

# **CITY OF WHITEHORSE – STANDING COMMITTEES**

Tuesday, September 20, 2022 – 5:30 p.m.

Council Chambers, City Hall

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## **CALL TO ORDER**

## **ADOPTION OF AGENDA**

## **PROCLAMATIONS**

## **DELEGATIONS**

1. Melissa Halpenny – Yukon Breeze Sailing Society

## **PUBLIC HEALTH AND SAFETY COMMITTEE**

1. New Business

## **CORPORATE SERVICES COMMITTEE**

1. Canada Winter Games Bid
2. Fees and Charges - 3<sup>rd</sup> Quarter Amendments
3. New Business

## **CITY PLANNING COMMITTEE**

1. Conditional Use Application – Yukon Breeze Sailing Society –
2. Zoning Amendment – Whistle Bend Phase 10 and 11
3. Zoning Amendment – 26 Azure Road
4. New Business

## **DEVELOPMENT SERVICES COMMITTEE**

1. New Business

## **CITY OPERATIONS COMMITTEE**

1. Waste Management Bylaw Update
2. New Business

## **COMMUNITY SERVICES COMMITTEE**

1. New Business

**CITY OF WHITEHORSE**  
**PUBLIC HEALTH AND SAFETY COMMITTEE**  
**Council Chambers, City Hall**



**Chair:** Kirk Cameron

**Vice-Chair:** Jocelyn Curteanu

September 20, 2022

Meeting #2022-20

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1. New Business



**CITY OF WHITEHORSE**  
**CORPORATE SERVICES COMMITTEE**  
**Council Chambers, City Hall**



**Chair:** Michele Friesen

**Vice-Chair:** Kirk Cameron

September 20, 2022

Meeting #2022-20

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1. Canada Winter Games Bid

Presented by the Bid Committee: Piers MacDonald, Marie Cairns and  
Krista Mroz

2. Fees and Charges – Third Quarter Amendments

Presented by Manager Svetlana Erickson

3. New Business

## **ADMINISTRATIVE REPORT**

<b>TO:</b>	Community Services Committee
<b>FROM:</b>	Administration and the Canada Winter Games Bid Committee
<b>DATE:</b>	September 20, 2022
<b>RE:</b>	2027 Canada Winter Games Bid

### **ISSUE**

Whether to proceed to submit a bid to co-host the 2027 Canada Winter Games with Yukon Government, advance hosting budget proposals through the City's capital budget process, and enter into a Memorandum of Understanding with Yukon Government.

### **REFERENCE**

- Resolution # 2021-12-09, June 14, 2021

### **HISTORY**

In June 2021, Whitehorse City Council declared its intention to bid for the 2027 Canada Winter Games (the Games) with the Yukon Government, with the support for submission of a bid dependant on the identification of funds. It also authorized the Canada Winter Games Bid Committee to prepare a bid proposal to co-host the 2027 Canada Winter Games in Whitehorse and contribute \$30,000, to cover the City's share of the cost of the bid fee.

The Canada Games Council has made a number of visits to Whitehorse to evaluate facilities and to gauge the will of the community and governments. The last visit to Whitehorse was in March 2022 when the Canada Games Council toured facilities with the Bid Committee, City of Whitehorse and Yukon Government representatives.

In July 2021, a 2027 Canada Winter Games Bid Committee was struck (the Committee). The Committee has developed a comprehensive bid proposal to host the Games (the Bid). The Bid will be submitted to the Canada Winter Games Council on September 23, 2022 and is contingent upon City's decision about whether to proceed by Council on September 26. The Canada Games Council is scheduled to be in Whitehorse to review the Bid and City facilities mid-October.

If the Bid is successful, the City of Whitehorse will need to enter into an agreement with the Canada Games Council to co-host the 2027 Whitehorse Canada Winter Games with Yukon Government. The co-hosts will then appoint a Host Society to manage the project.

A Memorandum of Understanding (MOU) between the co-hosts is also required to set out the framework and formalize the relationship between the parties with respect to collaboration, communication, and roles and responsibilities. It provides a basis to undertake the planning for the mutual benefit of the co-hosts, as partners in hosting the Games.

## **ALTERNATIVES**

1. Proceed to submit the Bid to co-host the Games with Yukon Government, advance budget proposals through the City's capital budget process, and enter into the Memorandum of Understanding with Yukon Government;
2. Refer the matter back to Administration; or
3. Do not approve proceeding with submission of the Bid and entering into the Memorandum of Understanding.

## **ANALYSIS**

The 2027 Canada Winter Games Bid package is based on 3 principles: reconciliation, connection and resilience. It outlines all aspects of hosting the Games including the capital and operating funding formulas, fundraising, sponsorship, administration, volunteers, venues, marketing and promotion, athlete care, transportation, accommodations, food and culture. The Bid has been developed and validated by the 2027 Canada Winter Games Bid Committee (made up of representatives of the City of Whitehorse, Government of Yukon, First Nations, and community members).

Following successful award of the Games, the Committee will dissolve and a Host Society will be established. The Host Society will become responsible for planning and implementation of the Games. The largest challenges facing the Host Society will be to secure 6000 volunteers, organize 22 national class sporting competitions over two weeks and undertake a large private sector fundraising effort.

The Host Society operating budget is estimated at \$38,600,000 including contingencies, and the capital budget is expected to be \$9,000,000.

The operating budget is made up of contributions from the Federal Government (\$13,750,000) the Yukon Government (\$8,120,000) and \$1,250,000 expected from ticketing and merchandise, with the remaining \$15,480,000 from national and local sponsors, fundraising, Yukon Lottery Commission and government Value in Kind (VIK).

The capital budget is made of government contributions, as per the *2027 Canada Winter Games Bid Procedures and Hosting Standards* document. The budget is intended to bring venues in line with national sporting class standards, ensuring they are ready to host athletes in time for the Games. The City would agree to commit to a financial contribution to the Hosting Rights Fee, \$30,000 for the Bid Fee, and align with the contributions outlined in Section 3 of the *Canada Winter Games Bid Procedures and Hosting Standards* document in contributing capital and in-kind expenditures.

The capital budget is dedicated to ensuring venues align with national sporting parameters which may include facility upgrades, and in-kind support providing the necessary City of Whitehorse facilities to host the Games along with other partners including Government of Yukon, First Nations organizations, and the private sector. Some financial contributions may be subject to approval of external funding sources.

In addition, the City may contribute to the capital cost of a new sports complex, which would include two hockey arenas with sufficient capacity to host opening and closing ceremonies. As has been the case with previous games, City staff will participate in the

planning and execution of the games in multiple capacities, including professionally and through volunteer roles, while maintaining existing levels of service to Whitehorse.

The City and Yukon Government recognize that trust is the foundation of relationships and that a commitment to planning, investing time and providing opportunities for engagement at all levels is critical to the success of the Games. As such, the MOU outlines the values, principles, and approach to the Games, anticipated contributions from each Government, and demonstrated support for the Host Society.

The co-hosts are considered equal partners in media events, public communications, and engagement with representatives of the Canada Games Council and other partners.

The MOU should be reviewed annually to ensure continued alignment with its intent.

### **ADMINISTRATIVE RECOMMENDATION**

THAT with additional clarity about other government funding, Council approve proceeding to submit the 2027 Canada Winter Games Bid to co-host the 2027 Canada Winter Games with Yukon Government, and

THAT Council advance hosting budget proposals through the City's capital budget process; and

THAT Council authorize the Mayor to sign the Memorandum of Understanding.

Memorandum of Understanding (MOU)

Between

**The City of Whitehorse**

AND

**Yukon Government**

Collectively, the Parties ("Parties") to this MOU

**Whereas**

The City of Whitehorse works to foster, promote, and support sport and recreational opportunities, that enable Whitehorse to be an exceptional community to work, live, and play.

**Whereas**

The Government of Yukon works to foster, promote, and support sport and recreation and is invested in building healthy, vibrant and sustainable Yukon communities.

**Whereas**

This agreement sets out a framework to formalize the relationship between the Parties with respect to collaboration, communication, and roles and responsibilities for hosting the 2027 Canada Winter Games. It also provides a basis to undertake the planning for the mutual benefit of the Parties, as partners in hosting the 2027 Canada Winter Games.

**Therefore**, the Parties agree to the following:

**Purpose**

This Partnership MOU is intended to enhance, promote, and support a cooperative and collaborative relationship between the Parties. We value networking and partnering opportunities, we share information and best practices, and we envision and implement special initiatives to suit the dynamic natures of the sport sector. We will achieve this through communication and collaboration. The Partnership MOU provides a comprehensive framework that formalizes the relationship between the Parties and moves from an informal transactional based relationship to a formal more strategic relationship. The Partnership MOU identifies how the Parties will communicate and work together to host a successful 2027 Canada Winter Games.

**Context**

2027 will represent the 31<sup>st</sup> edition of the Canada Games. The last time Yukon hosted the Canada Winter Games was in 2007, and what an exceptional Games they were! Created by the Federal-Provincial/Territorial Governments, the Canada Games have played a prominent role in developing some of Canada's premier athletes. The Canada Games will once again be an opportunity for Yukon to showcase our northern culture, heritage and community spirit to the rest of Canada.

## **Values & Principles**

City of Whitehorse and Government of Yukon have agreed to build a strong and united relationship based on respect and open communication. We will:

- Embrace our differences and areas of expertise;
- Balance flexibility with certainty;
- Encourage innovation;
- Seek simple, practical and strategic solutions;
- Maintain a progressive and forward-looking perspective; and,
- Be flexible, without compromising fundamental principles or objectives, in order to achieve mutual benefit.

## **Approach to the Games**

As Yukoners, we embrace the Canada Winter Games as an opportunity to celebrate young athletes and build a better Whitehorse, Yukon, and Canada.

Our mission will be to embrace three principles through the 2027 CWG.

- Reconciliation
- Connection
- Resilience

## **Communication & Collaboration Practices**

The Parties recognize that trust is the foundation of relationships and that commitment to planning, investing time and providing opportunities for engagement at all levels of our organizations is critical to the success of the 2027 Canada Winter Games.

As co-hosts, the Parties are considered equal partners in media events, public communications, and engagement with representatives of the Canada Games Council.

## **Implementation**

The Parties will create a timeline to prepare a “bid document” acknowledging their commitment and acceptance of the hosting standards required to host for the 2027 Canada Winter Games as outlined in the 2027 Bid Procedures and Hosting Standards document, negotiate a contract with the Canada Games Council for signing upon successful award of the Games and establish a 2027 Host Society. Once the Host Society is established, the Parties continue to support implementation of the Games as members of the Host Society Board of Directors.

City of Whitehorse will:

- Appoint (2) members to the 2027 Host Society Board of Management.

- Require a decision making role in establishing the 2027 Host Society and the 2027 Host Society Board of Management, including but not limited to the establishment of the Host Society structure, the Games budget, the staffing plan, the fundraising and sponsorship program, the vision, community leadership, marketing & communications, revenue generation, the development of the “bid document” to be presented to the Canada Games Council, and in the development of the hosting contract.
- Require a decision making roll in the development of a plan for any Games legacy that is created.
- Provide support from each department that plays a significant role in hosting of the 2027 Canada Winter Games, which may include, Parks, Recreation, Property Management and Financial Services.
- Support for staffing within the Host Society that could include assignments, secondments or other volunteer staff support on various Committee’s within the Host Society where their expertise is required.
- Support volunteers from the City of Whitehorse during the planning and implementation phase of the Games.
- Commit to a financial contribution to the Hosting Rights Fee, a commitment of \$30,000 for the Bid Fee, and align with the contribution amounts outlined in section 3 of the *Canada Winter Games Bid Procedures and Hosting Standards* document in contributing to the Host Society via capital expenditures, which may include facility upgrades, and in-kind support of providing the necessary City of Whitehorse facilities to host the Games along with other partners including Government of Yukon, First Nations organizations, and the private business sector. Financial contributions may be subject to approval of external funding sources.
- Commit to planned capital upgrades to existing recreation facilities, such as Mt. McIntyre Recreation Centre. Co-sign the hosting contract with the Government of Yukon and the Canada Games Council to host the 2027 Canada Winter Games, in Whitehorse, Yukon.

**Government of Yukon Will:**

- Appoint (2) members to the 2027 Host Society Board of Management.
- Require a decision making role in establishing the 2027 Host Society and the 2027 Host Society Board of Management, including but not limited to the establishment of the Host Society structure, the Games budget, the staffing plan, the fundraising and sponsorship program, the vision, community leadership, marketing & communications, revenue generation, the development of the “bid document” to be presented to the Canada Games Council, and in the development of the hosting contract.
- Play a decision making roll in the development of a plan for any Games legacy that is created.

- Provide support from each department that plays a significant role in hosting of the 2027 Canada Winter Games, including Community Services, Education, Economic Development, and Tourism & Culture.
- Support for staffing within the Host Society that could include secondments, employment programs like “Grad Corps”, and volunteer support from other staff on various Committee’s within the Host Society where their expertise is required.
- Support volunteers from the Government of Yukon during the planning and implementation phase of the Games.
- Commit to a financial contribution to the Hosting Rights Fee as well as a commitment of \$30,000 for the Bid Fee, \$8.12 million to the Host Society for operational expenditures and \$3 million for capital expenditures and in kind support of providing the necessary facilities to host the Games along with other partners including the City of Whitehorse, First Nation organizations, and the private business sector.
- Co-sign the hosting contract with the City of Whitehorse and the Canada Games Council to host the 2027 Canada Winter Games, in Whitehorse, Yukon.
- Be responsible for the agreed upon costs beyond the approved budget, including any deficit in hosting.
- Look for innovative ways to include other Yukon communities in hosting the 2027 Canada Winter Games.
- Government of Yukon will assume responsibility to manage any necessary capital projects upon consultation and approval of the City of Whitehorse.

#### **Effective Date**

This MOU will be effective from XX date to XX date. Review of this MOU will occur annually in the Month that it was signed.

#### **IN WITNESS WHEREOF**

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City of Whitehorse

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Per: Mayor, Laura Cabott

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Government of Yukon

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Per: Minister of Community Services, Richard Mostyn



# **DRAFT BID PACKAGE**

## **COVER**

We would like to acknowledge that we live and work  
on the traditional territory of the Kwanlin Dün First Nation  
and the Ta'an Kwäch'än Council.





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**SIGNED MUNICIPAL RESOLUTION  
FROM CITY OF WHITEHORSE**

**SIGNED LETTER FROM  
YUKON GOVERNMENT**



The City of Whitehorse is one of Canada's fastest growing cities

and when you visit, you will see why. We share lands with the Kwanlin Dün First Nation and Ta'an Kwäch'än Council, whose cultures are woven into our community. The powerful Yukon River flows through the city and opens the door to untouched wilderness and our community's diversity is reflected everywhere through a rich variety of art, music, and events.

Our bid committee has worked extensively with our partners including businesses, First Nations, and community groups to make sure no stone is left unturned. Our modern sport infrastructure is a reflection of our community's passion for sport and our business and community venues are always eager to welcome new visitors. Our community volunteers are seasoned and capable and although participants and visitors might arrive as strangers, they will leave with friends.

We look forward to the opportunity to host the Canada Winter Games 2027 and respectfully submit this bid to the Canada Winter Games Council for consideration. If awarded the 2027 games, Whitehorse looks forward to welcoming the nation and sharing one of Canada's best kept secrets.

**Mayor Laura Cabot**  
*City of Whitehorse*



On behalf of the Yukon, I am pleased to extend my support to the 2027 Canada Winter Games Bid.

We are proud to continue working with our partners, including the City of Whitehorse, to prepare to bring the 2027 Canada Winter Games to the Yukon.

The Yukon is a unique place with a rich and diverse history, iconic landscapes, and a growing number of people who are pushing the boundaries in sports, arts, culture and entertainment. The Yukon's world class tourist experiences and unmatched hospitality has made it a top destination for visitors from around the world and a prime location for national and international events. Our elite athletes have also secured the Yukon's place within the international sporting world.

