

CITY OF WHITEHORSE
REGULAR Council Meeting #2022-19

DATE: Monday September 12, 2022
TIME: 5:30 p.m.

Mayor Laura Cabott
Deputy Mayor Jocelyn Curteanu
Reserve Deputy Mayor Kirk Cameron

AGENDA

<u>CALL TO ORDER</u>	5:30 p.m.
<u>AGENDA</u>	Adoption
<u>PROCLAMATIONS</u>	Big Brothers Big Sisters Day
<u>MINUTES</u>	Regular Council meeting dated August 8, 2022
<u>DELEGATIONS</u>	
<u>PUBLIC HEARING</u>	Official Community Plan Zoning Amendment – 2220 2 nd Avenue Zoning Amendment – 26 Azure Road Zoning Amendment – Puckett's Gulch/Airport Expansion

STANDING COMMITTEE REPORTS

Public Health and Safety Committee – Councillors Cameron and Curteanu

Fire Fighter Experience Day – For Information Only
Overdose Awareness Day – For Information Only

Corporate Services Committee – Councillors Friesen and Cameron

Second Quarter Capital Budget Variance Reporting
Second Quarter Operating Budget Variance Reporting – For Information Only
Commencement Report – Motor Grader
Project Scope Amendment – Wood St and Jarvis St

City Planning Committee – Councillors Boyd and Laking

Zoning Amendment - Ta'an Kwäch'än Council Parcel C-9B
Zoning Amendment - Ta'an Kwäch'än Council Parcel C-16B
Zoning Amendment – 12 Sybil Circle

Development Services Committee – Councillors Curteanu and Murray

City Operations Committee – Councillors Laking and Boyd

Waste Water Leak Update – For Information Only

Community Services Committee – Councillors Murray and Friesen

Whistle Bend ice Rink Update – For Information Only

NEW AND UNFINISHED BUSINESS

BYLAWS

2022-35	Zoning Amendment Ta'an Kwäch'än Council Parcel C-9B	1 st Reading
2022-36	Zoning Amendment Ta'an Kwäch'än Council Parcel C-16B	1 st Reading
2022-37	Zoning Amendment 12 Sybil Circle	1 st Reading

ADJOURNMENT



PROCLAMATION

BIG BROTHERS BIG SISTERS DAY

September 18, 2022

WHEREAS Big Brothers Big Sisters of Yukon is an important community organization committed to helping children and youth reach their full potential by matching them with caring volunteer mentors; and

WHEREAS research has shown that youth who have a Big Brother or Big Sister are less likely to bully or be bullied, feel better about school, and are more likely to have a positive outlook on life into adulthood; and

WHEREAS Big Brothers Big Sisters of Yukon relies on the dedication of its volunteers who, through their commitment and support, make a profound difference in the lives of youth in our community; and

WHEREAS the Council of the City of Whitehorse encourages community members to volunteer or donate to Big Brothers Big Sisters of Yukon and learn more about how they can get involved;

NOW THEREFORE, I, Mayor Laura Cabott, do hereby proclaim September 18, 2022, as Big Brothers Big Sisters Day.

MINUTES of **REGULAR** Meeting #2022-18 of the Council of the City of Whitehorse called for 5:30 p.m. on August 8, 2022, in Council Chambers, City Hall.

PRESENT: Mayor Laura Cabott
Deputy Mayor Michelle Friesen
Councillors Dan Boyd**
Kirk Cameron
Mellisa Murray

ALSO PRESENT: Acting City Manager Mike Gau
Acting Director of Community Services Krista Mroz
Director of Corporate Human Resources Lindsay Schneider
Director of Operations Tracy Allen
Director of Corporate Services Valerie Braga
Manager of Legislative Services Wendy Donnithorne

**Indicates electronic participation

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

CALL TO ORDER

2022-18-01

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

ADOPT AGENDA

Carried Unanimously

2022-18-02

It was duly moved and seconded
THAT the minutes of the Regular Council meeting dated July 25, 2022
be adopted as presented.

MINUTES
July 25, 2022

Carried Unanimously

STANDING COMMITTEE REPORTS

Public Health and Safety Committee

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

No Report

Corporate Services Committee

In accordance with the Procurement Policy, the Committee was presented with a report on the upcoming procurements for September and October with an anticipated value of greater than \$100,000.

UPCOMING
PROCUREMENTS
(September and October)
For Information Only

2022-18-03

It was duly moved and seconded
THAT Council approve a grant of \$4,978 funded from the Council
donation account.

GRANT REQUEST
Yukon Cares

Carried Unanimously

City Planning Committee

Peter Long spoke to the Committee about his concerns with the
proposed zoning amendment and the following airport expansion into
Puckett's Gulch. He was concerned about disruptions to and
maintenance for the Airport Perimeter Trail. He noted that the area is
extensively used by both people and wildlife, and worried that the
expansion will disrupt normal access and activity on the trail.

DELEGATE
PRESENTATION
Puckett's Gulch
For Information Only

Barrett Hatton from Yukon Government and Steven Bartsch of
Associated Engineering presented the proposed airport expansion
project. They explained the purpose and need for the project to bring
the airport into compliance with new federal regulations, and
potential impacts on the surrounding area. They confirmed that
Yukon Government is committed to doing the detailed geo-technical
work in the escarpment area to support extending the runway and
bringing the airport up to standard.

DELEGATE
PRESENTATION
Puckett's Gulch Zoning
Amendment
For Information Only

2022-18-04

Councillor Boyd confirmed he had electronically joined the meeting.

It was duly moved and seconded
THAT Council, direct that Bylaw 2022-31, a bylaw to amend the
zoning of a portion of three parcels in the Puckett's Gulch/Airport
area be brought forward for consideration under the bylaw process.

ZONING AMENDMENT
Puckett's Gulch/Airport
Expansion

Carried Unanimously

2022-18-05

It was duly moved and seconded
THAT Council direct that Bylaw 2022-23, a bylaw to amend the
zoning of a parcel of vacant Commissioner's Land on Copper Haul
Road to allow for an interim quarry use, be brought forward for
second and third reading under the bylaw process.

