

MINUTES of **REGULAR** Meeting #2019-16 of the council of the City of Whitehorse called for 5:30 p.m. on Monday, September 9, 2019, in Council Chambers, City Hall.

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

ABSENT Councillor Jan Stick

ALSO PRESENT: Acting City Manager Valerie Braga
Director of Community and Recreation Services Jeff O'Farrell
Acting Director of Corporate Services Lindsay Schneider
Director of Development Services Mike Gau
Director of Infrastructure and Operations Peter O'Blenes
Manager of Engineering Services Taylor Eshpeter
Manager of Legislative Services Catherine Constable
Manager of Strategic Communications Myles Dolphin

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

CALL TO ORDER

Mayor Curtis proclaimed September 2019 to be Big Brothers Big Sisters Month in the City of Whitehorse.

PROCLAMATION

Mayor Curtis proclaimed September 2019 to be Prostate Cancer Awareness Month in the City of Whitehorse.

PROCLAMATION

2019-16-01

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

AGENDA

Carried Unanimously

2019-16-02

It was duly moved and seconded
THAT the minutes of the regular council meeting dated August 5, 2019
be adopted as presented.

MINUTES

August 5, 2019

Carried Unanimously

COMMITTEE REPORTS

Community Services Committee

Keith Lay addressed the Committee on behalf of Active Trails Whitehorse Association to suggest that there is a simple solution to safety issues with respect to the trails on the Pine Street Extension. He suggested that proper signage be erected when the extension is being used by snow dump trucks in winter. Alternatively, the extension could be shut down to all users on the occasions when it is being used by snow dump trucks. This will allow the paved active transportation trail to remain at the intended non-motorized designation both in summer and in winter.

KEITH LAY
Pine Street Extension
Safety Issues
For Information Only

Public Health and Safety Committee

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

No Report

Development Services Committee

There was no report from the Development Services Committee.

No Report

Corporate Services Committee

2019-16-03

It was duly moved and seconded
THAT the following amendments to the 2019 to 2022 capital
expenditure plan be authorized:

1. Amend the budget of the completed and under budget project for the Additional Snow Machine for Parks and Bylaw by \$3,254;
2. Amend the budget of the cancelled Mt. McIntyre Upgrades project by \$107,162;
3. Amend the budget of the completed and under budget project Downtown Parking Management Plan Update by \$2,000;
4. Amend the budget of the completed and under budget project Selkirk Aquifer Flood Risk Assessment by \$15,000; and
5. Amend the budget of the completed and under budget project War Eagle Tire Pile Survey and Fire Risk Assessment by \$7,450.

SECOND QUARTER
CAPITAL VARIANCE
REPORT

Carried Unanimously

The 2019 second quarter variance projection shows that total operating revenues are expected to be under budget by \$1,560,754 and expenses will be under budget by \$1,847,777. Therefore, operating projections to December 31, 2019 as compared to the revised budget indicate an operating surplus of \$287,023.

SECOND QUARTER
OPERATING
VARIANCE REPORT
For Information Only

Investment income is higher than anticipated due to increased interest rates and the intentionally higher cash levels to offset planned capital spending. Wages and benefits are expected to come in lower than anticipated due primarily to corporate vacancies.

Overall department spending is controlled. Based on the total operating budget, the second quarter positive variance is well within 1% of the City's total operating budget.

2019-16-04

It was duly moved and seconded
THAT Bylaw 2019-19, a bylaw to amend the Fees and Charges Bylaw, be brought forward for consideration under the bylaw process; and
THAT the 2019 Operating and Maintenance Budget and the 2020 and 2021 Provisional Operating and Maintenance Budgets be increased upon adoption of Bylaw 2019-19 in the amount of \$1,283 for 2019 and \$22,850 for 2020 and 2021, offset by transfers to the General Reserve for the additional revenue.

FEES AND CHARGES
BYLAW AMENDMENT

Carried Unanimously

City Planning Committee

2019-16-05

It was duly moved and seconded
THAT Bylaw 2019-16, a bylaw to authorize the sale and transfer of a portion of Public Utility Lot 19 to allow for a side-yard lot expansion at 2 North Star Drive in the Copper Ridge Subdivision, be brought forward for consideration under the bylaw process.

BRING FORWARD
LAND SALE BYLAW FOR
LOT EXPANSION AT
2 NORTH STAR DRIVE

Council members discussed whether a lot enlargement is the best way to proceed, with some members expressing concern about giving up a public utility lot and suggesting that an easement agreement would be a better solution. Some concerns about private use of public lands were expressed and the suggestion was made that the issue should be referred back to administration for additional information.

Discussion

Administration explained why a land sale was recommended rather than an easement agreement and advised that work would have to be done to explore what could be included in an easement agreement.

2019-16-06

It was duly moved and seconded
THAT Bylaw 2019-16 and the issue of the lot expansion versus an
easement agreement be referred back to administration for additional
information.