Hosting the Canada Winter Games in Whitehorse would showcase sport and culture in the North. It would also provide an opportunity to advance First Nation reconciliation, enhance opportunities for northern athletes and support healthy and vibrant communities.

Thank you for considering our bid. Yukoners across the territory welcome the opportunity to host the Canada Winter Games once again.

**Sandy Silver**  
*Premier of the Yukon*



Text

**Chief Doris Bill**

*Kwanlin Dün First Nation*



Text

**Chief Amanda Leas**

*Ta'an Kwäch'än Council*

# **INTRODUCTION COVER PAGE**



**LETTER FROM  
CHAIR PIERS MCDONALD**

# OUR APPROACH

Together we break trail — for young Canadians today, and a better Canada tomorrow.





As Yukoners, we will come together with this shared purpose, because:

We're a coming-together of cultures and partners. No matter where we were born or who we love or what language we speak, we break trail with shared purpose and respect.





## 2027 CANADA WINTER GAMES

In February 2007 we welcomed the rest of Canada to Whitehorse for the 2007 Canada Winter Games, and our community was forever changed. Almost two decades later, Yukon is getting ready for the next chapter in our Canada Games experience. Building on our successes and finding new ways to grow and contribute, we are coming together to host the next generation of Canada's youth for a memorable sporting adventure in Canada's North.

The Government of Yukon and the City of Whitehorse are working in partnership on the 2027 Canada Winter Games bid. This marks the first time in Canada Games history that a bid is a partnership between a provincial/territorial government and a municipality. The government and political landscape is bit different here in the North, and longstanding collaborative relationships between these parties is key to our community's hosting success.



**City of Whitehorse** (co-host) is governed by a mayor and six councillors. Yukon's capital, Whitehorse, is the largest city in northern Canada, with extensive municipal infrastructure including world-class recreational facilities, public transit and an expansive network of trails and parks.



**Government of Yukon** (co-host) is a territorial government which operates similarly to the provinces. Yukon has a premier and nineteen members of the legislative assembly, and the head of state is the commissioner. Yukon has typical government infrastructure including a comprehensive medical system with hospitals, specialists and nursing stations. The RCMP provide policing in the Yukon.



## **Yukon government's Sport and Recreation Branch**

supports sport and recreation activities across the Yukon. The branch is also the key funder and administrator for all Canada Games and Arctic Winter Games and provides support to other organizations for all major games.



**Kwanlin Dün First Nation** is a self-governing First Nation with traditional territory in Whitehorse and the surrounding area. Kwanlin Dün is also the largest First Nation in the Yukon. One of two host First Nations, the Kwanlin Dün government is led by a chief and six councillors.



**Ta'an Kwäch'än Council** is a self-governing First Nation with traditional territory that centres around Lake Laberge near Whitehorse. One of two host First Nations, the Ta'an Kwäch'än government is led by a chief and deputy chief.



**Council of Yukon First Nations** is an umbrella organization that works for the First Nations of the Yukon. A non-profit society, CYFN has a long history of providing leadership and advocacy on common First Nations priorities in the Yukon and the Mackenzie Delta. CYFN is led by a grand chief.



**Sport Yukon** is a non-government organization that supports sport in the territory. Sport Yukon offers programs and services every year to thousands of Yukoners and supports high-profile programs including Team Yukon. Sport Yukon is led by a board of directors.



**Yukon Aboriginal Sport Circle** is a non-profit society dedicated to the advancement of Aboriginal participation in sport and recreation and to the promotion of Aboriginal sports. YASC is the sport governing body for Arctic Sports, Dene Games and Archery.

**Yukon Sport Governing Bodies (YSGB)** are non-profit organizations that serve as the single governing authority for that sport in the Yukon. Currently, 27 recognized YSGBs provide programs and services across the territory. They play an important role in the planning and delivery of every major Games.

# COMMUNITY PROFILE



## WHITEHORSE

### THE WILDERNESS CITY

#### History

Archaeological work around Whitehorse shows that First Nations people have used this area for many thousands of years. Seasonal fish camps lined the Yukon River, and traders and prospectors settled below the frothing “White Horse Rapids” where a frontier town later grew. In 1898 the lure of gold drew tens of thousands of goldseekers through the area, followed by decades of legendary developments: river paddle-wheelers, the White Pass and Yukon Route railway, bush pilots, and the Alaska Highway. Traditional patterns began to change, and many First Nations people moved to Whitehorse.

Today, Whitehorse is a scenic, energetic and prosperous northern city that has the infrastructure of a much larger centre. Anchored by a thriving downtown core and an international airport, Whitehorse has a university, an arts centre, a sports multiplex, and extensive recreation infrastructure. Known as the Wilderness City, Whitehorse is surrounded by forest, lakes and mountains and has more than 700 kilometres of marked trails.





## Location

Whitehorse is a 2 to 3-hour direct flight from Edmonton, Calgary or Vancouver. Located in the northwest corner of Canada, Yukon is the westernmost of Canada's three northern territories. Yukon's capital city, Whitehorse, is the hub of a transportation network that connects the Yukon with Alaska, Northwest Territories, Alberta and British Columbia. Whitehorse is just north of the sixtieth parallel of latitude, which means shorter winter days and a long snowy winter.

Located in northeastern British Columbia, Fort St. John is a short flight from Whitehorse. Fort St. John will host long track speed skating.

**Whitehorse population 34,268**  
**Yukon population 43,575**

## Population and Demographics

Yukoners are authentic, adaptable people known for their sophisticated but down-to-earth attitude. Younger than the national median age, we are youthful in both age and spirit. Yukoners are quick to boast that more moose live here than people. With its 34,000 residents Whitehorse accounts for most of Yukon's population, in addition to 9,000 people who live in seventeen rural communities. Together, we share this vast, wild corner of Canada: a territory with an area of 482,443 km<sup>2</sup> — that's seven New Brunswicks or half of Ontario.

About 25 per cent of Yukon's population is Indigenous Peoples. There are 14 Yukon First Nations and 8 language groups in the Yukon, in addition to several transboundary groups in Northwest Territories and British Columbia who have traditional territory in the Yukon. One of the fastest-growing regions of Canada, Yukon has thriving francophone and Filipino communities and increasingly diverse schools and workplaces.

# COMMUNITY PROFILE

## Climate and Geography

Yukon specializes in winter: it's our longest season, with predictable cold and snow. In February, Canada Winter Games visitors can expect an average high of  $-6^{\circ}\text{C}$  and average low of  $-16^{\circ}\text{C}$ . Days are bright and sunny, and nighttime often brings the northern lights.

Canada's highest peak, Mount Logan, anchors the southwest corner of the territory, and the Yukon River and its tributaries drain a vast watershed across Yukon and Alaska. The elevation in Whitehorse is about 700 metres above sea level, and coastal Alaska is just a two-hour drive away. Southern Yukon is influenced by warm, moist weather systems in the Gulf of Alaska as well by dry, interior air coming from the Arctic. For about half the year, this grandiose mountain landscape is blanketed in white.

## Infrastructure

Whitehorse is a clean, well-maintained city with excellent municipal infrastructure. A city-wide transit system provides services across Whitehorse, and extensive bike and pedestrian paths connect its neighbourhoods and provide commuter and recreational corridors.

Erik Nielsen Whitehorse International Airport (YXY) is located in the middle of Whitehorse, just minutes from downtown and a short drive trip to anywhere in the city. Air North provides scheduled year-round service between Whitehorse and Vancouver, Calgary, Edmonton, Kelowna and Victoria, and Air Canada flies between Vancouver and Whitehorse.

### Average Weather on February 20

High Temperature	$-5^{\circ}\text{C}$
Low Temperature	$-15^{\circ}\text{C}$
Sunrise	9:30 am
Sunset	7:00 pm
Day length	9.5 hours

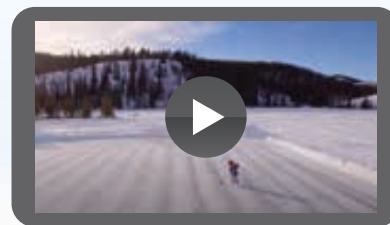


## Economy

The Yukon is Canada's fastest growing region with high wages and the nation's lowest unemployment. The public service, tourism and mining are mainstays of the economy, supported by diverse sectors including manufacturing, services, transportation, energy and technology. Yukon has no territorial sales tax.

## Arts & Culture

Here in the North we are committed to the role that culture plays in our lives, and we are proud that so many of us describe ourselves as artists and creators. Yukon's thriving arts and cultural scene is often cited as one of the territory's signature attributes. Yukoners are active festival goers, music lovers, creatives and participants in a dizzying range of community and cultural opportunities.



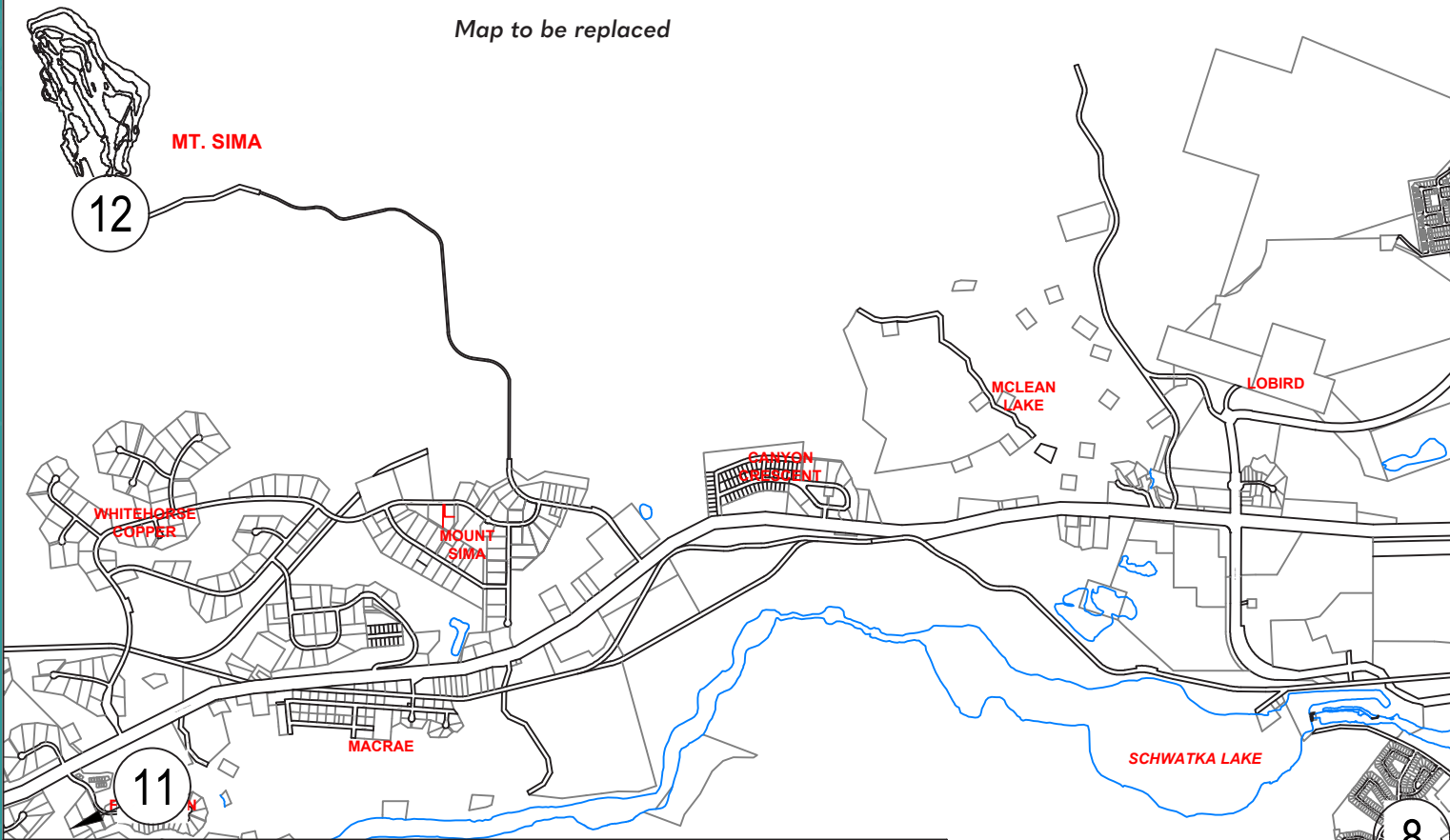
### Bring Your Dreams to the Yukon

*Watch a video showcasing Yukon's sport hosting experiences and hospitality*

[youtube.com/watch?v=Z2sA5aEE3b4](https://youtube.com/watch?v=Z2sA5aEE3b4)



*Map to be replaced*



### LEGEND

1	CANADA GAMES CENTRE	HOCKEY, RINGETTE, FIGURE SKATING, STSS, JUDO, KARATE
2	MCINTYRE REC CENTRE AND SKI TRAILS	CURLING, CROSS COUNTRY SKIING
3	TAKHINI ARENAS	HOCKEY, RINGETTE
4	BETTER BODIES	SQUASH
5	YUKON UNIVERSITY	ATHLETE'S VILLAGE, WHEELCHAIR BASKETBALL PRACTICE
6	WHITEHORSE GYMNASTICS AND CLIMBING FACILITY	ARTISTIC GYMNASTICS, TRAMPOLINE, SPORT CLIMBING
7	PORTER CREEK SECONDARY SCHOOL	TABLE TENNIS, ARTISTIC GYMNASTICS PRACTICE
8	VANIER CATHOLIC SCHOOL	ARCHERY
9	CSSC MERCIER	SQUASH
10	GREY MT. BIATHLON RANGE	BIATHLON
11	MT. LORNE COMMUNITY CENTRE	HOCKEY AND RINGETTE PRACTICE
12	MT. SIMA	ALPINE SKIING, FREESTYLE SKIING, SNOWBOARD
13	ERIK NIELSEN WHITEHORSE INTERNATIONAL AIRPORT	AIRPORT
14	BEST WESTERN GOLD RUSH INN	BROADCAST CENTRE
15	KWANLIN DUN CULTURAL CENTRE	CULTURAL FESTIVAL LOCATION
16	STERNWHEELER HOTEL & CONFERENCE CENTRE	VIP HOTEL
17	DAYS INN WHITEHORSE	MTO / SMP HOTEL
18	YUKON INN	MISSION HOTEL
19	RAVEN INN	MTO / SMP HOTEL
20	NEIGHBOURLY NORTH	MTO / SMP HOTEL
21	HYATT	MTO / SMP HOTEL
22	EDGEWATER HOTEL	MTO / SMP HOTEL

