried Unanimously

The main motion (to adopt the policy and bring forward the associated Fees and Charges Amendment Bylaw under the bylaw process) was then voted on as amended.

Vote on Main Motion

Carried Unanimously

BYLAWS

2020-03-13

It was duly moved and seconded
THAT Bylaw 2019-20, a bylaw to amend the Comprehensive Neighbourhood Commercial 2 zone on Keno Way in the Whistle Bend neighbourhood, be given second reading.

BYLAW 2019-20

ZONING AMENDMENT
CNC2 Zone on Keno Way
SECOND READING

A council member stated that parking will continue to be an issue for the City, which signals a need for improvements to the transit system. It was noted that this is a budget item that council will need to address. Another council member suggested that council needs to keep looking for better options with respect to parking management.

Discussion

2020-03-14

It was duly moved and seconded
THAT Section 4 of Bylaw 2019-20 be amended by changing subsection 10.10.6 g) to read, "The off-street vehicle parking, loading, and bicycle parking provisions **for commercial uses** are modified as per section 7.3.7."

Amendment

Carried Unanimously

The main motion, being second reading of Bylaw 2019-20, was then voted on as amended.

Vote on Main Motion

Carried Unanimously

2020-03-15

It was duly moved and seconded
THAT Bylaw 2019-20, a bylaw to amend the Comprehensive Neighbourhood Commercial 2 zone on Keno Way in the Whistle Bend neighbourhood, having been read a first and second time, now be given third reading as amended.

BYLAW 2019-20

ZONING AMENDMENT
CNC2 Zone on Keno Way
THIRD READING

Carried Unanimously

Councillor Boyd declared a conflict of interest with respect to Bylaw 2019-21 and left Council Chambers during discussion of the matter.

Conflict Declared

2020-03-16

It was duly moved and seconded
THAT Bylaw 2019-21, a bylaw to amend the zoning at 468 Range Road and a portion of 25 Rhine Way to allow for a boundary realignment and the development of an assisted living complex, be given second reading.

BYLAW 2019-21
ZONING AMENDMENT
25 Rhine/468 Range
SECOND READING

Council members commended the developer for adapting the plans for this project in response to the concerns of the community.

Discussion

2020-03-17

It was duly moved and seconded
THAT Bylaw 2019-21 be amended by deleting existing sections 1 to 4 inclusive, substituting therefore a new section 1, and renumbering the remaining section accordingly. The new section 1 shall read as follows:

“1. The zoning maps attached to and forming part of Zoning Bylaw 2012-20 are hereby amended by changing the zoning of an 888 m² portion of Lot 426, Plan 2018-0037, located at 25 Rhine Way in the Takhini neighbourhood, from RCM2–Comprehensive Residential Multiple Family 2 to CM1–Mixed Use Commercial, as indicated on the sketch attached hereto as Appendix “A” and forming part of this bylaw.”

Amendment

Carried Unanimously

While voting in favour of the amendment, a council member expressed reluctance to support changes that give greater priority to parking issues than to residential units.

Discussion

The main motion, being second reading of Bylaw 2019-21, was then voted on as amended.

Vote on Main Motion

Carried Unanimously

2020-03-18

It was duly moved and seconded
THAT Bylaw 2019-21, a bylaw to change the zoning of a portion of the property located at 25 Rhine Way in the Takhini Neighbourhood to allow for a boundary realignment and the development of an assisted-living complex at 468 Range Road, having been read a first and second time, now be given third reading as amended.

BYLAW 2019-21
ZONING AMENDMENT
25 Rhine Way
THIRD READING

Carried (5 – 1)

Councillor Roddick stated that his negative vote is because the bylaw increases the number of parking spaces and consequently reduces the development potential of the remainder of the lot at 25 Rhine Way.

Discussion

IN FAVOUR Mayor Curtis, Councillors Cabott, Curteanu, Hartland
and Stick
OPPOSED Councillor Roddick

Recorded Vote

Councillor Boyd returned to Council Chambers.

Conflict Over

2020-03-19

It was duly moved and seconded
THAT Bylaw 2020-06, a bylaw to amend the Fees and Charges Bylaw
to reflect the Housing Development Incentives Policy, be given first
reading.

BYLAW 2020-06

FEES & CHARGES
Housing Incentives Policy
FIRST READING

Carried Unanimously

2020-03-20

It was duly moved and seconded
THAT Bylaw 2020-06 be given second reading.

BYLAW 2020-06

SECOND READING

Carried Unanimously

2020-03-21

It was duly moved and seconded
THAT Bylaw 2020-08, a bylaw to authorize local improvement charges
for urban electrification at 190 War Eagle Way in the Raven's Ridge
Subdivision, be given first reading.

BYLAW 2020-08

URBAN ELECTRIC LIC
190 War Eagle Way
FIRST READING

Carried Unanimously

2020-03-22

It was duly moved and seconded
THAT Bylaw 2020-08 be given second reading.

BYLAW 2020-08

SECOND READING

Carried Unanimously

There being no further business, the meeting adjourned at 6:32 p.m.

ADJOURNMENT

ORIGINAL MINUTES SIGNED BY:

"Dan Curtis"

Dan Curtis, Mayor

"N. L. Felker"

Norma L. Felker, Assistant City Clerk

ADOPTED by resolution at meeting #2020-04 dated February 24, 2020.