PUBLIC HEARING
REPORT - Zoning
Amendment
Interim Mount Sima

Carried Unanimously

2022-18-06

It was duly moved and seconded
THAT Council direct that Bylaw 2022-26, a bylaw to amend the
zoning of KDFN Settlement Land Parcel C-112B-2, and a portion of

PUBLIC HEARING
REPORT – Zoning
Amendment KDFN C-112B

KDFN Settlement Land Parcel C-112B-1 and C-112B-3 to allow for a residential development, be brought forward at second and third reading under the bylaw process.

Carried Unanimously

2022-18-07

It was duly moved and seconded
THAT Council direct that Bylaw 2022-30, a bylaw to amend the zoning of a portion of 26 Azure Road for the purpose of constructing a single family dwelling with a fee simple ownership, be brought forward for consideration under the bylaw process.

ZONING AMENDMENT
26 Azure Road

Carried Unanimously

2022-18-08

It was duly moved and seconded
THAT Council direct that Bylaw 2022-40, a bylaw to adopt the 2022 Official Community Plan, "Whitehorse 2040", and repeal the 2010 Official Community Plan, be brought forward for due consideration under the bylaw process.

OFFICIAL COMMUNITY
PLAN – Whitehorse 2040

Carried Unanimously

Development Services Committee

There was no report from the Development Services Committee.

No Report

City Operations Committee

There was no report from the City Operations Committee.

No Report

Community Services Committee

In 2021, the House of Commons designated August 1st as Emancipation Day in Canada. This date in 1834 marked the abolition of slavery across the British Empire. A Committee member had invited everyone to learn about the history of Black and African people in Canada and the discrimination and inequality many people still face today.

EMANCIPATION DAY
For Information Only

A Committee member asked for additional information about what the 2022 Council Donation budget had been used for to date, which was provided.

COUNCIL DONATION
ACCOUNT - For
Information Only

A Committee member had acknowledged the Indigenous Community Safety Summit running from August 2nd through 4th at the Kwanlin Dün Cultural Centre.

INDIGENOUS SAFETY
SUMMIT - For Information
Only

NEW AND UNFINISHED BUSINESS

BYLAWS

2022-18-09

It was duly moved and seconded
THAT Bylaw 2022-23, a Bylaw to amend the zoning of a parcel of
vacant Commissioner's Land on Copper Haul Road to allow for an
interim quarry use, be given second reading.

Carried Unanimously

BYLAW 2022-23

AMEND ZONING AT KM
3.2 COPPER HAUL ROAD
SECOND READING

2022-18-10

It was duly moved and seconded
THAT Bylaw 2022-23, having been read a first and second time, now
be given third reading.

Carried Unanimously

BYLAW 2022-23

THIRD READING

2022-18-11

It was duly moved and seconded
THAT Bylaw 2022-26, a Bylaw to amend the zoning of Kwanlin Dün
First Nations Settlement Land Parcel C-112B to allow for a residential
development, be given second reading.

Carried Unanimously

BYLAW 2022-26

ZONING AMENDMENT
KDFN PARCEL C-112B
SECOND READING

2022-18-12

It was duly moved and seconded
THAT Bylaw 2022-26 having been read a first and second time, now
be given third reading.

Carried Unanimously

BYLAW 2022-26

THIRD READING

2022-18-13

It was duly moved and seconded
THAT Bylaw 2022-28, a bylaw to authorize a lease agreement with
the Whistle Bend Garden Society, having been read a first and
second time, now be given third reading.

Carried Unanimously

BYLAW 2022-28

AUTHORIZE LEASE
AGREEMENT WITH THE
WHISTLE BEND GARDEN
SOCIETY
THIRD READING

2022-18-14

It was duly moved and seconded
THAT Bylaw 2022-29, a bylaw to establish the terms and conditions
of employment of the Chief Administrative Officer, now be given a
third reading.

Carried Unanimously

BYLAW 2022-29

CITY MANAGER BYLAW
THIRD READING

2022-18-15

It was duly moved and seconded

THAT Bylaw 2022-30, a bylaw to amend the zoning at 26 Azure Road from Residential Mobile Home Park to Residential Single Detached, be given first reading.

Carried Unanimously

BYLAW 2022-30

AMEND ZONING ON A
PORTION OF 26 AZURE
ROAD
FIRST READING

2022-18-16

It was duly moved and seconded

THAT Bylaw 2022-31, a bylaw to amend the zoning of a portion of three lots to allow for the expansion of an airport, be given first reading.

Carried Unanimously

BYLAW 2022-31

AMEND ZONING OF
THREE PARCELS OF AN
AIRPORT
FIRST READING

2022-18-17

It was duly moved and seconded

THAT Bylaw 2022-40, a bylaw to adopt a new Official Community Plan, Whitehorse: 2040, be given first reading.

Carried Unanimously

BYLAW 2022-40

ADOPT OFFICIAL
COMMUNITY PLAN
FIRST READING

There being no further business, the meeting adjourned at 6:10 PM.

ADJOURNMENT

Laura Cabott, Mayor

Wendy Donnithorne, City Clerk

ADOPTED by Resolution at the Regular Council Meeting #2022- dated

MEMORANDUM

TO: Mayor and Council
FROM: Administration
DATE: September 6, 2022
SUBJECT: Public Hearing – 2022 Official Community Plan: Whitehorse 2040

Please be advised there will be a Public Hearing at the Regular Council meeting on September 12, 2022, to hear from interested parties related to the following Bylaw.

Bylaw 2022-40, a bylaw to adopt the 2022 Official Community Plan, “Whitehorse 2040”, and repeal the 2010 Official Community Plan.

The City has been working on developing a new Official Community Plan (OCP) to replace the 2010 OCP. The OCP guides decision-making for the City by setting the long-term vision, guiding principles and supporting policies for City growth and services. After the OCP is adopted by City Council, work produced by City departments must align with the guidance provided by the plan.

