

MINUTES of **REGULAR** Meeting #2020-19 of the council of the City of Whitehorse called for 5:30 p.m. on Monday, September 14, 2020, in Council Chambers, City Hall.

PRESENT: Mayor Dan Curtis
Councillors Dan Boyd – Electronic Participation
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
Acting Director of Corporate Services Jason Everett
Director of Development Services Mike Gau
Acting Director of Human Resources Lindsay Schneider
Director of Infrastructure and Operations Peter O’Blenes
Manager of Legislative Services Catherine Constable

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

CALL TO ORDER

2020-19-01

It was duly moved and seconded
THAT the agenda be adopted as amended with the change being the
addition of a delegate submission from Rick Karp with respect to the
Commercial and Industrial Land Study.

AGENDA

Carried Unanimously

2020-19-02

It was duly moved and seconded
THAT the minutes of the regular council meeting dated August 10, 2020
be adopted as presented.

MINUTES

August 10, 2020

Carried Unanimously

DELEGATE SUBMISSIONS

A submission from Rick Karp dated September 14, 2020 was read into the record. Mr. Karp suggested that the City should engage with the Yukon government and act now in order to meet the current shortfall in demand for commercial/industrial properties. He stated that the City has to have the capacity to welcome and support investment in the commercial and industrial sectors, and that the business community must be able to stay competitive, and be able to expand in order to meet increasing demand and service opportunities.

RICK KARP
Commercial/Industrial
Land Study

COMMITTEE REPORTS

City Planning Committee

In 2018, a consulting team was hired to prepare the Commercial and Industrial Land Study. The study is now complete and is available online. Having an adequate supply of commercial and industrial land available within Whitehorse is important for supporting the Whitehorse and Yukon economies. An initial step in the supply chain is for the City to designate a sufficient amount of commercial and industrial lands in the upcoming Official Community Plan. The study identifies a current shortage of these lands and forecasts a need for approximately 87 hectares over the next ten years and approximately 120 hectares over the next 20 years.

Several potential land supply strategies are explored in the study, with descriptions of the various advantages and disadvantages of each, and factors that would influence timing, costs, and lot yield. An aggressive infill strategy could meet much of the projected 2030 demand. Multiple strategies will need to be pursued to satisfy full demand over the longer term. The study's analysis is high-level, and the City will need to undertake further studies for site specific geo-technical assessment of potential development areas.

COMMERCIAL AND
INDUSTRIAL LAND
STUDY
For Information Only

The study includes recommendations for updating and improving land supply processes that will require intergovernmental collaboration to implement. The recommendations of the study will be used by administration to draft policies and create new land designations in the upcoming first draft of the Whitehorse 2040 Official Community Plan.

Council members discussed the need for action to address the current shortfall since many of the recommendations will take considerable time to be developed. Administration advised that the City is currently in discussions with the Yukon government to bring public land forward for commercial/industrial development, and that the Kwanlin Dün First Nation and a private developer both have commercial/industrial subdivisions under development. A council member suggested that administration bring some actions forward to capital budget discussions.

Discussion

2020-19-03

It was duly moved and seconded
THAT administration be directed to bring forward to capital budget discussions options to advance commercial and industrial land development opportunities further to the Commercial and Industrial Land Study.

BRING OPTIONS TO
BUDGET DISCUSSIONS
RE: COMMERCIAL-
INDUSTRIAL LAND

Carried Unanimously

2020-19-04

It was duly moved and seconded
THAT Bylaw 2020-10, a bylaw to amend the Official Community Plan designation of a portion of the Tank Farm site from Residential–Urban to Mixed-Use–Industrial/ Commercial, be brought forward for second reading under the bylaw process.

BRING FORWARD OCP
AMENDMENT BYLAW
FOR 2ND READING
(Tank Farm Phase 1)

Carried Unanimously

In response to questions raised, administration advised that it is entirely up to the landowner to proceed with the development of the property. The role of the City is to ensure that the development proceeds in accordance with existing bylaws and regulations. Since the Tank Farm site is established as a Direct Control District, council is the authority with respect to the movement of granular material on the site.

Discussion

Administration advised that discussions with respect to the master plan for the site are occurring, with the Yukon government taking the lead on the process.

2020-19-05

It was duly moved and seconded
THAT Bylaw 2020-25, a bylaw to amend the zoning of 39 – 14th Avenue to allow living suites as a secondary use, be brought forward for second and third reading under the bylaw process.

BRING ZONING
AMENDMENT BYLAW
FORWARD UNDER THE
BYLAW PROCESS
(39 – 14th Avenue)

Carried (6 – 1)

Members of council discussed the impact of changing the uses in this zone since it is a relatively short time since the zoning was established at this location. It was suggested that the entire Restricted Residential zone should be revisited rather than considering changes on a piece by piece basis.