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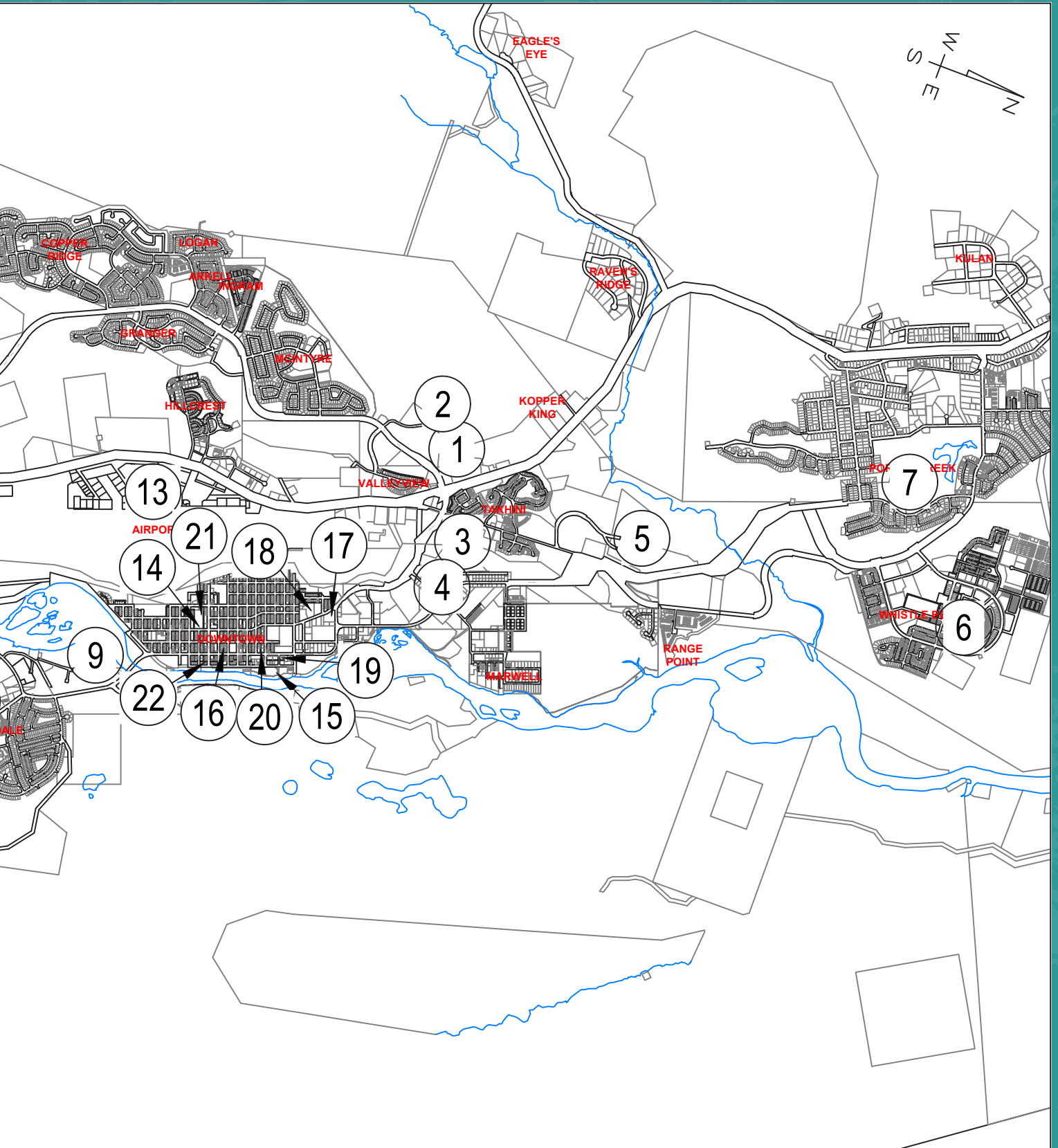
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CONSULTANT:

CITY DWG. No.



# 2027 CANADA WINTER GAMES VENUE MAP

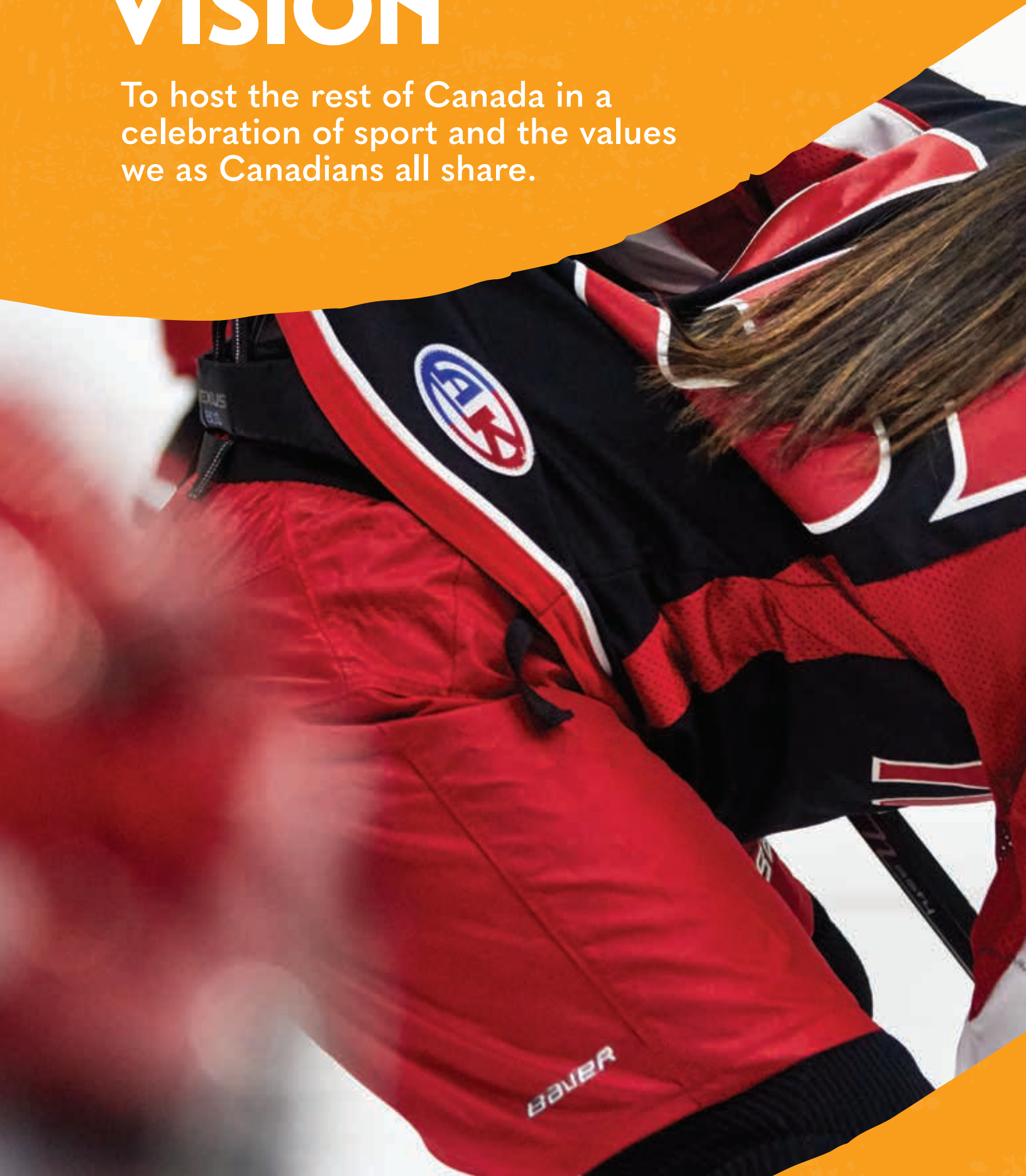
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# VISION

To host the rest of Canada in a celebration of sport and the values we as Canadians all share.





## MISSION

Organize and deliver an outstanding Canada Games that showcases what the Yukon is made of and how we are part of creating a better Canada.



# WHO WE ARE

There is something about the northwest corner of our continent that tugs at people. Maybe it's because our stories are authentic and fresh and our immense landscape is still wild. And with thousands of years of history, everything here is ancient, yet new at the same time. We are the edge of the map and a place where boundaries are still being pushed. It's a place of extremes, and while rugged individuals are the stuff of legend, it's by coming together as a community that we make it work. Our history is covered with rocky trails and false summits, but we are finding our way forward and upwards. Together.

It's with Yukon's signature can-do spirit and togetherness that the City of Whitehorse and Government of Yukon, as co-hosts, share our enthusiastic intent to host the 2027 Canada Winter Games. Our collaboration is a partnership with Kwanlin Dün First Nation and Ta'an Kwäch'än Council on whose traditional territory we live and work. In 2021 a group of volunteers and partners began to meet regularly to strategize and plan. Over the past year this group has grown to include the community of leaders who represent this bid. We have gathered and planned and dreamed with this approach.

# OUR VALUES

**As Yukoners, we embrace the Canada Winter Games as an opportunity to celebrate young athletes and build a better Whitehorse, Yukon and Canada because we believe the Canada Games is:**

- ▶ A positive national force, and we want to help inspire and bind Canadians and contribute to a nation-building opportunity.
- ▶ An opportunity to show Canada how Whitehorse and the Yukon are contributors to the national Canadian fabric.
- ▶ A generational opportunity for a better Whitehorse and Yukon by coming together to plan, deliver and benefit from the legacy.



# OUR GUIDANCE

For inspiration and counsel, we look to community and sport leaders and to our Elders. We look to institutions that share our values and have shaped the Yukon. Like stars in the northern sky, they shine light on our path and guide us.

## Canada Games Vision and Values

The Canada Games inspire youth to participate and excel in sport, unify our country and strengthen our communities. We share and model the values of the Canada Games: Collaboration, Integrity, Inclusion and Responsibility.

## Together Today for our Children Tomorrow

This ground-breaking policy paper paved the way for the negotiation of the Yukon Final and Self-Government Agreements. In 1973 a delegation of Yukon First Nation Chiefs went to Ottawa to present this historic document and convince the federal government to begin Canada's first modern-day treaty process. Their vision and determination profoundly shaped the Yukon.

## Yukon Umbrella Final Agreement

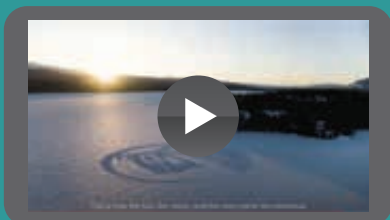
Signed in 1993, the Umbrella Final Agreement (UFA) is the 'overall' framework for individual self-governing agreements made between each First Nation and the territorial and federal governments. Yukon is at the forefront of Aboriginal land claims and self-government (modern treaties) in Canada, and our communities, values and priorities are built on this unique foundation.

## Truth and Reconciliation Commission

Yukoners were deeply affected by residential schools and our communities are healing. The TRC was an important step in rebuilding Canada's relationship with Indigenous peoples. Our work is guided by the calls to action of the Truth and Reconciliation Commission.

*Wheelchair basketball photo.*

*Yukon doesn't have a team, so we don't have any photos.  
Any ideas where we can get the shot?*



### **Watch 'Art Show of Winter'**

*Tlingit artist brings Yukon's winter landscape  
to life with the story of Raven*

[youtube.com/watch?v=swwpjINzTLA](https://youtube.com/watch?v=swwpjINzTLA)



# OUR PRINCIPLES

We hold steadfastly to three principles that will shape our Canada Games.

## RECONCILIATION

Yukoners are bound by blood, tradition and respect to the thousands of generations of First People who have protected and cherished this land from the beginning. We still have much to accomplish, but the spirit of reconciliation and the value of Indigenous ways of knowing and being sparks with power here.

## CONNECTION

Yukoners have a direct and thrumming line to the land and to each other. All of this space nudges us closer together.

## RESILIENCE

Yukoners are alive with curiosity and imagination. We are small enough to still try crazy things and maybe fail, but then be uplifted by other builders whose instinct is to complement, not compete. We adapt, solve and build something special here, and we make mistakes and vow to fix them, together.

“ Yukon has a relatively young population, and it’s time to reach out to this younger community to begin volunteering and training them about what to expect in 2027. ”

## DON WHITE

*Athletics Yukon Coach, Volunteer and Board Member since 1986  
Canada Summer Games coach since 1993*

*Photo of  
Don*

# OUR GOALS

**We will build a better Canada** by connecting our nation through sport, celebrating athletes and their communities, fostering pride among all participants and volunteers, and creating an inclusive and welcoming place for Canadians to come together.

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**We will inspire athletic excellence** by creating a world-class sporting event, providing a life-shaping Canada Games experience, and ensuring athletes, officials and coaches have a competitive and memorable games.

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**We will welcome visitors like friends** and family by giving them experiences they will never forget, opening our communities, and making them yearn to come back to the Yukon.

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**We will help Canada heal through the spirit of reconciliation** by including First Nations in planning and participation, lifting indigenous athletes and communities, and encouraging respectful and meaningful connections among all participants.

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**We will increase Yukon sport capacity and community infrastructure** by improving existing sport and recreation facilities, building strategic new infrastructure and creating future housing.

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**We will see our communities thrive** by encouraging volunteerism, promoting active living, sharing our culture and, showcasing community spirit.

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**We will champion socio-economic and environmental sustainability** by setting attainable goals, making meaningful commitments, harnessing youth and partners to help us, and focusing on creating lasting legacies.



*Add photo caption...*

## OUR LEGACY

Creating transformative legacies changes lives and invigorates communities. As the host of the 2027 Canada Winter Games, Yukon experienced the significant, lasting benefits of Games legacies. We are committed to the Canada Games Council mandate of ensuring positive and sustainable impacts within the four core pillar areas of the Canada Games.

## SPORTING

### Sports Complex

Building this major new indoor facility for the 2027 Whitehorse, Yukon Canada Winter Games will create a significant legacy for our community. The arena would include a much-needed fourth sheet of ice and will accommodate opening and closing ceremonies. A venue of this scale will be a first for the Yukon, creating unprecedented opportunities for sports and cultural events.

### Arctic Sports and Dene Games

The bid committee is recommending including Arctic Sports and Dene Games in the 2027 sports roster. Our northern sports community is rooted in traditional indigenous sports and games, which play a central role in the biennial Arctic Winter Games. The inclusion of these sports in the 2027 Games would build capacity, awareness and pride in these cultural mainstays of northern sport.



## Facility Upgrades

The community will benefit substantially from sport facility upgrades that are needed for the 2027 Games. These targeted sport and recreation infrastructure improvements will include sport-specific upgrades, accessibility upgrades, and lighting and equipment upgrades at several facilities.

## LEGACY FLASHBACK: The Canada Games Centre

*Built for the 2007 Games in Whitehorse, our Canada Games Centre has profoundly changed the lives of Yukoners. This 180,000-square-foot multi-use community sport, recreation and wellness facility has two hockey rinks (international and NHL-sized), two field houses, 300-metre running track, multi-use area, full gym, meeting rooms and a 25-metre swimming pool with leisure pool, steam room, hot tub and lazy river. Over 3,000 people use “the CGC” on the average winter day — that’s over 10% of city residents per day — and numbers swell for special events. It’s a world-class venue for tournaments and events and a popular destination for rural Yukoners. Many of us cannot imagine “life before the CGC.”*

## Sport Capacity and Knowledge

Hosting the Canada Winter Games invigorates communities. Bringing the Games back to the Yukon will result in next-level investments in our sports and recreation community. Yukon athletes, coaches and officials will benefit from development opportunities and improved access to sport equipment and facilities. This increased capacity means that Whitehorse and Yukon’s rural communities will also benefit from enhanced sport programs and resources for youth and families.

# ECONOMIC

## Games Village

Yukon University will be the site of the Games Village in 2027, as it was two decades earlier. The bid committee is exploring options for construction of new athlete accommodation that will become university residences after the Games. Affordable housing is a critical issue in Whitehorse, and YukonU’s current campus housing capacity is already outpaced by demand. The 2027 Games will be a catalyst for building new student residences that will address the pressure on housing as YukonU’s enrollment continues to grow. In 2020 Yukon College transitioned into Yukon University, becoming the first degree-granting university in Northern Canada. New housing infrastructure will also support the institution’s growth.

## Build Awareness of the Yukon

Hosting the 2027 Canada Winter Games is an opportunity to showcase our vibrant and growing territory to the rest of Canada. We will promote Yukon as a premier choice for Canadians to live, work, compete and train, and experience. Many visitors will travel to the Yukon for the first time, and many more will hear the stories and experiences spill out from Games participants when they return home. Yukon stirs the soul for many Canadians, and our people and places help create lasting, life-shaping memories. Some Games visitors will return as tourists or for sport, some will encourage others to come, and some may even make the leap to move to the Yukon.



## Re-envision Broadcast

Sharing the Games with all Canadians looks very different than it did in 2007, when conventional broadcast was the means to beam event coverage and news into homes across the country. Host cities have been pivoting to keep pace with rapid changes in technology and discoverability in the age of digital distribution. The 2027 Games bid committee is following the streaming approaches of upcoming host cities. We are exploring the interface between broadcast, sponsorship and marketing, and we are engaging with media specialists to understand the opportunities ahead. We are looking at opportunities for telling stories about athletes from across Canada who are making their way north. By harnessing the technology, providing compelling and timely content, and creating attractive marketing opportunities, we aim to stream a Winter Games that are irresistible to partners, sponsors and audiences.