Bylaw 2022-40 received first reading on August 8, 2022. Notices were published in the Whitehorse Star and Yukon News on August 12 and 19, 2022. Advertisements were presented on CKRW, CHON-FM, the weekly City News highlights, and social media. The Kwanlin Dün First Nation, Ta’an Kwäch’än Council, the Government of Yukon’s Land Management Branch, various Whitehorse Community Associations and subscribers to the Official Community Plan mailing list were notified by email.



Mathieu Marois
A/Manager, Planning and Sustainability Services

cc: Director of Development Services
Manager of Planning and Sustainability Services

MEMORANDUM

FILE #: Z-15-2022

TO: Mayor and Council
FROM: Administration
DATE: September 6, 2022
SUBJECT: Public Hearing – Zoning Bylaw Amendment for 2220 2nd Avenue

Please be advised there will be a Public Hearing at the Regular Council meeting on September 12, 2022, to hear from interested parties related to the following Zoning Bylaw amendment.

Bylaw 2022-27, a bylaw to amend the zoning of 2220 Second Avenue from CS-Service Commercial to CSx-Service Commercial (modified) to allow for a cannabis retail operation located 100 metres of a school.

The City has received an application to rezone 2220 2nd Avenue from CS – Service Commercial to CSx – Service Commercial (modified) to allow for a Retail Service, Restricted premise on a site located 100 metres from a school.

The Cannabis Control and Regulation Act (the Act) requires that a cannabis retail store be located more than 150 metres from a building that is, or is part of, a secondary school. The proposed cannabis retail store is within 150 metres of the Independent Learning Centre building. A provision of a municipal bylaw however prevails over the requirements of the Act. The proponent is therefore seeking to amend the City's Zoning Bylaw to allow a cannabis retail store located more than 100 metres from a school.

Bylaw 2022-27 received first reading on July 25, 2022. Notices were published in the Whitehorse Star and Yukon News on July 29 and August 5, 2022. A notice sign was placed on the subject site and property owners within 100 metres were notified by mail. The Kwanlin Dün First Nation, Ta'an Kwäch'än Council, and the Government of Yukon's Land Management Branch, Department of Education, Department of Health and Social Services, and Yukon Liquor Corporation were notified by email.



Mathieu Marois
A/Manager, Planning and Sustainability Services

cc: Director of Development Services
Manager of Planning and Sustainability Services

MEMORANDUM

FILE #: Z-09-2022

TO: Mayor and Council
FROM: Administration
DATE: September 6, 2022
SUBJECT: Public Hearing – Zoning Bylaw Amendment for 26 Azure Road

Please be advised there will be a Public Hearing at the Regular Council Meeting of September 12, 2022, to hear from interested parties related to the following Zoning Bylaw amendment:

Bylaw 2022-30, a bylaw to amend the zoning of a portion of 26 Azure Road from RP – Residential Mobile Home Park to RS – Residential Single Detached.

The City received an application to rezone a portion of 26 Azure Road, known as Benchmark Trailer Park, from RP-Residential Mobile Home Park to RS-Residential Single Detached. The owners of the Trailer Park have expressed intent to construct a single family dwelling with fee simple ownership, which necessitates a zone change, and subsequent subdivision of a portion of the property.

Bylaw 2022-30 received First Reading on August 8, 2022. Notices were published in the Whitehorse Star and Yukon News on August 12 and 19, 2022. A notice sign was placed on the subject site and property owners within 100 meters were notified by mail. The Government of Yukon Land Management Branch, Kwanlin Dün First Nation, and Ta'an Kwäch'än Council were notified by email.



Mathieu Marois
A/Manager, Planning and Sustainability Services

cc: Director of Development Services
Manager of Planning and Sustainability Services

MEMORANDUM

FILE #: Z-11-2022

TO: Mayor and Council
FROM: Administration
DATE: September 6, 2022
SUBJECT: Public Hearing – Zoning Bylaw Amendment for Puckett's Gulch/Airport

Please be advised there will be a Public Hearing at the Regular Council Meeting of September 12, 2022, to hear from interested parties related to the following Zoning Bylaw amendment:

Bylaw 2022-31, a bylaw to amend the zoning of a portion of three parcels at Puckett's Gulch/Airport from PE – Environmental Protection to IAx(a) – Airport (modified).

The Government of Yukon (YG) applied on behalf of the City to rezone a portion of City land in Puckett's Gulch near Erik Nielson Whitehorse International Airport (Airport). The purpose of the rezoning is to add a 150 metre runway end safety area to an existing runway, and move an airside road, fence, and section of the Airport Trail in order to come into compliance with Canadian Aviation Regulations. A sanitary sewer line will also be relocated. As the portions of the subject parcels are currently owned by the City, further steps will be required to allow for the transfer of land to YG should Council approve the rezoning.

YG held a Public Information Session on August 31, 2022. The public had the opportunity to view a video that illustrated what the area, including the trail, would look like after the completion of the proposed project. The public also had the opportunity to clarify information and pose questions to the YG project managers and engineers.

Bylaw 2022-31 received First Reading on August 8, 2022. Notices were published in the Whitehorse Star and Yukon News on August 12 and 19, 2022. A notice sign was placed at the bottom of the Black Street Stairs and property owners within 100 meters were notified by mail. The Government of Yukon Land Management Branch, Kwanlin Dün First Nation, Ta'an Kwäch'än Council, and the Downtown Residents Association were notified by email.



Mathieu Marois
A/Manager, Planning and Sustainability Services

cc: Director of Development Services
Manager of Planning and Sustainability Services



Minutes of the meeting of the Public Health and Safety Committee

Date	September 6, 2022	2022-19
Location	Council Chambers, City Hall	
	Councillor Kirk Cameron – Chair	
	Mayor Laura Cabott	
Committee	Councillor Dan Boyd**	
Members	Deputy Mayor Jocelyn Curteanu	
Present	Councillor Michelle Friesen	
	Councillor Ted Laking	
	Councillor Mellisa Murray	
	Jeff O'Farrell, City Manager	
	Valerie Braga, Director of Corporate Services	
Staff	Kevin Lyslo, Acting Director of Corporate HR	
Present	Mike Gau, Director of Development Services	
	Tracy Allen, Director of Operations	
	Jessica Harach, Executive Assistant for Legislative Services	

** Indicates electronic participation

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

1. Fire Fighter Experience Day – For Information Only

The Committee wanted to thank the City of Whitehorse's Fire Chief, Jason Everitt, and his team for putting together a very informative firefighter experience day. It was noted that in addition to have the chance to use fire equipment in a live exercise, it was a good way to experience how Council decisions can directly influence the work that people do.