Motion to Refer Back to
Administration

Carried Unanimously

2019-16-07

It was duly moved and seconded
THAT a development incentive agreement with Patrick McLarnon be
approved with respect to a major development incentive for a 12-unit
rental housing development at 51 Keewenaw Drive in the Copper
Ridge neighbourhood.

MAJOR DEVELOPMENT
INCENTIVE AGREEMENT
51 KEEWENAW DRIVE

Carried Unanimously

In response to a question raised by a council member, administration
confirmed that council is obligated to approve applications that meet the
criteria established in the policy.

Discussion

2019-16-08

It was duly moved and seconded
THAT Bylaw 2019-17, a bylaw to amend the zoning of a portion of Lot
29 in the Mt. Sima Industrial area to allow for potential lot expansions,
be brought forward for consideration under the bylaw process.

BRING FORWARD
ZONING AMENDMENT
LOT 29 MOUNT SIMA

Some members of council expressed concern about the impact to the
established connector trail located in the subject lot as a result of this
rezoning and the subsequent potential realignment of lot boundaries. It
was suggested that reducing the size of the parcel to be rezoned be
explored before proceeding with a zoning amendment. Another council
member suggested that further information with respect to options for
the relocation of the trail and the cost of that relocation be brought
forward before the rezoning issue is pursued.

Discussion

2019-16-09

It was duly moved and seconded
THAT Bylaw 2019-17 be referred back to administration for additional
information with respect to options and costs for relocation of the trail
impacted by the proposed rezoning.

Motion to Refer Back to
Administration

Carried (4 – 2)

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

Recorded Vote

2019-16-10

It was duly moved and seconded THAT Bylaw 2019-18, a bylaw to amend the zoning at 1306 Centennial Street in the Porter Creek neighbourhood to allow for the development of a nine-unit apartment building, be brought forward for consideration under the bylaw process.

BRING FORWARD
ZONING AMENDMENT
1306 CENTENNIAL
STREET

Carried Unanimously

In response to a query from a Committee member, administration provided an update on permit conditions for Alpine Aviation with respect to site 11 on Schwatka Lake. In accordance with the Schwatka Lake Area Plan and the Schwatka Lake Dock Policy, permit restrictions were put in place that were designed to free up dock space for additional operators. Alpine Aviation has been granted an extension to allow time to come to an agreement regarding a sharing arrangement with the incoming operator of site 11 for the 2020 season.

SCHWATKA LAKE
For Information Only

The local president of the Canadian Owners and Pilots Association suggested that an all-party meeting be held to discuss the larger issues regarding implementation of the Schwatka Lake Area Plan. He also suggested that the City needs to move on the recommendation for more parking space along Miles Canyon Road to allow for the addition of more float plane dock sites.

City Operations Committee

2019-16-11

It was duly moved and seconded THAT Administration be authorized to award the contract for the 2019 Selkirk Pump House Hypochlorite Tank Replacement Project to Duncan's Ltd. for a net cost to the City of \$108,555.00 plus GST.

CONTRACT AWARD
SPH HYPOCHLORITE
TANK REPLACEMENT

Carried Unanimously

NEW & UNFINISHED BUSINESS

2019-16-12

It was duly moved and seconded THAT Administration be authorized to not award the contract for the Alexander Street Landscaping project and to cancel the tender.

AUTHORIZE NON-
AWARD FOR
ALEXANDER STREET
LANDSCAPING PROJECT

Carried Unanimously

Administration confirmed that cancelling the tender is permitted under the terms of the tender issued. Concerns were expressed by some members of council about losing external funding for the project.

Discussion

BYLAWS

2019-16-13

It was duly moved and seconded
THAT Bylaw 2019-19, a bylaw to amend the Fees and Charges Bylaw,
be given first reading.

Carried Unanimously

BYLAW 2019-19

FEEES AND CHARGES
AMENDMENT
FIRST READING

2019-16-14

It was duly moved and seconded
THAT Bylaw 2019-19 be given second reading.

Carried Unanimously

SECOND READING

Council members requested that options regarding the proposed fees
for rezoning and Official Community Plan amendments be brought
forward for council's consideration when the bylaw comes forward for
third reading.

Discussion

2019-16-15

It was duly moved and seconded
THAT Bylaw 2019-18, a bylaw to amend the zoning at 1306 Centennial
Street to allow for the development of a nine-unit apartment building, be
given first reading.

Carried Unanimously

BYLAW 2019-18

ZONING AMENDMENT
1306 Centennial Street
FIRST READING

There being no further business, the meeting adjourned at 6:45 p.m.

ADJOURNMENT

ORIGINAL MINUTES SIGNED BY:

"Dan Curtis"

Dan Curtis, Mayor

"C. J. Constable"

Catherine J. Constable
Manager, Legislative Services

ADOPTED by resolution at Meeting #2019-17 dated September 23, 2019