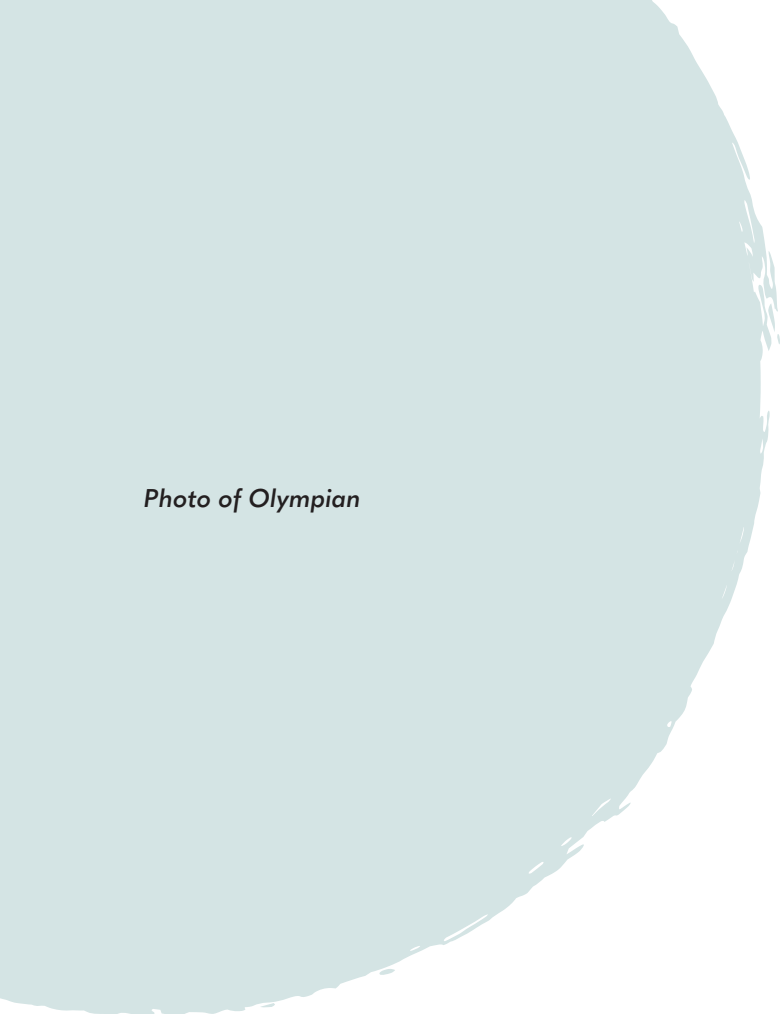
## Trust Fund

Building on a trust fund initiative in 2007, the 2027 Games bid committee proposes to expand the trust fund dedicated to supporting Yukon First Nations athletes. Established by the 2007 Host Society, the Canada Games Legacy Fund is administered by the Yukon Aboriginal Sport Circle and supports Yukon aboriginal athletes. The Host Society for the 2027 Whitehorse, Yukon Games will be asked to work with partners to strengthen the Canada Games Legacy Fund in support of Yukon First Nation sports and athletes.

## LEGACY FLASHBACK: Student and Seniors Housing

*Following the 2007 Games, the athletes' quarters at Yukon College (now university) were transformed into permanent housing units. The Games Village helped identify long-term housing needs and provided much-needed family residence spaces for Yukon University, still in use today. Through the years, the residences have undergone several changes including converting one building into a seniors complex and the basement of another building into research offices.*





*Photo of Olympian*

## LEGACY FLASHBACK: Showcasing Canada's Olympians

*In the year leading to the 2007 Canada Winter Games, the Whitehorse host society created a community program that welcomed Canadian Olympians to the Yukon for inspirational talks and clinics. Cassie Campbell visited Pelly Crossing, Mayo and Carmacks where kids got to hold her gold medal. Catriona Le May Doan went to Haines Junction to talk with students about sports. Hayley Wickenheiser and Kelly Hrudey helped open the volunteer centre. Bringing Canada's sport heroes into our rural communities created excitement and inspired Yukoners to get involved in the Games. The 2027 Bid Committee would like to build on this idea and use the 2027 CWG as an opportunity to showcase our local Olympians and share their stories.*

# SOCIAL

## Whole-Yukon Games

The bid committee seeks to share some of the benefits and opportunities from hosting the 2027 Winter Games with all Yukoners, and we want our visitors to feel like a Games held in Whitehorse feels like a Yukon Games. We will explore opportunities to build programs focused on rural and northern communities and youth leading up to and during the Games. With community outreach, partnerships, inclusion and great ideas, we envision opportunities for surrounding communities and municipalities to play an important role in the Games. We will look for ways of drawing people into Yukon communities and bringing the Games experience around the whole territory.

## Community Cohesion

As this bid is being written, our bid committee is keenly aware of the need for building community cohesion. Our communities face myriad challenges as we collectively navigate a complex future, and we know from experience that hosting a Games builds togetherness, reduces social barriers, and encourages cooperation. From volunteers and athletes to municipal, First Nation and territorial leaders, hosting a Winter Games together will create friendships and shared experiences that will make us stronger.

## Northern Cultural Showcase

Here in the North, culture is the lifeblood of our communities. A Yukon Games will feature a robust program of northern talent and entertainment rooted in the cultures of our First Nation people. Building on the tremendous success of our 2007 cultural program and the Gathering of Northern Nations, we will work with partners to create a special entertainment initiative for 2027. This cultural showcase will bolster and highlight the diversity and extraordinary talent here in the North, alongside national cultural and performing arts talent.

# ENVIRONMENT

## Best Practices

We are committed to the Canada Games goal to demonstrate environmental responsibility and sustainability. The host society for the 2027 Games will create a sustainability plan that guides decision making and holds us accountable. We will look to our partners — including Yukon government's *Our Clean Future* strategy — and to recent Canada Games host societies for lessons learned. We will include youth and community organizations in our planning. From sustainable sourcing to low-carbon transportation to green business practices, we aspire to hold a Games that shows our young athletes that we are taking action for a better future.

## LEGACY FLASHBACK: An army of chefs, whole foods and compost

When 4,500 athletes, coaches and mission staff arrived in Whitehorse in 2007, they didn't realize they were part of a food service experiment led by the culinary team at Yukon University (formerly Yukon College). The Whitehorse Games called in students from culinary arts programs in BC and Alberta and set goals that significantly raised the bar in food quality. They also made the decision to use whole foods only — raw foods coming in, prepared foods going out — which increased nutritional values and significantly reduced packaging and waste. Every day the 2007 food services team served 7,000 meals for 2,000 people, from which the 'Green Team' collected 25 bags of compost, 14 bags of recyclables and one bag of garbage. Their approach and commitment continued, shaping food services at subsequent Arctic Winter Games in Whitehorse.

## Prioritize Whole Foods and Waste Reduction

In 2007 the Whitehorse Canada Winter Games charted a new course for Games-time food service: we made a commitment to create nutritious and delicious menus using whole foods, and we over-delivered. We will do the same in 2027, sourcing fresh whole foods and cooking from scratch for our guests. This initiative prioritises athlete health and reduces waste, and it creates a paradigm shift about food service and nutrition.





# COMMUNITY LEADERSHIP, CAPACITY, SUPPORT AND ENGAGEMENT

Photo of  
Marg

“ I’m proud to volunteer and meet youth from across Canada. I want to be part of Whitehorse CWG 2027 to showcase our territory and welcome contingents back to the Yukon. ”

## MARG WHITE

*Chair of Mission Services, 2007 Whitehorse CWG  
Mission Staff, 2013 Sherbrooke CSG  
Official, 2019 Red Deer CWG*

20 Team Yukon | Sarah L





# BID COMMITTEE LEADERSHIP

Led by veteran Canada Winter Games chair Piers McDonald, the Whitehorse, Yukon Bid Committee for the 2027 Canada Winter Games is a group of competent and seasoned Games volunteers. Most members of the committee have significant experience organizing or participating in the Canada Games or Arctic Winter Games, and many bring strong networks, valued representation and fresh outlooks to our table. Ours is a tight community of organizers, athletes, professionals, business people and leaders who share a commitment to bringing the Canada Winter Games back to the Yukon and deliver an experience that will make our community proud.

## Piers McDonald

Piers is the chair of the 2027 Canada Winter Games Bid Committee. He served as a member of the Yukon Legislative Assembly for eighteen years, including four years as premier. Piers was the volunteer president of the 2007 Whitehorse Canada Winter Games Host Society, which marked the first time the Canada Games were held north of the 60th parallel. In recognition for his volunteerism and leadership, Piers was named Yukon Commissioner's Volunteer of the Year and appointed an Officer of the Order of Canada. He's remained involved in the Canada Games movement as a board member and vice-chair of the Canada Games Council, Chair of the 2015 Bid Review Committee, and Chair of Indigenous Inclusion Committee. A founder and long-time chair of Northern Vision Development Corporation, Piers continues to actively contribute to the economic and community development of Canada's North.

## Peter Johnston

Peter is the grand chief of the Council of Yukon First Nations. Peter is a Teslin Tlingit Council (TTC) citizen and a member of the Yanyedi clan. Now serving his third term acclaimed as grand chief, Peter's service to his community includes 12 years with the Teslin Tlingit Council government where he worked in many capacities including chief, deputy chief and trustee of the TTC Trust. In recent years, Peter has been deeply involved in advancing First Nations child welfare, health initiatives, and the Yukon First Nation Education Directorate. Peter is passionate about passing on his cultural teachings to his four children. He enjoys playing hockey, hunting, fishing and living a traditional lifestyle.





## Marie Cairns

Marie is the director of sport and recreation with Yukon government. She has extensive experience with multi-sport games in a variety of roles, including athlete, volunteer and mission staff. Marie attended her first Arctic Winter Games in 1988 as a Yukon basketball athlete, going on to play at college in Alberta where she obtained a degree in physical education. She joined Team Yukon as mission staff at the 1997 North American Indigenous Games, 1999 Canada Winter Games, and 1998, 2014 and 2016 Arctic Winter Games. Marie has two decades of experience in key management positions with Arctic Winter Games host societies: manager of information technology and volunteer services, vice-president of the volunteer division, and vice-president of athlete services. She has been an active volunteer with Whitehorse Glacier Bears Swim Club, Yukon Soccer Association and Sub-zero Volleyball Club. Marie is currently serving as a director on the Arctic Winter Games International Committee.

## Jeff O'Farrell

Jeff is the CAO/city manager with the City of Whitehorse. Jeff has over twenty years of experience in senior public service leadership roles including serving as deputy minister in departments responsible for sport, community affairs, culture and heritage, and infrastructure with Government of Yukon. Jeff was the vice-president of venues for the 2020 Whitehorse Arctic Winter Games and he is certified with Nordiq Canada as a cross-country ski coach.

## David Morrison

David is former president, CEO and director of Yukon Energy Corporation and former chair of the Yukon Energy Corporation, Yukon Development Corporation and Energy Solutions Centre. He recently served as chief of staff to the premier of the Yukon. Now retired, David has thirty years of experience managing public utilities and providing advisory services to government. A long-time organizer of economic development events, David has served on several business chambers and boards and has considerable fundraising and sponsorship experience. He has been an active volunteer in the community as an entrepreneurship mentor and as a basketball coach in high school programs and the Arctic Winter Games. He is the chair of the board of governors of Yukon University which will assist with Athlete Village management.

## Chris Milner

Chris is a vice-president at the Yukon Energy Corporation, and previously he was CEO of Kwanlin Dün First Nation's Chu Níikwān Development Corporation. Prior to working in economic development, Chris spent a decade working in sport. He began his games involvement overseeing venues for the 2007 Canada Winter Games, which led to working with the organizing committee for the 2010 Vancouver Olympic and Paralympic Games. He returned to the Yukon to serve as the general manager for the 2012 Arctic Winter Games and then was the recreation facilities and services manager for the City of Whitehorse. Chris has supported Sport Yukon, the 2020 Arctic Winter Games and the Yukon Hospital Foundation as a volunteer board member, in addition to serving on several corporate boards. Currently he is a board member for Yukon University. Chris has an MBA in management consulting from Royal Roads University.

## Tracey Bilsky

Tracey has spent her entire career in sport, most recently as the long-time executive director with Sport Yukon. Her passion for multi-sport Games started as a Team Yukon athlete in figure skating at the 1984 Arctic Winter Games. Since then, Tracey has supported Team Yukon athletes in many capacities including chef de mission roles at seven Arctic Winter Games, six Canada Games and two Western Canada Summer Games. In addition to working in sport management, Tracey also works with athletes as the Yukon's only sport psychologist. She has worked with countless Yukon athletes over the past 25 years including Jeane Lassen at the 2005 Olympic Games and Emily Nishikawa at both her Olympic Games. Tracey managed athlete services, culture, ceremonies and protocol for the 2007 Canada Winter Games, and prior to that she was the athletic director of Thompson Rivers University. She was the volunteer vice-president of sport for the 2020 Arctic Winter Games. Tracey completed a degree in sports and physical education followed by a MSc in sport psychology from University of Saskatchewan.

## John Glynn-Morris

John is a planner with expertise in public engagement and facilitation. He is a founding president, long-term board member and member of Yukonstruct and NorthLight Innovation, a community innovation hub in Whitehorse. Through his work as a consultant and facilitator, John has worked with a wide range of Yukon stakeholders and citizens. He designs, plans and runs many community and business events. A former Ontario University Cup Race Series mountain bike silver medalist, John is active in sport and recreation around Whitehorse. His passion lies in projects that bring people together in a way that helps improve the lives of Yukoners.

## Luke McGrath

Luke is a news reader and reporter at CKRW The RUSH, a Yukon local radio station. A graduate of the Broadcast and Online Journalism program at the British Columbia Institute of Technology, Luke has extensive experience in sports and broadcasting. Raised in Whitehorse, Luke has a long history of involvement in the sport community including participating in hockey and golf.

## Thomas Scoffin

Thomas is an accountant and entrepreneur with a long history as a competitive athlete representing the Yukon. Thomas competed nationally and internationally in curling from the age of 11, including two Canada Winter Games, three Arctic Winter Games, Winter Youth Olympic Games, Canadian Junior Curling Championships, Canadian University Championships and Canadian Junior Curling Championships. Thomas is also a 3-time skip of Team Yukon at the Brier. After completing his Bachelor of Commerce degree at the University of Alberta, he returned to the Yukon to article and obtain his CPA designation. He owns and operates an accounting practice in Whitehorse. An active volunteer, Thomas is the long-time treasurer of the Whitehorse Curling Club, a Special Olympics curling coach and leads budget development for the Whitehorse bid.



## David Greer

David is a project manager in Yukon's construction industry who has completed several multi-million-dollar infrastructure projects. As a youth, David represented the Yukon and Canada in many national and international cross-country skiing competitions. He medalled at multiple national championships and won Yukon's only gold medal at the 2007 Canada Winter Games. David represented Canada at the World Junior Championships, U-23 World Championships, and several World Cups. After retiring from competitive racing, David worked as a wax technician for the Canadian National Team at world cup events.

## Emily Nishikawa

Emily is an elementary school teacher and one of Yukon's most accomplished athletes. She was a member of the Yukon Ski Team program and competed in the Arctic Winter Games and the Canada Winter Games in 2003, 2007 and 2011. Emily went on to compete as a member of the National Ski Team for almost a decade and she represented Canada at the Olympics in 2014 and 2018. With fellow Olympian Zach Bell, Emily co-founded Northern LYLES, a rural sport development program linking Yukon's youth to elite sport. Northern Lyles supports Yukon sport organizations by bringing Olympic mentors to attend camps and inspire the next generation of athletes in the Yukon. Emily has a BA and a BEd and she helps coach the Yukon Ski Team. In joining the Whitehorse CWG 2027 bid, Emily brings extensive athlete experience to her first time organizing a large sporting event.