2. Overdose Awareness Day – For Information Only

The Committee wanted to acknowledge that overdose prevention day was on August 31st this year, and give thanks to Blood Ties for hosting a sharing circle and community event for people to come together. It was also recognized that the City of Whitehorse is participating in the "Knock for Naloxone" campaign.

3. Injury Sustained – Paul Rousseau

The Committee heard from delegate Paul Rousseau about how he was injured many years ago when he fell down a set of stairs. He asked for advice regarding lost wages. The Committee directed him to the City Manager for follow up regarding this issue.



Minutes of the meeting of the Corporate Services Committee

Date	September 6, 2022	2022-19
Location	Council Chambers, City Hall	
	Councillor Michelle Friesen – Chair	
	Mayor Laura Cabott	
Committee Members Present	Councillor Dan Boyd**	
	Councillor Kirk Cameron	
	Deputy Mayor Jocelyn Curteanu	
	Councillor Ted Laking	
	Councillor Mellisa Murray	
Staff Present	Jeff O'Farrell, City Manager	
	Valerie Braga, Director of Corporate Services	
	Kevin Lyslo, Acting Director of Corporate HR	
	Mike Gau, Director of Development Services	
	Tracy Allen, Director of Operations	
	Jessica Harach, Executive Assistant for Legislative Services	
	Svetlana Erickson, Manager of Financial Services	
	Richard Graham, Manager of Fleet and Transportation Maintenance	
	Taylor Eshpeter, Manager of Engineering Services	

** Indicates electronic participation

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

1. Second Quarter Capital Budget Variance Reporting

The Committee was presented with the Second Quarter Variance Report on the Capital Budget projections which included a high-level summary of anticipated capital spending and proposed amendments to the 2022-2025 Capital Expenditure Program.

Although there have been some delays due to factors beyond the control of the City, many projects are proceeding as planned. Several are expected to come forward through the re-budget process or be resubmitted as part of the 2023 budget process, and one project has been canceled. These projects are not included in this report.

Four projects have been completed under budget, and due to this, a budget amendment is recommended to reduce the 2022 Capital Budget by \$109,393, with the funds returning to a mix of reserves and external funding. Additional information was

requested about re-budgeted projects, along with the status of external funding for Range Road Lift Station project.

The recommendation of the Corporate Services Committee is

THAT Council authorizes amendments totalling \$109,393 to reduce the 2022 to 2025 Capital Expenditure Program.

2. Second Quarter Operating Budget Variance Reporting – For Information Only

The Committee was presented with the Second Quarter Operating Budget Variance Report on the 2022 Operating Budget, which included a high-level summary of anticipated operating spending.

The 2022 second quarter variance projection indicates that total operating revenues are expected to be over budget by \$199,896 and expenses may be over budget by \$169,214. Therefore, projections to December 31, 2022 as compared to the revised budget, indicate an operating surplus of \$30,682.

The Committee inquired if the initial 25% increase in transit ridership, from when the City had temporarily halted the collection of transit fares, had continued after fare collection began again. Administration noted more information will be available when the numbers are reviewed later this year.

3. Commencement Report – Motor Grader

This project involves the supply and delivery of one Motor Grader which is essential to the operation of the City's snow and ice control and road maintenance programs. The purchase was originally planned for the 2023 budget and was advanced to 2022 due to current long lead times for equipment and industry supply issues. In accordance with the Procurement Policy, procurements estimated at over \$500,000 such as this, must be authorized by Council.

It was also noted that there may be at least two local companies capable of bidding on this project.

The recommendation of the Corporate Services Committee is

THAT Council authorize Administration to commence the procurement of project 320c01022 – Supply and Delivery of One Motor Grader.

4. Project Scope and Budget Amendment – Wood Street and Steele Street

Administration presented a scope Amendment for the Wood and Steele Street reconstruction project, which covers Front Street to 2nd Avenue, to substitute the Steele Street portion with a portion of Jarvis Street.

The underground utilities on both Wood and Steele Streets are considered to be approaching the end of their service life; however, the road surface on Wood Street has deteriorated beyond a useful state while Steele Street is still in acceptable condition.

Jarvis Street was identified in the 2022-2025 Capital Expenditure Program for reconstruction in 2023 due to the deteriorated road surface, gaps in sidewalk infrastructure and aging sewer infrastructure.

The Committee inquired about potential changes to traffic lights on 2nd Avenue related to this project. Administration noted that before any changes are made to traffic signals, the effects each option could have on the City's traffic grid as a whole will be evaluated and that accessibility will also be considered with any changes or upgrades.

The recommendation of the Corporate Services Committee is

THAT the scope change to amend Capital Project #240c00321 to be Wood and Jarvis Street Reconstruction – Front Street to 2nd Avenue, be approved.

5. Association of Yukon Communities Motion to Change Council Terms

The Committee noted its support for the Yukon Government considering the Association of Yukon Communities' motion to extend municipal Council terms from three to four years. Yukon Government is currently holding a public engagement on this issue, and the Committee will be keenly interested to learn what the public thinks.