Discussion

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

Recorded Vote

2020-19-06

It was duly moved and seconded
THAT Administration be authorized to award the consulting services contract for Stage 1, Detailed Design, for the Whistle Bend Town Square project to Associated Engineering Ltd. for a net cost to the City of \$122,546 plus GST.

CONTRACT AWARD
CONSULTING SERVICES
WHISTLE BEND TOWN
SQUARE PROJECT

Carried Unanimously

City Operations Committee

The Committee Chairperson explained his reasons for wearing a face mask to the meeting, and noted that his experience in doing so has provided insight into the difficulties of wearing a mask on an on-going basis. He expressed support and gratitude for the efforts of essential workers during the COVID-19 pandemic.

COVID-19 Issues
For Information Only

Community Services Committee

There was no report from the Community Services Committee.

No Report

Public Health and Safety Committee

2020-19-07

It was duly moved and seconded
THAT Administration be authorized to set the weighting for local content at zero points in the request for proposals for consulting services for the Fire Services Review.

LOCAL CONTENT
WEIGHTING FOR
FIRE SERVICES REVIEW
REQUEST FOR
PROPOSALS

Carried Unanimously

2020-19-08

It was duly moved and seconded
THAT Administration be authorized to set the weighting for local content at 15 points in the request for proposals for consulting services for the Parking Meter Technology project.

LOCAL CONTENT
WEIGHTING FOR
PARKING METER
TECHNOLOGY REQUEST
FOR PROPOSALS

Carried Unanimously

Development Services Committee

There was no report from the Development Services Committee.

No Report

Corporate Services Committee

2020-19-09

It was duly moved and seconded
THAT Bylaw 2020-30, a bylaw to provide for the terms and conditions of employment for management and confidential exclusion employees for the period January 1, 2019 to December 31, 2022, be brought forward for consideration under the bylaw process.

BRING FORWARD
EMPLOYMENT BYLAW
FOR MANAGEMENT AND
CONFIDENTIAL
EXCLUSION EMPLOYEES

Carried Unanimously

2020-19-10

It was duly moved and seconded
THAT the 2020-2023 capital expenditure program be amended by increasing the 2020 Hillcrest Water Supply project in the amount of \$265,000, not including GST, funded from the capital reserve to cover the additional costs until an amended Gas Tax Transfer Payment Agreement is received.

BUDGET AMENDMENT
HILLCREST WATER
SUPPLY PROJECT

Carried Unanimously

2020-19-11

It was duly moved and seconded
THAT Bylaw 2020-24, a bylaw to amend the City Manager Bylaw with respect to the performance review process, be brought forward for consideration under the bylaw process.

BRING FORWARD
BYLAW TO AMEND THE
CITY MANAGER BYLAW
(Performance Review)

Carried Unanimously

BYLAWS

2020-19-12

It was duly moved and seconded
THAT Bylaw 2020-10, a bylaw to amend the Official Community Plan designation of a portion of the Tank Farm site from Residential–Urban to Mixed-Use–Industrial/ Commercial, be given second reading.

BYLAW 2020-10
OCP AMENDMENT
Tank Farm Phase 1
SECOND READING

Carried Unanimously

Council members noted that there are still many steps to be followed before any development can occur. The designation fits with adjacent uses and also provides additional commercial/industrial land.

Discussion

2020-19-13

It was duly moved and seconded
THAT Bylaw 2020-25, a bylaw to amend the zoning at 39 – 14th Avenue in Porter Creek to allow a living suite as a secondary use, be given second reading.

BYLAW 2020-25
ZONING AMENDMENT
39 – 14th Avenue
SECOND READING

Defeated (1 – 6)

Council members noted that a proposal to expand the uses in this zone was turned down only a few years ago. The zoning in this area was designed to support larger houses and low density, and the proponents were aware of the restrictive nature of the zoning when they acquired the property. It was noted that the City offers a wide variety of housing types and this is one of the options available.

Discussion

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

2020-19-14

It was duly moved and seconded
THAT Bylaw 2020-24, a bylaw to amend the City Manager Bylaw to
add a performance review process, be given first reading.

Carried Unanimously

BYLAW 2020-24

AMEND CITY MANAGER
BYLAW (Performance
Review Process)

FIRST READING

2020-19-15

It was duly moved and seconded
THAT Bylaw 2020-24 be given second reading.

Carried Unanimously

SECOND READING

2020-19-16

It was duly moved and seconded
THAT Bylaw 2020-30, a bylaw to provide for terms and conditions of
employment for management and confidential exclusion employees, be
given first reading.

Carried Unanimously

BYLAW 2020-30

EMPLOYMENT BYLAW
(Management/Confidential
Exclusion Employees)

FIRST READING

2020-19-17

It was duly moved and seconded
THAT Bylaw 2020-30 be given second reading.

Carried Unanimously

SECOND READING

There being no further business, the meeting adjourned at 7:40 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 #2020-20 dated September 28, 2020