*Photo of Dahria*

“ Whether competing nationally, internationally or at the Olympics, I always felt like I had this incredibly supportive and caring community behind me. I feel so lucky to have grown up in a place with so much support for its athletes.

Throughout my athletic career my community has supported me in every way imaginable. Whitehorse has been my biggest cheerleader, and so many local businesses have supported me financially. Every time I am home, I love skiing or playing basketball with the next generation of Yukon athletes. ”

## DAHRIA BEATTY

2009 Canada Summer Games  
2011 Canada Winter Games  
2018 PyeongChang Olympics  
2022 Beijing Olympics



# SUPPORT

Our community has come together at all levels to support the Whitehorse, Yukon bid and contribute to our technical and comprehensive bid submission. Involvement from key partners has been essential to this process, in particular staff from Government of Yukon, staff from City of Whitehorse, and dedicated volunteers on the Bid Committee. We have received support from across our community, including two host First Nations, Yukon Sport Governing Bodies, Volunteer Bénévoles Yukon, and many other organizations.

## Partnerships and Stakeholders

Over the past year, we have received support from many corners of our territory, as well as from national organizations. We are proud to acknowledge these partners, stakeholders and advisors in our bid. Many of these organizations have also provided letters of support.

City of Whitehorse

Government of Yukon

Kwanlin Dün First Nation

Ta'an Kwäch'än Council

Council of Yukon First Nations

City of Fort St. John

Sport Yukon

Yukon Aboriginal Sport Circle

Yukon University

Yukon Sport Governing Bodies

Volunteer Bénévoles Yukon

Yukon Chamber of Commerce

Whitehorse Chamber  
of Commerce

Yukon Convention Bureau

Yukon Hospital Corporation

Association franco-yukonnaise

Canadian Ski Patrol

Canada Games Council

Niagara 2022

Canada Summer Games



# TRANSITION PLAN

The 2027 CWG Bid Committee recognizes the importance of a smooth transition from Bid Committee to Host Society. Our transition plan has been developed with strong leadership and detailed planning in mind. Several key volunteers on the Bid Committee have already indicated their interest in transitioning to key areas in the newly formed Host Society. Both Yukon government and City of Whitehorse have agreed to support this transition with financial and human resources to ensure a strong leadership team is in place.

Upon being awarded the opportunity to host the 2027 Canada Winter Games, the Bid Committee will work with Yukon government and City of Whitehorse to establish a transition team. This team will work together to ensure a smooth transition by completing the following tasks.

## SELECTION OF BOARD MEMBERS

The transition team will work to establish a Board of Directors. A majority of the existing Bid Committee members are willing to shift into some of these positions. The team will recruit additional members paying close attention to competency, diversity and gender.



## ADMINISTRATION

The transition team will create the Host Society as a non-profit organization within Yukon, registering with CRA to obtain a business number and completing other administration tasks as required.



## GOVERNANCE AND STRUCTURE

Once the Board of Directors is formed they will work with Yukon government, City of Whitehorse and the Canada Games Council to begin the transfer of knowledge process and reaffirm the vision and mission of the 2027 Canada Winter Games. They will also develop a governance framework for the organization to determine the key functional areas needed for the 2027 Canada Winter Games.



## HIRING A CEO

Through a competitive recruitment process, the Board of Directors will hire a chief executive officer. Efforts will be made to hire the CEO prior to the 2023 Canada Winter Games so they are able to participate in the transfer of knowledge program for those Games.



## 2027 CWG HOST SOCIETY

Working together, the 2027 CWG Board of Directors and the CEO will create a volunteer Board of Management Committee by selecting the appropriate community members to lead each functional area. This newly established Host Society will then proceed with staffing the Host Society to ensure they have the appropriate support needed to host the 2027 Canada Winter Games.



# LARGE EVENT HOSTING EXPERIENCE

Whitehorse is ready and well-positioned to welcome the Games back to Canada's North. In addition to hosting national and international competitions, Whitehorse is an active community and the city hosts countless sporting events and tournaments in all sports, at all scales. The city also has a long history hosting meetings and conventions, as well as major arts and community events.

## Large Sporting Events

- 2000** Arctic Winter Games
- 2007** Canada Winter Games
- 2010** Haywood Ski Nationals
- 2012** Arctic Winter Games
- 2012** ISF Women's World Softball Championships
- 2014** ISF Junior Men's World Softball Championships
- 2016** Haywood Ski Nationals
- 2017** Senior Men's World Softball Championships
- 2020** Arctic Winter Games –  
*cancelled week before event due to pandemic*
- 2022** SPN Women's and Men's "E" Softball Nationals

## Conferences (300+ delegates)

- 2011** Break Out West & Western Canada Music Awards
- 2013** Canadian Museums Association
- 2013** Assembly of First Nations General Assembly
- 2013** Conference Board of Canada
- 2015** Economic Developers Association of Canada
- 2016** Geological Association of Canada
- 2019** Break Out West & Western Canada Music Awards
- 2019** Canadian Association of Principals
- 2020** Assembly of First Nations Climate Gathering
- 2022** Arctic Arts Summit

## Arts and Community Events

- Klondike Road Relay
- Adäka Cultural Festival
- Blue Feather Music Festival
- Yukon River Quest
- Yukon Quest







# COMMUNITY SUPPORT, ENGAGEMENT AND CAPACITY

Yukon is home to more than 600 non-profit organizations – an astounding number of volunteer-focused groups given the territory's population. Our strengths rival those of much larger cities: world class recreational facilities, a culture of volunteering, diverse artistic and cultural community, and our proven ability to host multi-sport games.

Volunteerism plays a prominent role in our community across all sectors, including the arts, business, community, special interests, and sports and recreation. To engage volunteers, the 2027 Whitehorse Games can draw on our established roster of local sport associations across numerous sport disciplines – many of which have direct involvement in the Canada Games — as well as the diversity of volunteer-driven groups who support large sporting, community and cultural events.

Sport builds relationships and encourages cooperation, and it brings communities together. The 2007 Whitehorse Canada Winter Games built community spirit and created lasting connections, and Yukoners are ready to contribute to help create this experience for our territory. By volunteering for these Games, Yukoners know they are hosting Canada and helping to show what makes the Yukon special. They know they are part of a national event that will shape the lives of young Canadian athletes and their families and communities.

# VOLUNTEER PLAN

We know we need to recruit a sizable number of volunteers relative to our population, and from experience we know they will step forward. As we develop and deploy our comprehensive volunteer plan, we know we can count on the generous spirit of Yukoners to contribute their time, energy and resources toward hosting the 2027 Games in Whitehorse.

Volunteer Bénévoles Yukon will be an important partner, along with organizations like Yuwin, Wayfinder Yukon, L'AFY and Yukon Helpers Network that have deep roots in the labour market and volunteer community. We will use their networks to share opportunities and recruit volunteers. We plan to build connections with rural communities and encourage volunteers from outside Whitehorse, by engaging with the Recreation and Parks Association of Yukon, community recreation departments, and rural sports and cultural organizations. We will also harness the positive experiences, networks and testimonials of previous Games volunteers.

The volunteer committee will drive our plan, engaging early with our partners and stakeholders and building excitement for the Games. We want to engage young people, new citizens, seniors and members of the community who might be unaware or need extra encouragement. We will be creative about volunteer recruitment, working with organizations to develop ways to contribute to community hours, gain leadership experience and build skills.

Drawing on our experiences and those of recent Canada Games host communities, our comprehensive volunteer plan will give volunteers the tools and resources they need for success.



## RECRUITMENT AND SELECTION

- ▶ Assess needs across all functional areas (skills, competencies, specialty skill sets, resource requirements)
- ▶ Identify specialty skills including sport operations, medical, security, fundraising, ambassadors and languages
- ▶ Identify specific groups to target (businesses, community organizations, public, schools, cultural and First Nation organizations, rural communities, etc.).
- ▶ Determine staff numbers, hours, etc.
- ▶ Develop communications and awareness plan — use radio, print, events, website, job sites, and social media

## REGISTRATION DATABASE

- ▶ Registration and accreditation

## ORIENTATION AND TRAINING

- ▶ Develop a volunteer handbook and relevant tools/enablers, including diversity and inclusion, respect in the workplace, etc.
- ▶ General orientation and role-specific training
- ▶ Include train-the-trainer programs

## VOLUNTEER MANAGEMENT PROCESSES AND NEEDS

- ▶ Volunteer screening
- ▶ Roles, responsibilities, and protocols
- ▶ Policies and procedures
- ▶ Assignment and scheduling

## UNIFORM/CLOTHING CONSIDERATIONS

- ▶ Identifying apparel
- ▶ Accreditation badges

## VOLUNTEER CARE AND COMFORT

- ▶ Volunteer lounges
- ▶ Feeding requirements
- ▶ Toolkit / FAQs / Handbook
- ▶ Transportation

## VOLUNTEER RECOGNITION

- ▶ Really good swag
- ▶ Volunteer profiles
- ▶ Recognition events
- ▶ Post-Games thank you

The volunteer plan will encompass Games Time Management processes to ensure all volunteers are oriented, trained and equipped to undertake their responsibilities. This includes developing policies and procedures and relevant training programs and materials to support our volunteer initiatives. Our objective is to ensure our volunteer team is empowered and trained so that every interaction with an athlete, family member, visitor or member of the public is positive and helpful.



# FIRST NATION ENGAGEMENT

Text to be supplied...



# DATES FOR THE GAMES

Two options for the dates for the Games in 2027 were presented in the Bid Procedures and Hosting Standards document. After reviewing the options and considering various factors including weather, holidays, school calendars, etc. the 2027 Bid Committee's recommends Option 2 as the preferred dates for the 2027 Canada Winter Games.

## Option 2:

- Arrival Day – Friday, February 19, 2027
- Opening Ceremony – Saturday, February 20, 2027
- Turnaround Day – Sunday, February 28, 2027
- Closing Ceremony – Sunday, March 7, 2027
- Departures – Monday, March 8, 2027



# MARKETING & COMMUNICATIONS STRATEGY







## Sport transcends the field of play.

Sport helps teach values that build strong contributing citizens, and it teaches people how to work competitively in a healthy way. The world of sport introduces us to cooperation through team play, to perseverance and discipline, and how to win and lose well. Sport supports our mental health and wellness, and it brings communities together. Sport is often tied to place and identity, and it helps us understand who we are.

# THREE CORE THEMES

As hosts for these games, we want to share our understanding of the value of sport and tell stories that reflect our principles and reinforce our beliefs.

## SPORT FOR HEALTH

Sport reflects community strength and wellbeing.

As Canadians, we are waking up to our jagged history and beginning the process of acknowledging our shared journey together, recognizing the contributions of all our communities and charting a path forward. While athleticism is often an individual pursuit, sport has always been a way of bringing people together for a common purpose or shared experience. In the Yukon, we can share stories of individuals and events that represent these messages.

## SPORT FOR CULTURE

Sport reflects our environment and ethos.

In the Yukon, our summers are bursts of frenetic energy while our winters are long and provide ample settings for sporting endeavours — from skiing to dog mushing, skating, and arctic sports. Competitions are reflections of many things we do here as part of day-to-day life, or that represent a way our communities tie together. Sport is part of the fabric of our Yukon landscape and our communities, and we will share these stories with the rest of Canada.

## SPORT FOR GROWTH

Sport reflects our personal and community growth.

Building skills and endurance through sport has helped many individuals attain new goals. Creating opportunities for competition has helped break down silos and bring communities together, supporting greater understanding of each other and shared growth. In the Yukon, there is a long history of sports as a way to bring people together — especially during our long winters — in shared competition and community celebration. Over the past 50 years, we have seen the benefits of the Arctic Winter Games as a way of connecting and inspiring circumpolar youth. In 2007 we hosted our first Canada Games and showed what northern Canadians can do when they are in charge of an iconic moment. We can't wait to do it again and remind everyone, even ourselves, of what we are made of.

*Opportunity for a call out supporting this page's message.*



# WHAT DISTINGUISHES US

The Canada Games are as important for 44,000 Yukoners as they are to all 38 million Canadians who are invested in the Games. Canada Games celebrates our nation as a people with shared values, and they remind us why we should always be reaching out to one another. The Games brings Canadians together, taking our youth into different corners of the country to discover and learn from each other.

While we are part of a greater Canada and a northern landscape, several things make the Yukon unique. We will highlight and share these characteristics to distinguish the 2027 Canada Winter Games and show Canada what the Yukon offers.

**OUR LAND** The Yukon is a place of the tallest mountains, the longest rivers, and the deepest lakes. We are a place of extremes, closer to the North Pole than we are to Toronto. Other Canadians can say “We the North,” but we know the real North.

**OUR COMMUNITIES** Our history has followed strategic transportation paths, trading routes, military might and roads to resources. Through these tangled paths, our communities have developed a shared sense of being that is becoming fully realized through modern treaties and land claim agreements.

**OUR PEOPLE** The Yukon has always been home to hearty, resilient people and generations of adventurers: some who stay, and some who go but wish they never left.

**OUR ATHLETES** Just living in the Yukon builds strength of character. From young to old, we represent the best in competition and why sport matters.



# STRATEGY

A strategy is a roadmap that takes you from where you are to where you want to be. For these Games, we will develop a detailed marketing and communications strategy with specific goals and tactics to reach each of our audiences. For now, the following sections outline the main areas of focus for our communications plan, including why and how we will do it.

## 1. SET THE STAGE

We need to be ready to start telling the stories that matter for our main audiences as soon as we can. This will help us establish our own narratives and get out in front of any negative depictions and clearly demonstrate the why, the how and the long-term benefits of this event. It will be especially important to work with local First Nation partners to understand their objectives and develop ways to share their messages.

**GOAL:** Develop a clear communications plan and establish content and narratives related to the three core themes. These narratives need to connect different audiences to the things they care about and get out in front of known challenges (questions about costs, apathy, intolerance) and create information to challenge it.

### TACTICS:

- ▶ Identify key partners and traditional media contacts and establish relationships with them.
- ▶ Anticipate key areas of interest and friction and develop content to support or challenge.
- ▶ Create baseline content (one-pager explainers, infographics, blogs, podcasts) to share information and messaging with all audiences.

## 2. AMPLIFY THE MESSAGE

Once we have a clear communications plan, we need to lay the groundwork to begin sharing our stories with key local and national influencers (eg. media, social media, athletes, celebrities) who will be key to have buy-in and leverage their existing networks. As part of our communications strategy, we'll identify who these people are and start developing these relationships. We'll also start looking at innovative ways we can share our message ourselves.

**GOAL:** Strong involvement of Indigenous, local and national partners in development of our communications plan and have them help us identify important stories and influencers who can help share them.

### TACTICS:

- ▶ Identify key contacts and share communications strategies/tactics with them. Be open to their story ideas and adapt based on suggestions.
- ▶ Identify influencers within communities, online and utilize their platforms.
- ▶ Establish our own Games media platform to either partner with or support traditional broadcasters.

## 3. BUILD EXCITEMENT

For each audience identified, develop specific outreach and engagement activities and relevant content to increase interest and enthusiasm for the games.

**GOAL:** An engaged network of Canadians from all walks of life who can see themselves in these games and want to be part of their success.

### TACTICS:

- ▶ Contests, incentives, give-aways
- ▶ Pop-up events in other locations
- ▶ SWAG (limited edition)



## AUDIENCES

As part of our communications strategy, we will reach out to and include several key audiences. Each one will require a different strategy for engagement, including different emphasis or focus and care in choosing words or ideas to connect. Some audiences may play a more significant role than others, but they are all part of the overall story of the games.

AUDIENCE	SCOPE	MESSAGING
<b>Yukoners</b>	<b>Whitehorse</b>	As a leading Northern host of multi-sport events we have established a legacy of friendships, organizations and facilities that benefit our entire community. The 2027 CWG is an opportunity to build on this legacy and support the growth of our community.
	<b>Communities</b>	Having national-calibre facilities in our territory supports the development of all Yukon athletes and provides a place for Yukon families to gather.
<b>First Nations/ Inuit/Metis</b>	<b>Local</b> Yukon, BC, Alaska, NWT	This is all our games and by sharing your land as hosts to the rest of the country, you will help lead and benefit from the planning, delivery and legacy of the games.
	<b>National</b> Federal, Provinces, Territories	These games are about acknowledging our shared history and reflecting how we move forward in reciprocity and advance truth and reconciliation.