Minutes of the meeting of the City Planning Committee

Date	September 6, 2022	2022-19
Location	Council Chambers, City Hall	
	Councillor Ted Laking – Chair	
	Mayor Laura Cabott	
Committee	Councillor Dan Boyd**	
Members	Councillor Kirk Cameron	
Present	Deputy Mayor Jocelyn Curteanu	
	Councillor Michelle Friesen	
	Councillor Mellisa Murray	
	Jeff O'Farrell, City Manager	
	Valerie Braga, Director of Corporate Services	
Staff	Kevin Lyslo, Acting Director of Corporate HR	
Present	Mike Gau, Director of Development Services	
	Tracy Allen, Director of Operations	
	Jessica Harach, Executive Assistant for Legislative Services Mathieu	
	Marois, Acting Manager of Planning and Sustainability	

** Indicates electronic participation

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

1. Zoning Amendment – Ta'an Kwäch'än Council Parcel C-9B

Administration presented an application to amend the zoning of a portion of Ta'an Kwäch'än Council Settlement Land Parcel from FP (Future Planning) to RCT (Comprehensive Residential Townhouses) for a proposed residential development. The 20-hectare parcel is located in the neighbourhood of Whistle Bend, north of Witch Hazel Drive. The proposed rezoning is for a portion of the parcel, approximately one hectare.

TKC intends to construct a residential development for TKC citizens that will result in approximately 24 affordable townhouses. In the future, there may also be an option to offer leases or other possible residential development opportunities. The zoning would allow for a mixture of housing in conjunction with other residential development on TKC Settlement lands and will be compatible with the adjacent residential neighbourhood, as lots nearby are zoned RCT.

TKC also clarified that the road, location and orientation of the development have been designed to allow the road to be extended in the future for servicing additional developments on the parcel.

The Committee noted that there is a continued need to accelerate the Whistle Bend traffic management planning, and requested an update on the subject. Administration indicated that Whistle Bend traffic management was part of the overall Transportation Master Plan, which will be presented at an upcoming meeting with Administration in mid-October.

The recommendation of the City Planning Committee is

THAT Bylaw 2022-35, a bylaw to amend the zoning of TKC Settlement Land Parcel C-9B, to allow for a residential development, be brought forward for consideration under the bylaw process.

2. Zoning Amendment – Ta'an Kwäch'än Council Parcel C-16B

Administration presented an application to amend the zoning of a portion of a Ta'an Kwäch'än Council Settlement Land parcel from Future Planning to Residential Single Detached (modified) for a proposed residential development. The land Parcel is a 4.35-hectare parcel, located at 1805 Birch Street in the neighbourhood of Porter Creek.

This rezoning allows TKC to provide a mixture of housing in conjunction with other residential developments currently going through the rezoning process. The proposed development will provide affordable housing for TKC citizens in immediate need and allowing mobile homes as a principal use provides a greater variety of options across their various residential developments. This zone, which includes mobile homes, is also compatible with residential neighbourhoods in the area.

TKC confirmed that they intend to explore additional residential development options, including leasehold titled parcels, for future residential development opportunities.

The recommendation of the City Planning Committee is

THAT Bylaw 2022-35, a bylaw to amend the zoning of TKC Settlement Land Parcel C-9B, to allow for a residential development, be brought forward for consideration under the bylaw process.

3. Zoning Amendment – 12 Sybil Circle

An application was presented to amend the zoning at 12 Sybil Circle from Restricted Residential Detached to Restricted Residential Detached (modified) to allow a garden suite as a secondary use. The subject property is located near the intersection of Casca Boulevard and Sybil Circle in Whistle Bend. Properties to the west of the property, on the other side of the road, are zoned Comprehensive Residential Multiple Family 2 and Cottage Cluster Homes. East of the subject property is zoned Greenbelt.

Rezoning the subject property to allow a garden suite would not contrast with the surrounding area. Garden suites are required to have a gross floor area of 100 square metres or less and a height of 7 metres or less, and therefore, can resemble accessory structures which are permitted in the zone.

The recommendation of the City Planning Committee is

THAT Bylaw 2022-37, a bylaw to amend the zoning of 12 Sybil Circle, to allow a garden suite as a secondary use, be brought forward for consideration under the bylaw process.



Minutes of the meeting of the Development Services Committee

Date	September 6, 2022	2022-19
Location	Council Chambers, City Hall	
	Deputy Mayor Jocelyn Curteanu – Chair	
	Mayor Laura Cabott	
	Councillor Dan Boyd**	
Committee Members Present	Councillor Kirk Cameron	
	Councillor Michelle Friesen	
	Councillor Ted Laking	
	Councillor Mellisa Murray	
	Jeff O'Farrell, City Manager	
	Valerie Braga, Director of Corporate Services	
Staff Present	Kevin Lyslo, Acting Director of Corporate HR	
	Mike Gau, Director of Development Services	
	Tracy Allen, Director of Operations	
	Jessica Harach, Executive Assistant for Legislative Services	

** Indicates electronic participation

Your Worship, there is no report from the Development Services Committee.



Minutes of the meeting of the City Operations Committee

Date	September 6, 2022	2022-19
Location	Council Chambers, City Hall	
	Councillor Ted Laking – Chair	
	Mayor Laura Cabott	
Committee	Councillor Dan Boyd**	
Members	Councillor Kirk Cameron	
Present	Deputy Mayor Jocelyn Curteanu	
	Councillor Michelle Friesen	
	Councillor Mellisa Murray	
	Jeff O'Farrell, City Manager	
	Valerie Braga, Director of Corporate Services	
Staff	Kevin Lyslo, Acting Director of Corporate HR	
Present	Mike Gau, Director of Development Services	
	Tracy Allen, Director of Operations	
	Jessica Harach, Executive Assistant for Legislative Services	

** Indicates electronic participation

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

1. **Wastewater Leak Update**

An update was provided on the City of Whitehorse's waste water leak, confirming that the leaking line had been isolated and depressurized, so that it could be inspected and repaired. The repair was expected to be completed by the next day. Administration also confirmed that the estimated cost for repairs wasn't yet known, but would be available in the next few weeks.



