

**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.

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.

**SECOND QUARTER  
OPERATING  
VARIANCE REPORT**

For Information Only

**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.

Carried Unanimously

BRING FORWARD  
ZONING AMENDMENT  
1306 CENTENNIAL  
STREET

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.

Carried Unanimously

CONTRACT AWARD  
SPH HYPOCHLORITE  
TANK REPLACEMENT

**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.

Carried Unanimously

AUTHORIZE NON-  
AWARD FOR  
ALEXANDER STREET  
LANDSCAPING PROJECT

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**

FEES 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