AUDIENCE	SCOPE	MESSAGING
<b>Canada Games Partners</b>	<b>Canada Games Council</b>	The Yukon is ready and able to deliver an outstanding Games experience on budget.
	<b>Provincial/Territorial Team Partners</b>	The Yukon is ready and able to deliver an outstanding Games experience that your athletes and coaches will remember.
<b>Sponsors</b>	<b>Local</b>	By supporting the Games, you are supporting community growth, wellbeing, and reconciliation.
	<b>National</b>	By supporting the Games, you are supporting the strengthening of our national fabric through celebrating our shared cultures and path forward.
<b>Media</b>	<b>Local</b>	These Games are a positive opportunity for the Yukon to continue benefiting from the legacy of multi-sport events that support community growth, wellbeing, and reconciliation.
	<b>National</b>	These Games support the strengthening of our national fabric through celebrating our shared cultures and path forward.
<b>Athletes</b>	<b>Local</b>	This is a unique opportunity to compete at a national level to a home crowd.
	<b>National</b>	This is a unique opportunity to compete at a national level in a remote and exotic part of Canada.
<b>Volunteers</b>	<b>Local</b>	By volunteering for these Games, you are playing host to Canada and helping to show what makes the Yukon special.
	<b>National</b>	By volunteering for these Games, you can be part of a national event in a remote and exotic part of Canada.
<b>Spectators</b>	<b>Local</b>	You will have an opportunity to see national level competition in multiple sports and cheer on athletes from the Yukon and across Canada.
	<b>National</b>	You will have an opportunity to see national level competition for multiple sports in high calibre facilities in a remote and exotic part of Canada.
	<b>Online</b>	You will have the opportunity to cheer on your friends and family or simply see national level competition for multiple sports and learn more about a different part of Canada.

# MARKETING & COMMUNICATION TOOLS

As soon as the Games are a go, we will get rolling on our communications. The following are four base deliverables that will be required in order for a Host Society to get to work.

## DETAILED COMMUNICATIONS & CONTENT STRATEGY

work with Host Society and partners to develop this, along with stories/information pieces that can be produced to support it.

**INTERACTIVE WEBSITE** Identify relevant URL, design wireframe and content (in coordination with communications and content strategy).

**SOCIAL MEDIA (AND MEDIA) CHANNELS** Establish, populate and monitor Youtube, Instagram, Facebook, TikTok as each reaches different audience (repackaging content for each platform) and (possibly) our own games streaming platform.

**SWAG** Design and produce marketing materials that are uniquely Yukon and desirable to different audiences.

*Photo of Lucy*

“ In this time of Truth and Reconciliation in Canada, Yukon has the opportunity to show the rest of the country the leadership and strength our Yukon First Nations provide to our community. ”

## LUCY STEELE-MASSON

*1987 and 1991 Canada Winter Games*

*1992 Albertville Olympics*

*Yukon mission staff, coach and volunteer*



*Add photo caption...*

# REVENUE GENERATION







The 2027 Canada Winter Games bid committee embraces the strategic priorities set out in the Canada Games Council 2022–2026 Strategic Plan, which includes reimagining funding. Our team seeks to diversify funding and we aspire to contribute to the long-term health of the Canada Games movement.

# REVENUE GENERATION

We want to focus on creative ways of raising private sector funding, including new approaches to monetizing streaming and building long-term relationships with national multi-Games sponsors. We are eager to help sponsors understand the connections between the Canada Games movement and Canadian values, and how they can be a part in building a better Canada. For the most part, the business sector has survived the pandemic and will have a couple of years to recover before being asked to commit to the Canada Games in 2027.

Our bid for the 2027 Canada Winter Games is the first-ever bid partnership between a municipality and a provincial/territorial government, further supported by two host First Nations. We are proud to pioneer this multi-partner approach to show future Games hosts the benefits and advantages of our Yukon collaboration. Our 2027 Games — and the national Canada Games movement — are strengthened by a more diverse partnership of cooperative funders representing federal, provincial/territorial, municipal and First Nation governments.

REVENUE SOURCE	OPERATING	CAPITAL	TOTAL
<b>GOVERNMENT FUNDING</b>			
Government of Canada	\$13.75 M	\$3 M	\$16.75 M
Government of Yukon	\$8.12 M	\$3 M	\$11.12 M
City of Whitehorse – capital		\$3 M	\$3 M
<b>IN-KIND*</b>			
Staff secondments, Warehousing, Office Space	?		
<b>SPONSORSHIP</b>			
National Sponsors	?		
Multi-year Sponsors	500,000		
<b>OTHER</b>			
Friends of the Games	2,500,000		
Ticket Sales	\$800,000		\$800,000
Merchandise	\$250,000		\$250,000
Community Events	\$500,000		\$500,000
<b>TOTAL</b>	<b>\$</b>	<b>\$ 9 M</b>	<b>\$ 33.5 M</b>

*\*Government value-in-kind from Government of Yukon, City of Whitehorse, Ta'an Kwäch'än Council, Kwanlin Dün First Nation*

# SPONSORSHIP BACKGROUND AND EXPERIENCE

While every Canada Games and Arctic Winter Games is a financial workout for the local Host Society, our Yukon community has consistently stepped up to meet the challenge. Our experienced fundraising volunteers have successfully executed very large projects including the 2007 Canada Winter Games, several Arctic Winter Games and numerous large-scale community events and projects.

In collaboration with the Canada Games Council, in 2007 the Whitehorse Host Society pioneered the pursuit of sponsors whose interests and reach were nationwide. The team gained experience reaching out to national sponsors and relating a story of the Canada Games as a national institution with participating athletes coming from every corner of the country. Some of our key sponsorship volunteers from 2007 are part of the 2027 Whitehorse bid team.



## ALIGNMENT WITH CANADA GAMES COUNCIL PRINCIPLES AND APPROACH

As we did in 2007, the 2027 Whitehorse Canada Winter Games team will work in collaboration with the Canada Games Council to develop a strategic approach to sponsorship. We are committed to the Canada Games Council's strategic priority to reimagine funding by diversifying sources to build a healthy Games movement over the long term. Our team will share information, coordinate messaging and work closely with the Canada Games Council to increase meaningful private sector funding.

Our goal is to work together to build multi-year partnerships with several large iconic Canadian corporations to create longevity for national sponsors and for the Games. There are large companies that want to make multi-games commitments in order to maximize their contributions and minimize the administration and effort. We aim to reduce the work and boost the rewards for sponsors that want to support the Canada Games movement.



## NATIONAL APPROACH

- ▶ Identify key target corporations in each of the main categories (eg. banking, car sales, insurance, sporting goods, fast food and coffee, transportation, legal services, technology).
- ▶ Ensure the target industry categories coincide with a sustainability strategy to enhance co-branding and reduce any mixed messaging.
- ▶ Pitch corporate targets on the basis of sympathetic objectives with Canada Games. Each contact will be unique.
- ▶ Develop exclusivity strategy.

## LOCAL APPROACH (FRIENDS OF THE GAMES):

- ▶ Identify sponsorship levels with benefits attached.
- ▶ Reach out to stalwarts with strong sponsorship records such as ATCO, Northwestel, Northern Vision Development, Yukon Lottery Commission and the Yukon mining sector.
- ▶ Build a program to provide information to sponsors of all sizes.
- ▶ Organize community fundraising activities.





# SPONSOR STORYLINES

## INDIGENOUS SPORTS

A key storyline for the 2027 Canada Winter Games in Whitehorse, Yukon will be a spotlight on Indigenous sports and athletes, locally and nationally. Sponsors will have the opportunity to support initiatives that highlight First Nation athletes and communities and help contribute to a national spirit of reconciliation. Our team is advancing several 'big ideas' that will build this vision and create meaningful opportunities for national sponsors to support these programs:

- ▶ Whitehorse proposes to add Arctic Sports and Dene Games to the formal sport schedule.
- ▶ Whitehorse is planning a major arts and cultural festival during the Games that highlights northern and Indigenous talent among the performers from across the country.
- ▶ Whitehorse proposes to expand the Canada Games Legacy Fund established in 2007 with a \$1 million increase to support Yukon First Nation sports and athletes.

## CANADA GAMES BRAND AND STRATEGIC PRIORITIES

Our sponsorship team will work with companies to find storylines and opportunities that align with their values and objectives, while supporting the strategic priorities of the Canada Games Council. We look forward to working with potential sponsors to find meaningful ways of showcasing their contributions.

- ▶ The 2027 Canada Winter Games in Whitehorse will be the 60th Anniversary of the Canada Games – taking place North of the 60th parallel – and we look forward to celebrating this milestone in the Canada Games movement.
- ▶ A Canada Games hosted in Canada's North presents sponsors with unique opportunities to showcase our country's diversity. The 2027 Games will expose Canadians to a vast but little-known part of Canada, and our Games will reflect this diversity.
- ▶ Sponsors may want to align with proactive initiatives dedicated to sustainability and environmental stewardship that we showcase in 2027.



### Gurdeep Finds Joy in the Yukon

*Celebrated Yukon citizen rejoices in nature, diversity and happiness*

[youtube.com/watch?v=Vy0ojfJDtnM&t=4s](https://youtube.com/watch?v=Vy0ojfJDtnM&t=4s)

# SPONSORSHIP SERVICING AND FULFILLMENT

Our Yukon team has deep experience meeting sponsorship obligations and adding value to the relationships. Sponsor servicing will include opportunities to co-brand, regular reporting on funding progress, and first rights to up-sell.

We will conduct a full inventory of assets including:

- ▶ Games venue signage
- ▶ Local media recognition
- ▶ Website recognition
- ▶ Naming rights
- ▶ Merchandise/Games tickets
- ▶ Special tourism opportunities
- ▶ Recognition in souvenir program
- ▶ Streaming channel that shows live coverage and shares athlete stories

*Opportunity for a  
call out supporting this  
page's message.*



# STREAMING AND BROADCAST

The rapid pace of change in the world of technology and digital media means that host societies are grappling with new challenges and evolving solutions every two years. We are watching closely as the 2022 Niagara host society takes a bold, professional approach to delivering live Canada Games sports coverage to Canadians, and then quickly hands off to the 2023 PEI host society. We expect this experience will yield some significant advances and insights for the future of streaming and broadcast at the Canada Games.

Reaching greater audiences is a strategic priority of the Canada Games Council. Our team is keen to re-envision the Canada Games' relationship with traditional broadcast, and we are eager to harness the full potential of streaming to provide quality sports coverage to Canadian audiences while creating new revenue opportunities. In 2027 we aim to deliver

outstanding live sports coverage to audiences across Canada through streamed programming that is high-quality, well-executed and effectively monetized.

We are especially interested in the intersection of sponsorship, marketing and streaming and how it can build the Canada Games brand and movement. By harnessing the technology, providing compelling and timely content, and creating attractive marketing opportunities, we aim to stream a Games that is irresistible to partners, sponsors and audiences.

While a Games hosted in Canada's North will be a memorable and outstanding sporting event for athletes and participants, we recognize that local constraints and vast distances means that fewer spectators can travel to Whitehorse. It will be more important than ever that Canadians can watch the Games from home, and we are committed to establishing the infrastructure, resources and team to deliver a quality viewing experience for audiences.



## **ADMINISTRATIVE REPORT**

<b>TO:</b>	Corporate Services Committee
<b>FROM:</b>	Administration
<b>DATE:</b>	September 20, 2022
<b>RE:</b>	Fees and Charges Amendment (3rd Quarter Changes)

### **ISSUE**

Amendments to the Fees and Charges Bylaw.

### **REFERENCE**

- [Fees and Charges Manual – Appendix A: Schedules 7 and 11](#)
- Bylaw 2014-36 Fees and Charges
- Proposed Bylaw 2022-33

### **HISTORY**

As part of the quarterly review, the Financial Services Department compiles a list of suggested changes to the City's fees and charges as submitted by the management group.

### **ALTERNATIVES**

1. Bring forward a bylaw to amend the Fees and Charges Bylaw as recommended; or
2. Refer the proposed changes back to Administration

### **ANALYSIS**

Bylaw 2022-33 attached contains explanatory notes that detail the proposed fees and charges amendments as summarized in Appendix A attached.

### **ADMINISTRATIVE RECOMMENDATION**

THAT Council direct that Bylaw 2022-33, a bylaw to amend the Fees and Charges Bylaw in accordance with the third quarter review, be brought forward for consideration under the bylaw process; and

THAT the 2022 to 2024 Operating Budget be increased upon adoption of Bylaw 2022-33 in the amount of \$33,250 for 2022, \$66,500 for 2023, and \$66,500 for 2024, offset by transfers to the General Reserve for the additional revenue.



**CITY OF WHITEHORSE**

**BYLAW 2022-33**

A bylaw to amend Fees and Charges Bylaw 2014-36

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WHEREAS section 220 of the *Municipal Act* provides that council may by bylaw amend or vary bylaws; and

WHEREAS all City of Whitehorse municipal fees and charges are consolidated into one bylaw; and

WHEREAS it is deemed desirable that the Fees and Charges Bylaw be amended to reflect changes required as a result of a quarterly review;

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

1. The fee schedule attached to and forming part of Fees and Charges Bylaw 2014-36 is hereby amended by repealing existing Schedules 7 and 11 and substituting therefore new Schedules 7 and 11, attached hereto as Appendix "A" and forming part of this bylaw.
2. This bylaw shall come into full force and effect on and from final passage thereof.

**FIRST and SECOND READING:**

**THIRD READING and ADOPTION:**

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Mayor

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City Clerk

## **CITY OF WHITEHORSE BYLAW 2022-33**

### **Explanatory Notes:**

The attached bylaw amends the Fees and Charges Bylaw to reflect changes required per a quarterly operational review.

The changes include new fees, fee increases, deletion of redundant fees, and amendments to fee descriptions to provide clarity.

The changes are highlighted and are detailed as follows:

#### **Schedule 7**

- Revise the AutoCAD custom drafting and plotting fee to cover per hour wages and benefits for the AutoCAD Technologist.
- Increase the fee for the AutoCAD drawing compilation, printing and plotting; last updated in 2008, to account for inflation and reduce the gap between the existing fees and the current market rate.
- Increase the fee for Manual Contract tendering and servicing standards; last updated in 2008, to account for inflation and reduce the gap between the existing fees and the current market rate.
- Replace the existing fee for Snow Dump Permit with commercial and residential fee options. This change will improve clarity, provide users with more options, and will improve the cost recovery of the snow dump maintenance for the non-City dumped snow. The new fees align with the significant increase in snow over the past 3 years which has resulted in increased maintenance costs for the snow dump.

#### **Schedule 11**

- Consolidate the fees for university passes and remove inoperative fees for the 2, 3 and 4 months option. Removing these fees will provide clarity to the current fees and charges schedule for the Transit Department with no impact on revenue.