Minutes of the meeting of the Community Services Committee

Date	September 6, 2022	2022-19
Location	Council Chambers, City Hall Councillor Mellisa Murray – Chair Mayor Laura Cabott	
Committee Members Present	Councillor Dan Boyd** Councillor Kirk Cameron Deputy Mayor Jocelyn Curteanu Councillor Michelle Friesen Councillor Ted Laking	
Staff Present	Jeff O'Farrell, City Manager Valerie Braga, Director of Corporate Services Kevin Lyslo, Acting Director of Corporate HR Mike Gau, Director of Development Services Tracy Allen, Director of Operations Jessica Harach, Executive Assistant for Legislative Services	

** Indicates electronic participation

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

1. Update on Whistle Bend Ice Rink

An update on the Whistle Bend Community ice rink was provided, noting that a permanent rink in Phase 6 of Whistle Bend is planned, as part of a larger recreation facility. The rink was confirmed in the budget process, for construction to potentially begin in 2024. This winter, a temporary ice rink will be set up, with the potential for some minor upgrades to the site. It was also confirmed that as recreation facilities age, the City works closely with community and neighborhood groups to help identify potential funding sources. Additional information on public engagement process for the Whistle Bend rink was also requested.

2. Whitehorse Community Garden Update – Randy Lamb

Randy Lamb, President of the Downtown Urban Gardener's Society, presented a short update to the Committee regarding the Whitehorse Community Garden. It is the 25th growing season for the Whitehorse Community Garden, and they were thrilled to report they could donate more than 1200 pounds of vegetables to the Golden Age Society.

There being no further business, the meeting adjourned at 7:05 p.m.

CITY OF WHITEHORSE
BYLAW 2022-35

A bylaw to amend Zoning Bylaw 2012-20

WHEREAS section 289 of the *Municipal Act* provides that a zoning bylaw may prohibit, regulate and control the use and development of land and buildings in a municipality; and

WHEREAS section 294 of the *Municipal Act* provides for amendment of the Zoning Bylaw; and

WHEREAS it is deemed desirable that the Whitehorse Zoning Bylaw be amended to allow for a residential development on a portion of Ta'an Kwäch'än Council Settlement Land Parcel C-9B; and

NOW THEREFORE the council of the municipality of the City of Whitehorse, in open meeting assembled, hereby ENACTS AS FOLLOWS:

1. The zoning map attached to and forming part of Zoning Bylaw 2012-20 are hereby amended by changing the zoning of a portion of Lot 1405, Quad 105D/14, Whistle Bend Subdivision from FP–Future Planning to RCT-Comprehensive Residential Townhouses, as indicated on Attachment 1 and forming part of this bylaw.
2. This bylaw shall come into force and effect upon the final passing thereof.

FIRST READING:

PUBLIC NOTICE:

PUBLIC HEARING:

SECOND READING:

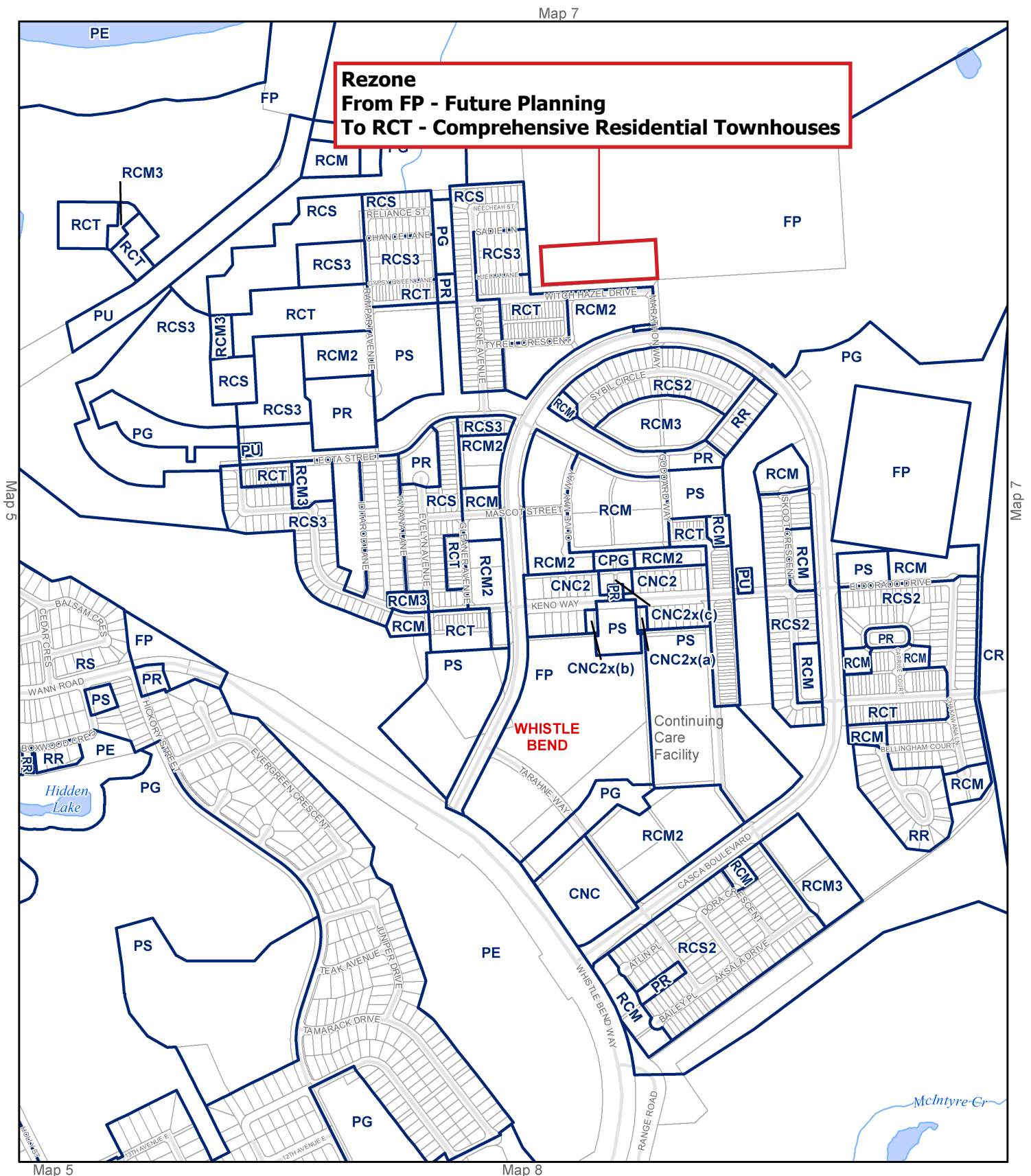
THIRD READING and ADOPTION:

Laura Cabott, Mayor

Wendy Donnithorne, City Clerk

MAP 6

WHISTLE BEND
Attachement 1
Bylaw 2022-35



Where a letter appears in brackets following a zoning designation, e.g. RSx(a), the letter corresponds to the 'special restrictions' subsection for that zone.