DEPARTMENT	FEE TYPE	DESCRIPTION	ADDITIONAL DETAILS	UNIT	BYLAW 2018-39 APPROVED FEE	EFFECTIVE DATE	FEE IF GST APPLICABLE	BYLAW 2022-33	NEW EFFECTIVE DATE	NEW FEE IF GST APPLICABLE
Miscellaneous	Advertising	All			various by tender	8-Mar-99	no gst	various by tender	8-Mar-99	no gst
Miscellaneous	AutoCAD custom drafting & plotting	Minimum 1/2 hour charge		per hour	\$ 50.00	1-Jan-08	\$ 52.50	\$ 54.00	1-Oct-22	\$ 56.70
Miscellaneous	AutoCAD drawing compilation and printing			per sheet	\$ 21.50	1-Jan-08	\$ 22.60	\$ 28.50	1-Oct-22	\$ 29.90
Miscellaneous	AutoCAD Plotting			per plot	\$ 8.25	1-Jan-08	\$ 8.70	\$ 10.90	1-Oct-22	\$ 11.40
Miscellaneous	Blue Print reproductions			per sheet	\$ 3.00	1-Jan-08	\$ 3.20	\$ 3.00	1-Jan-08	\$ 3.20
Miscellaneous	Book, Lost Graves			each	\$ 10.00	1-Jan-08	\$ 10.50	\$ 10.00	1-Jan-08	\$ 10.50
Miscellaneous	Business License List	Special, monthly or partial listing		per page	\$ 0.25	1-Jan-08	\$ 0.30	\$ 0.25	1-Jan-08	\$ 0.30
Miscellaneous	Business License List	Full listing		each	\$ 45.00	1-Jan-08	\$ 47.30	\$ 45.00	1-Jan-08	\$ 47.30
Miscellaneous	Compost carts	Ability to purchase additional household carts		each	\$ 200.00	1-Jan-10	\$ 210.00	\$ 200.00	1-Jan-10	\$ 210.00
Miscellaneous	Delivery Charge-rentals	Equipment (DPW)-barricades		per rental	\$ 40.00	1-Jan-08	\$ 42.00	\$ 40.00	1-Jan-08	\$ 42.00
Miscellaneous	Delivery Charge-rentals	Equipment (DPW)-portable bleachers		per rental	\$ 200.00	1-Jan-08	\$ 210.00	\$ 200.00	1-Jan-08	\$ 210.00
Miscellaneous	Delivery Charge-rentals	Equipment (DPW)-snow fencing		per rental	\$ 40.00	1-Jan-08	\$ 42.00	\$ 40.00	1-Jan-08	\$ 42.00
Miscellaneous	Deposit, Damage	Flag	Fully refundable if returned in good condition	each	\$ 20.00	28-Jun-99	no gst	\$ 20.00	28-Jun-99	no gst
Miscellaneous	Deposit, Damage	Equipment (DPW)-barricades	Fully refundable if all rental conditions met	each	\$ 20.00	22-Jun-98	no gst	\$ 20.00	22-Jun-98	no gst
Miscellaneous	Deposit, Damage	Equipment (DPW)-portable bleachers	Fully refundable if all rental conditions met	section	\$ 100.00	22-Jun-98	no gst	\$ 100.00	22-Jun-98	no gst
Miscellaneous	Deposit, Damage	Equipment (DPW)-snow fencing	approx. 50 linear feet, rent includes posts if available	roll	\$ 25.00	22-Jun-98	no gst	\$ 25.00	22-Jun-98	no gst
Miscellaneous	Evaluation of restricted / over-strength waste			each	actual	8-Mar-99	actual	actual	8-Mar-99	actual
Miscellaneous	Flag	City (3'x6')		each	\$ 65.00	1-Jan-08	\$ 68.30	\$ 65.00	1-Jan-08	\$ 68.30
Miscellaneous	DVD	Copy of recorded meeting		each	\$ 6.00	1-Jan-10	\$ 6.30	\$ 6.00	1-Jan-10	\$ 6.30
Miscellaneous	Development Design & Construction Review Cost Charge	Construction Value Up To \$500,000.00		each	\$ 0.02	1-Jul-13	no gst	\$ 0.02	1-Jul-13	no gst
Miscellaneous	Development Design & Construction Review Cost Charge	Construction Value from 500,001.00 to \$3,000,000.00	Based on Class A Engineer's Estimate or Tendered Price for Civil Works	each	\$ 0.01	1-Jul-13	no gst	\$ 0.01	1-Jul-13	no gst
Miscellaneous	Development Design & Construction Review Cost Charge	Construction Value Above \$ 3,000,001.00	Based on Class A Engineer's Estimate or Tendered Price for Civil Works	each	\$ 0.01	1-Jul-13	no gst	\$ 0.01	1-Jul-13	no gst
Miscellaneous	IS Consultant Fees			each	\$ 80.00	23-Feb-09	\$ 84.00	\$ 80.00	23-Feb-09	\$ 84.00
Miscellaneous	Miscellaneous Items for Resale	Convenience items available for resale through Parks or Rec and Facility Services	Including but not limited to swim diapers, goggles, locks, swim suits, towels, hockey laces & yoga mats	each	100% mark-up on cost		GST Applicable	100% mark-up on cost		GST Applicable
Miscellaneous	Land Use Permit	Temporary or seasonal land use		each	\$ 75.00	22-Jun-98	no gst	\$ 75.00	22-Jun-98	no gst
Miscellaneous	Local Improvement Search	LIC		each	\$ 25.00	29-Jan-07	\$ 26.30	\$ 25.00	29-Jan-07	\$ 26.30
Miscellaneous	Manual - Contract Tendering			each	\$ 80.00	1-Jan-08	\$ 84.00	\$ 105.00	1-Oct-22	\$ 110.30
Miscellaneous	Manual - Servicing Standards	Manual & changes/revisions to manual to be sold at cost		each	\$ 80.00	1-Jan-08	\$ 84.00	\$ 105.00	1-Oct-22	\$ 110.30
Miscellaneous	NSF Fees/Cheque return fees/Rejected Pre-authorized credit card fee			each	\$ 45.00	1-Jun-14	no gst	\$ 45.00	1-Jun-14	no gst
Miscellaneous	Official Community Plan			each	\$ 20.00	1-Jan-08	\$ 21.00	\$ 20.00	1-Jan-08	\$ 21.00
Miscellaneous	Overstrength oil and grease, B.O.D. and T.S.S. surcharge			per Kg.	\$ 0.20	8-Mar-99	\$ 0.20	\$ 0.20	8-Mar-99	\$ 0.20
Miscellaneous	Photocopy	At the discretion of administration		each	\$ 0.25	1-Jan-08	\$ 0.30	\$ 0.25	1-Jan-08	\$ 0.30
Miscellaneous	Pin	City of Whitehorse	Reference Pin Policy (City Clerk's)	each	\$ 1.00	1-Jan-08	\$ 1.10	\$ 1.00	1-Jan-08	\$ 1.10
Miscellaneous	Plan Reproduction	Fee plus reproduction cost		plus repro- duction cost	\$ 25.00	1-Jan-08	\$ 26.30	\$ 25.00	1-Jan-08	\$ 26.30
Miscellaneous	Reprint of documents pertaining taxes and utilities			each	\$ 1.00	29-Jan-07	\$ 41,066.55	\$ 1.00	29-Jan-07	\$ 41,066.55
Miscellaneous	Service Inspection - Private			each	\$ 200.00	8-Mar-99	\$ 210.00	\$ 200.00	8-Mar-99	\$ 210.00
Miscellaneous	Snow Dump Permit	per truck		per truck	<del>\$ 100.00</del>	1-Jan-08	<del>no gst</del>	Remove Fee		
Miscellaneous	Snow Dump Permit	Permit per commercial/ business vehicle per winter season	To be purchased by commercial license plate of vehicle (Truck, Trailer)	per vehicle per season				\$ 1,000.00	1-Oct-22	no gst
Miscellaneous	Snow Dump Permit	Permit per residential/personal vehicle per winter season	To be purchased by personal license plate of vehicle (Truck, Trailer)	per vehicle per season				\$ 250.00	1-Oct-22	no gst

DEPARTMENT	FEE TYPE	DESCRIPTION	ADDITIONAL DETAILS	UNIT	BYLAW 2018-39 APPROVED FEE	EFFECTIVE DATE	FEE IF GST APPLICABLE	BYLAW 2022-33	NEW EFFECTIVE DATE	NEW FEE IF GST APPLICABLE
Miscellaneous	Studies/Reports	At cost with \$10.00 minimum		each	cost	22-Jun-98	cost + gst	cost	22-Jun-98	cost + gst
Miscellaneous	Tax Search/Certificate			each	\$ 60.00	23-Feb-09	\$ 63.00	\$ 60.00	23-Feb-09	\$ 63.00
Miscellaneous	3rd Party Rate	(materials & shipping costs = shipping surcharge) X 35% Markup + Wages&Benefits@32%		each		1-Apr-15	Plus GST		1-Apr-15	Plus GST
Miscellaneous	3rd Party Rate (RCMP)	(materials & shipping costs = shipping surcharge) + Wages&Benefits@32%	Reference Surveillance Camera Policy	each		1-Apr-15	Plus GST		1-Apr-15	Plus GST
Miscellaneous	Unpaid Accounts	All unpaid accounts will be charged interest on the outstanding amounts.	Outstanding taxes will be charged under the provisions of the Tax Act	per month	\$ 0.02	1-Jan-11	no gst	\$ 0.02	1-Jan-11	no gst
Miscellaneous	Use Permit	Temporary or seasonal land use		each	\$ 75.00	22-Jun-98	no gst	\$ 75.00	22-Jun-98	no gst
Miscellaneous	Wood Stove Approval	Copy of approval		each	\$ 10.00	22-Jun-98	no gst	\$ 10.00	22-Jun-98	no gst
Miscellaneous	Zoning Bylaw			each	\$ 75.00	1-Jan-08	no gst	\$ 75.00	1-Jan-08	no gst
Miscellaneous	Zoning Bylaw	Individual copy		each	\$ 10.00	1-Jan-08	no gst	\$ 10.00	1-Jan-08	no gst
Miscellaneous	Zoning Bylaw	Initial subscription service		each	\$ 50.00	1-Jan-08	no gst	\$ 50.00	1-Jan-08	no gst
Miscellaneous	Zoning Maps			each	\$ 5.00	1-Jan-08	\$ 5.30	\$ 5.00	1-Jan-08	\$ 5.30



DEPARTMENT	FEE TYPE	DESCRIPTION	ADDITIONAL DETAILS	UNIT	BYLAW 2022-19	EFFECTIVE DATE	FEE IF GST APPLICABLE	BYLAW 2022-33	NEW EFFECTIVE DATE	NEW FEE IF GST APPLICABLE
Transit	Bus Fares	Adult Pass: Monthly (Age 19-59)	1-month @ \$62	each	\$ 62.00	1-Jan-08	no gst	\$ 62.00	1-Jan-08	no gst
Transit	Bus Fares	Adult Pass: 3 Months (Age 19-59)	3-months @ \$62; available through the Token Transit App	each	\$ 186.00	1-Jul-22	no gst	\$ 186.00	1-Jul-22	no gst
Transit	Bus Fares	Adult Pass: 6 Months (Age 19-59)	6-months @ \$61; available through the Token Transit App	each	\$ 366.00	1-Jul-22	no gst	\$ 366.00	1-Jul-22	no gst
Transit	Bus Fares	Adult Pass: 12 Months (Age 19-59)	12-months @ \$60; available through the Token Transit App	each	\$ 720.00	1-Jul-22	no gst	\$ 720.00	1-Jul-22	no gst
Transit	Bus Fares	Adult Single-cash - Age 19-59		each	\$ 2.50	1-Jan-08	no gst	\$ 2.50	1-Jan-08	no gst
Transit	Bus Fares	Adult Ticket (sold in strips of 10) - Age 19-59		each strip	\$ 23.00	1-Jan-08	no gst	\$ 23.00	1-Jan-08	no gst
Transit	Bus Fares	Day Pass - Age 5 and over		each	\$ 5.00	1-Apr-15	no gst	\$ 5.00	1-Apr-15	no gst
Transit	Bus Fares	Disabled Handy Bus Pass: Monthly - Handy Bus disabled customers that meet the eligibility requirements of Handy Bus Service	1-month @ \$26	each	\$ 26.00	1-Jan-08	no gst	\$ 26.00	1-Jan-08	no gst
Transit	Bus Fares	Disabled Handy Bus Pass: 3 Months	3-months @ \$26; available through the Token Transit App	each	\$ 78.00	1-Jul-22	no gst	\$ 78.00	1-Jul-22	no gst
Transit	Bus Fares	Disabled Handy Bus Pass: 6 Months	6-months @ \$25; available through the Token Transit App	each	\$ 150.00	1-Jul-22	no gst	\$ 150.00	1-Jul-22	no gst
Transit	Bus Fares	Disabled Handy Bus Pass: 12 Months	12-months @ \$24; available through the Token Transit App	each	\$ 288.00	1-Jul-22	no gst	\$ 288.00	1-Jul-22	no gst
Transit	Bus Fares	Disabled Handy Bus-Cash - Handy Bus disabled customers that meet the eligibility requirements of Handy Bus Service		each	\$ 2.50	1-Jan-08	no gst	\$ 2.50	1-Jan-08	no gst
Transit	Bus Fares	Disabled Handy Bus-Ticket (strip of 10) - Handy Bus disabled customers that meet the eligibility requirements of Handy Bus Service		each strip	\$ 10.00	1-Jan-08	no gst	\$ 10.00	1-Jan-08	no gst
Transit	Bus Fares	Pre-schooler: 4 and under accompanied by an adult (2 per adult)	Proof of age may be required	each	free	22-Jun-98	no gst	free	22-Jun-98	no gst
Transit	Bus Fares	Senior Pass: Monthly (Age 60 and over)	1-month @ \$26	each	\$ 26.00	1-Jan-08	no gst	\$ 26.00	1-Jan-08	no gst
Transit	Bus Fares	Senior Pass: 3 Months (Age 60+)	3-months @ \$26; available through the Token Transit App	each	\$ 78.00	1-Jul-22	no gst	\$ 78.00	1-Jul-22	no gst
Transit	Bus Fares	Senior Pass: 6 Months (Age 60+)	6-months @ \$25; available through the Token Transit App	each	\$ 150.00	1-Jul-22	no gst	\$ 150.00	1-Jul-22	no gst
Transit	Bus Fares	Senior Pass: 12 Months (Age 60+)	12-months @ \$24; available through the Token Transit App	each	\$ 288.00	1-Jul-22	no gst	\$ 288.00	1-Jul-22	no gst
Transit	Bus Fares	Senior Single-cash - Age 60 and over		each	\$ 2.50	1-Jan-08	no gst	\$ 2.50	1-Jan-08	no gst
Transit	Bus Fares	Senior Ticket (strips of 10) - Age 60 and over		each strip	\$ 10.00	1-Jan-08	no gst	\$ 10.00	1-Jan-08	no gst
Transit	Bus Fares	Youth Pass: Monthly (Age 5-18)	1-month @ \$40	each	\$ 40.00	1-Jan-08	no gst	\$ 40.00	1-Jan-08	no gst
Transit	Bus Fares	Youth Pass: 3 Months (Age 5-18)	3-months @ \$40; available through the Token Transit App	each	\$ 120.00	1-Jul-22	no gst	\$ 120.00	1-Jul-22	no gst
Transit	Bus Fares	Youth Pass: 6 Months (Age 5-18)	6-months @ \$39; available through the Token Transit App	each	\$ 234.00	1-Jul-22	no gst	\$ 234.00	1-Jul-22	no gst
Transit	Bus Fares	Youth Pass: 12 Months (Age 5-18)	12-months @ \$38; available through the Token Transit App	each	\$ 456.00	1-Jul-22	no gst	\$ 456.00	1-Jul-22	no gst
Transit	Bus Fares	Youth Single-cash - Age 5-18		each	\$ 2.50	1-Jan-08	no gst	\$ 2.50	1-Jan-08	no gst
Transit	Bus Fares	Youth Ticket (sold in strips of 10) - Age 5-18		each strip	\$ 15.00	1-Jan-08	no gst	\$ 15.00	1-Jan-08	no gst
Transit	Bus Fares	Superpass Monthly - Superpass -ADULT		each	\$ 54.25	1-Jul-18	no gst	\$ 54.25	1-Jul-18	no gst
Transit	Bus Fares	Superpass Monthly - Superpass -YOUTH		each	\$ 35.00	1-Jan-15	no gst	\$ 35.00	1-Jan-15	no gst
Transit	Bus Fares	Superpass Monthly - Superpass -SENIOR		each	\$ 22.75	1-Jan-15	no gst	\$ 22.75	1-Jan-15	no gst
Transit	Bus Fares	Superpass Monthly - Superpass -DISABILITY		each	\$ 22.75	1-Jan-15	no gst	\$ 22.75	1-Jan-15	no gst
Transit	Group Pass	University Pass: Semester		each	\$ 62.00	1-Jul-22	no gst	\$ 62.00	1-Jul-22	no gst
Transit	Group Pass	University Pass: Semester (2-months)	Available through the Token Transit App: Prorated for late start to semester	each	\$ 124.00	1-Jul-22	no gst	Remove Fee		
Transit	Group Pass	University Pass: Semester (3-months)	Available through the Token Transit App: Prorated for late start to semester	each	\$ 186.00	1-Jul-22	no gst	Remove Fee		
Transit	Group Pass	University Pass: Semester (4-months)	Available through the Token Transit App: Full semester	each	\$ 248.00	1-Jul-22	no gst	Remove Fee		
Transit	Group Pass	Education Pass: Monthly		each	\$ 30.00	1-Jul-22	no gst	\$ 30.00	1-Jul-22	no gst
Transit	Group Pass	Education Pass: Semester (2-months)	Available through the Token Transit App: Prorated for late start to semester	each	\$ 60.00	1-Jul-22	no gst	\$ 60.00	1-Jul-22	no gst
Transit	Group Pass	Education Pass: Semester (3-months)	Available through the Token Transit App: Prorated for late start to semester	each	\$ 90.00	1-Jul-22	no gst	\$ 90.00	1-Jul-22	no gst
Transit	Group Pass	Education Pass: Semester (4-months)	Available through the Token Transit App: Prorated for late start to semester	each	\$ 120.00	1-Jul-22	no gst	\$ 120.00	1-Jul-22	no gst
Transit	Group Pass	Education Pass: Semester (5-months)		each	\$ 150.00	1-Jul-22	no gst	\$ 150.00	1-Jul-22	no gst