0 440
Meters
Projection: NAD 1983 UTM Zone 8

Consolidation date:
December 17, 2021

CITY OF WHITEHORSE
BYLAW 2022-36

A bylaw to amend Zoning Bylaw 2012-20

WHEREAS section 289 of the *Municipal Act* provides that a zoning bylaw may prohibit, regulate and control the use and development of land and buildings in a municipality; and

WHEREAS section 294 of the *Municipal Act* provides for amendment of the Zoning Bylaw; and

WHEREAS it is deemed desirable that the Whitehorse Zoning Bylaw be amended to allow for a residential development on Ta'an Kwäch'än Council Settlement Land Parcel C-16B; and

NOW THEREFORE the council of the municipality of the City of Whitehorse, in open meeting assembled, hereby ENACTS AS FOLLOWS:

1. Section 9.15.7 of Zoning Bylaw 2012-20 is hereby amended by adding a new subsection 9.15.7 e) as follows:

“e) A portion of Lot 1608, Porter Creek Subdivision, located at 1805 Birch Street, is designated RSx with the special modification being that mobile homes are permitted as a principal use.”
2. The zoning map attached to and forming part of Zoning Bylaw 2012-20 are hereby amended by changing the zoning of a portion of Lot 1608, Porter Creek Subdivision from FP–Future Planning to RSx(e)-Residential Single Detached Modified, as indicated on Attachment 1 and forming part of this bylaw.
3. This bylaw shall come into force and effect upon the final passing thereof.

FIRST READING:

PUBLIC NOTICE:

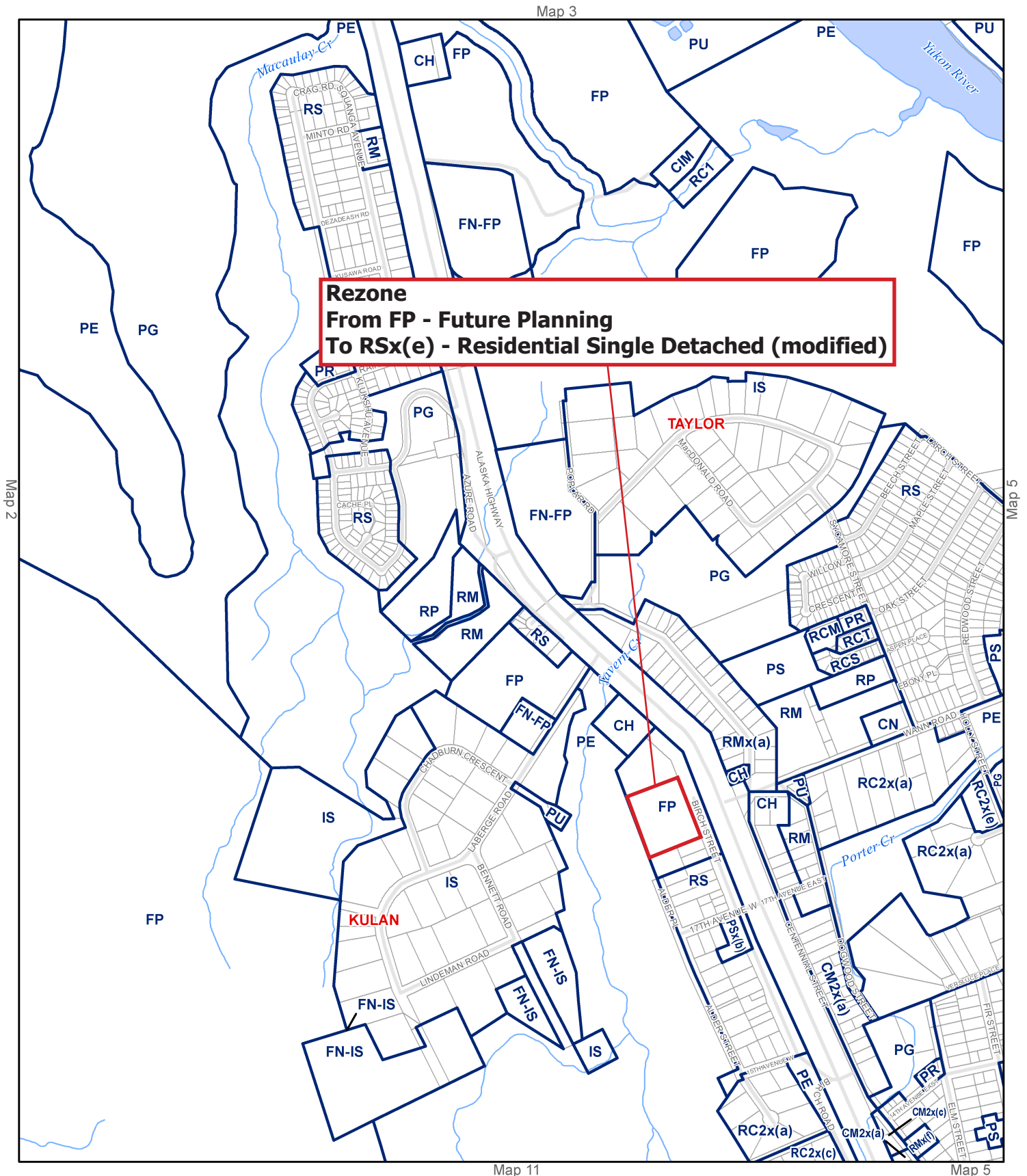
PUBLIC HEARING:

SECOND READING:

THIRD READING and ADOPTION:

Laura Cabott, Mayor

Wendy Donnithorne, City Clerk



Where a letter appears in brackets following a zoning designation, e.g. RSx(a), the letter corresponds to the 'special restrictions' subsection for that zone.



0 590
Meters
Projection: NAD 1983 UTM Zone 8

Consolidation date:
December 17, 2021

CITY OF WHITEHORSE
BYLAW 2022-37

A bylaw to amend Zoning Bylaw 2012-20

WHEREAS section 289 of the *Municipal Act* provides that a zoning bylaw may prohibit, regulate and control the use and development of land and buildings in a municipality; and

WHEREAS section 294 of the *Municipal Act* provides for amendment of the Zoning Bylaw; and

WHEREAS it is deemed desirable that the Whitehorse Zoning Bylaw be amended to allow for a garden suite at Lot 447, Plan 2017-0051 LTO YT, municipally known as 12 Sybil Circle; and

NOW THEREFORE the council of the municipality of the City of Whitehorse, in open meeting assembled, hereby ENACTS AS FOLLOWS:

1. Section 9.14.6 of Zoning Bylaw 2012-20 is hereby amended by adding a new subsection 9.14.6 b) as follows:

“b) Lot 447, Plan 2017-0051 LTO in the Whistle Bend subdivision, located at 12 Sybil Circle, is designated RRx(b) with the special modification being that a garden suite is allowed as a secondary use.”
2. The zoning map attached to and forming part of Zoning Bylaw 2012-20 are hereby amended by changing the zoning of Lot 447, Plan 2017-0051 LTO, from RR–Restricted Residential Detached to RRx(b)-Restricted Residential Detached, as indicated on Attachment 1 and forming part of this bylaw.
3. This bylaw shall come into force and effect upon the final passing thereof.

FIRST READING:

PUBLIC NOTICE:

PUBLIC HEARING:

SECOND READING:

THIRD READING and ADOPTION:

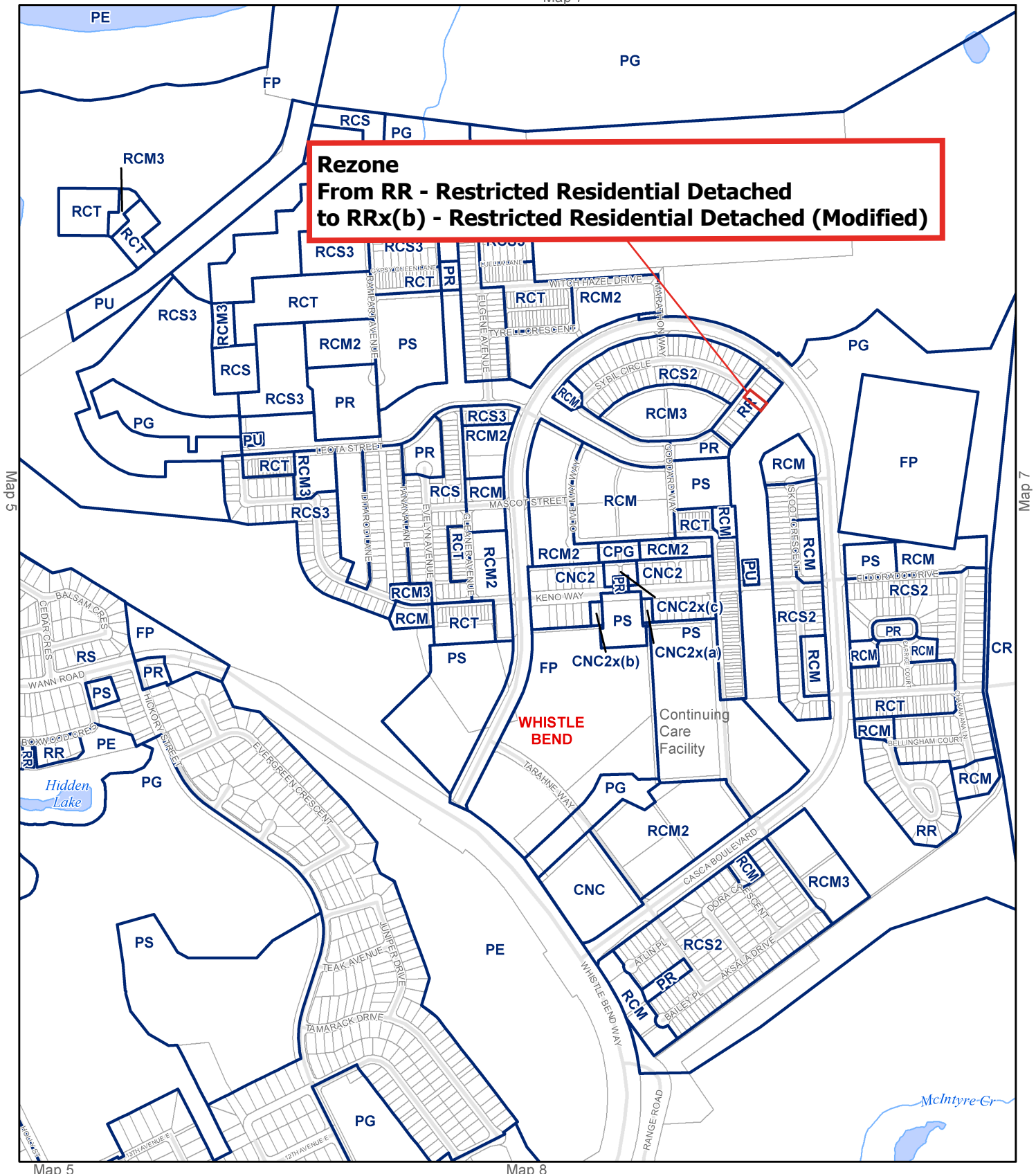
Laura Cabott, Mayor

Wendy Donnithorne, City Clerk

MAP 6

WHISTLE BEND
 Attachement 1
 Bylaw 2022-37

Map 7



Where a letter appears in brackets following a zoning designation, e.g. RSx(a), the letter corresponds to the 'special restrictions' subsection for that zone.



0 440

Meters

Projection: NAD 1983 UTM Zone 8

Consolidation date:
 December 17, 2021