DEPARTMENT	FEE TYPE	DESCRIPTION	ADDITIONAL DETAILS	UNIT	BYLAW 2022-19	EFFECTIVE DATE	FEE IF GST APPLICABLE	BYLAW 2022-33	NEW EFFECTIVE DATE	NEW FEE IF GST APPLICABLE
Transit	Group Pass	Employers 5-25 Participants - 0% of employees participating	0% Transit Discount	each	\$ 62.00	1-Jun-12	no gst	\$ 62.00	1-Jun-12	no gst
Transit	Group Pass	Employers 5-25 Participants - 25% of employees participating	3.75% Transit Discount	each	\$ 59.68	1-Jun-12	no gst	\$ 59.68	1-Jun-12	no gst
Transit	Group Pass	Employers 5-25 Participants - 50% of employees participating	7.50% Transit Discount	each	\$ 57.35	1-Jun-12	no gst	\$ 57.35	1-Jun-12	no gst
Transit	Group Pass	Employers 5-25 Participants - 75% of employees participating	11.25% Transit Discount	each	\$ 55.03	1-Jun-12	no gst	\$ 55.03	1-Jun-12	no gst
Transit	Group Pass	Employers 5-25 Participants - 100% of employees participating	15.0% Transit Discount	each	\$ 52.70	1-Jun-12	no gst	\$ 52.70	1-Jun-12	no gst
Transit	Group Pass	Employers 26-50 Participants - 0% of employees participating	0% Transit Discount	each	\$ 62.00	1-Jun-12	no gst	\$ 62.00	1-Jun-12	no gst
Transit	Group Pass	Employers 26-50 Participants - 25% of employees participating	5% Transit Discount	each	\$ 58.90	1-Jun-12	no gst	\$ 58.90	1-Jun-12	no gst
Transit	Group Pass	Employers 26-50 Participants - 50% of employees participating	10% Transit Discount	each	\$ 55.80	1-Jun-12	no gst	\$ 55.80	1-Jun-12	no gst
Transit	Group Pass	Employers 26-50 Participants - 75% of employees participating	15% Transit Discount	each	\$ 52.70	1-Jun-12	no gst	\$ 52.70	1-Jun-12	no gst
Transit	Group Pass	Employers 26-50 Participants - 100% of employees participating	20% Transit Discount	each	\$ 49.60	1-Jun-12	no gst	\$ 49.60	1-Jun-12	no gst
Transit	Group Pass	Employers over 50 Participants - 0% of employees participating	0% Transit Discount	each	\$ 62.00	1-Jun-12	no gst	\$ 62.00	1-Jun-12	no gst
Transit	Group Pass	Employers over 50 Participants - 25% of employees participating	6.25% Transit Discount	each	\$ 58.13	1-Jun-12	no gst	\$ 58.13	1-Jun-12	no gst
Transit	Group Pass	Employers over 50 Participants - 50% of employees participating	12.50% Transit Discount	each	\$ 54.25	1-Jun-12	no gst	\$ 54.25	1-Jun-12	no gst
Transit	Group Pass	Employers over 50 Participants - 75% of employees participating	18.75% Transit Discount	each	\$ 50.38	1-Jun-12	no gst	\$ 50.38	1-Jun-12	no gst
Transit	Group Pass	Employers over 50 Participants - 100% of employees participating	25% Transit Discount	each	\$ 46.50	1-Jun-12	no gst	\$ 46.50	1-Jun-12	no gst
Transit	Group Pass	Youth - Employers 5-25 Participants - 0% of employees participating	0% Transit Discount	each	\$ 40.00	1-Jul-13	no gst	\$ 40.00	1-Jul-13	no gst
Transit	Group Pass	Youth - Employers 5-25 Participants - 25% of employees participating	3.75% Transit Discount	each	\$ 38.50	1-Jul-13	no gst	\$ 38.50	1-Jul-13	no gst
Transit	Group Pass	Youth - Employers 5-25 Participants - 50% of employees participating	7.50% Transit Discount	each	\$ 37.00	1-Jul-13	no gst	\$ 37.00	1-Jul-13	no gst
Transit	Group Pass	Youth - Employers 5-25 Participants - 75% of employees participating	11.25% Transit Discount	each	\$ 35.50	1-Jul-13	no gst	\$ 35.50	1-Jul-13	no gst
Transit	Group Pass	Youth - Employers 5-25 Participants - 100% of employees participating	15.0% Transit Discount	each	\$ 34.00	1-Jul-13	no gst	\$ 34.00	1-Jul-13	no gst
Transit	Group Pass	Youth - Employers 26-50 Participants - 0% of employees participating	0% Transit Discount	each	\$ 40.00	1-Jul-13	no gst	\$ 40.00	1-Jul-13	no gst
Transit	Group Pass	Youth - Employers 26-50 Participants - 25% of employees participating	5% Transit Discount	each	\$ 38.00	1-Jul-13	no gst	\$ 38.00	1-Jul-13	no gst
Transit	Group Pass	Youth - Employers 26-50 Participants - 50% of employees participating	10% Transit Discount	each	\$ 37.00	1-Jul-13	no gst	\$ 37.00	1-Jul-13	no gst
Transit	Group Pass	Youth - Employers 26-50 Participants - 75% of employees participating	15% Transit Discount	each	\$ 34.00	1-Jul-13	no gst	\$ 34.00	1-Jul-13	no gst
Transit	Group Pass	Youth - Employers 26-50 Participants - 100% of employees participating	20% Transit Discount	each	\$ 32.00	1-Jul-13	no gst	\$ 32.00	1-Jul-13	no gst
Transit	Group Pass	Youth - Employers over 50 Participants - 0% of employees participating	0% Transit Discount	each	\$ 40.00	1-Jul-13	no gst	\$ 40.00	1-Jul-13	no gst
Transit	Group Pass	Youth - Employers over 50 Participants - 25% of employees participating	6.25% Transit Discount	each	\$ 37.50	1-Jul-13	no gst	\$ 37.50	1-Jul-13	no gst
Transit	Group Pass	Youth - Employers over 50 Participants - 50% of employees participating	12.50% Transit Discount	each	\$ 35.00	1-Jul-13	no gst	\$ 35.00	1-Jul-13	no gst
Transit	Group Pass	Youth - Employers over 50 Participants - 75% of employees participating	18.75% Transit Discount	each	\$ 32.50	1-Jul-13	no gst	\$ 32.50	1-Jul-13	no gst
Transit	Group Pass	Youth - Employers over 50 Participants - 100% of employees participating	25% Transit Discount	each	\$ 30.00	1-Jul-13	no gst	\$ 30.00	1-Jul-13	no gst
Transit	Advertising	Bench Back - 4 weeks	21"x69" ad panel	each	\$ 90.00	1-Jul-22	\$ 94.50	\$ 90.00	1-Jul-22	\$ 94.50
Transit	Advertising	Bench Back - 52 weeks (@ 44 weeks cost)	21"x69" ad panel	each	\$ 990.00	1-Jul-22	\$ 1,039.50	\$ 990.00	1-Jul-22	\$ 1,039.50
Transit	Advertising	Exterior King panels, side of bus - 4 weeks	139"x30" ad panel	each	\$ 300.00	1-Jul-22	\$ 315.00	\$ 300.00	1-Jul-22	\$ 315.00
Transit	Advertising	Exterior King panels, side of bus - 52 weeks (@ 44 weeks cost)	139"x30" ad panel	each	\$ 3,300.00	1-Jul-22	\$ 3,465.00	\$ 3,300.00	1-Jul-22	\$ 3,465.00

DEPARTMENT	FEE TYPE	DESCRIPTION	ADDITIONAL DETAILS	UNIT	BYLAW 2022-19	EFFECTIVE DATE	FEE IF GST APPLICABLE	BYLAW 2022-33	NEW EFFECTIVE DATE	NEW FEE IF GST APPLICABLE
Transit	Advertising	Exterior Tail panels, back of bus - 4 weeks	69.75" x 21" ad panel	each	\$ 300.00	1-Jul-22	\$ 315.00	\$ 300.00	1-Jul-22	\$ 315.00
Transit	Advertising	Exterior Tail panels, back of bus - 52 weeks (@ 44 weeks cost)	69.75" x 21" ad panel	each	\$ 3,300.00	1-Jul-22	\$ 3,465.00	\$ 3,300.00	1-Jul-22	\$ 3,465.00
Transit	Advertising	Interior panel - 4 weeks	11"x21" ad panel	each	\$ 35.00	1-Jul-22	\$ 36.80	\$ 35.00	1-Jul-22	\$ 36.80
Transit	Advertising	Interior panel - 52 weeks (@ 44 weeks cost)	11"x21" ad panel	each	\$ 385.00	1-Jul-22	\$ 404.30	\$ 385.00	1-Jul-22	\$ 404.30
Transit	Advertising	Shelters - 4 weeks	47 1/4" x 68 1/2" ad panel	each	\$ 420.00	1-Jul-22	\$ 441.00	\$ 420.00	1-Jul-22	\$ 441.00
Transit	Advertising	Shelters - 52 weeks (@ 44 weeks cost)	47 1/4" x 68 1/2" ad panel	each	\$ 4,620.00	1-Jul-22	\$ 4,851.00	\$ 4,620.00	1-Jul-22	\$ 4,851.00
Transit	Advertising	Vinyl application bus wrap: Full Bus Wrap (1st Year) - 52 weeks	Full Bus Wrap, fewer areas required clear for safety	each	\$ 8,500.00	1-Jul-22	\$ 8,925.00	\$ 8,500.00	1-Jul-22	\$ 8,925.00
Transit	Advertising	Vinyl application bus wrap: Full Bus Wrap (1st Year) - 52 weeks, Late cancellation, non-renewal, monthly fee (10%)	Full Bus Wrap, fewer areas required clear for safety	each	\$ 850.00	1-Jul-22	\$ 892.50	\$ 850.00	1-Jul-22	\$ 892.50
Transit	Advertising	Vinyl application bus wrap: Full Bus Wrap (Renewal) - 52 weeks late cancellation, non-renewal, monthly fee (10%)	Full Bus Wrap, fewer areas required clear for safety	each	\$ 6,000.00	1-Jul-22	\$ 6,300.00	\$ 6,000.00	1-Jul-22	\$ 6,300.00
Transit	Advertising	Vinyl application bus wrap: Full Bus Wrap (Renewal) - 52 weeks	Full Bus Wrap, fewer areas required clear for safety	each	\$ 600.00	1-Jul-22	\$ 630.00	\$ 600.00	1-Jul-22	\$ 630.00
Transit	Advertising	Vinyl application bus wrap: One half of the Bus - 52 weeks	One side of the bus fewer areas required clear for safety	each	\$ 5,100.00	1-Jul-22	\$ 5,355.00	\$ 5,100.00	1-Jul-22	\$ 5,355.00
Transit	Advertising	Vinyl application bus wrap: One half of the bus, Late cancellation, non-renewal, monthly fee (10%)	One side of the bus fewer areas required clear for safety	each	\$ 510.00	1-Jul-22	\$ 535.50	\$ 510.00	1-Jul-22	\$ 535.50
Transit	Advertising	Vinyl application bus wrap: One third of the bus - 52 weeks	Top Runner, One Panel or Lower portion	each	\$ 3,400.00	1-Jul-22	\$ 3,570.00	\$ 3,400.00	1-Jul-22	\$ 3,570.00
Transit	Advertising	Vinyl application bus wrap: One third of the bus, Late cancellation, non-renewal, monthly fee (10%)	Top Runner, One Panel or Lower portion	each	\$ 340.00	1-Jul-22	\$ 357.00	\$ 340.00	1-Jul-22	\$ 357.00

**CITY OF WHITEHORSE**  
**CITY PLANNING COMMITTEE**  
**Council Chambers, City Hall**



**Chair:** Dan Boyd

**Vice-Chair:** Ted Laking

September 20, 2022

Meeting #2022-20

- 
1. Conditional Use Application – Yukon Breeze Sailing Society  
Presented by Manager Pat Ross
  2. Zoning Amendment – Whistle Bend Phase 10 and 11  
Presented by Senior Planner Mathieu Marois
  3. Zoning Amendment – 26 Azure Road  
Presented by Senior Planner Mathieu Marois
  4. New Business



## **ADMINISTRATIVE REPORT**

<b>TO:</b>	Planning Committee
<b>FROM:</b>	Administration
<b>DATE:</b>	September 20, 2022
<b>RE:</b>	Conditional Use Application – km 1.5 Chadburn Lake Road – For Information Only

### **ISSUE**

Application for Conditional Use approval to allow an expansion of an existing Outdoor Participant Recreation Services use at km 1.5 Chadburn Lake Road.

### **REFERENCE**

- [2010 Official Community Plan \(OCP\)](#)
- [2017 Chadburn Lake Park Management Plan](#)
- [Zoning Bylaw 2012-20](#)
- Location sketch, cover letter, site plan

### **HISTORY**

An application has been received to expand an existing use at km 1.5 Chadburn Lake Road (Government of Yukon Licence of Occupation #2018-2760). Yukon Breeze Sailing Society originally received conditional use approval to establish an Outdoor Participant Recreation Services use at the site in 2015, which included placement of two shipping containers, installation of a dock, and modifications the shoreline to improve access to the dock. The society now wishes to install two additional shipping containers and a fenced courtyard area within the existing licence area, in order to accommodate growth in their programming. Section 4.10.4 of the Zoning Bylaw states that any intensification of an existing conditional use must be approved by Council.

A conditional use application was submitted in the spring of 2022 to install three additional shipping containers and a fenced area on the site. The application was denied by Council. After further discussion with Administration the applicant has now prepared a new proposal which attempts to mitigate concerns that were raised during the review of that application.

The proposed schedule for consideration of the Conditional Use application is:

Letter Notification	September 9, 2022
Newspaper Ad	September 9, 2022
Planning Committee	September 20, 2022
Public Input Session	September 26, 2022
Report to Committee	October 3, 2022
Council Decision	October 11, 2022

## **ANALYSIS**

### **Property Description**

The licence area is on Vacant Commissioner's Land on the east shore of Schwatka Lake, near the north end of the lake. It is situated within a naturally treed area that accommodates a range of recreational activities. The area is partially within the 30 m riparian setback from Schwatka Lake (zoned PE – Environmental Protection), with the remainder beyond the 30 m setback zoned PG – Greenbelt. The area is within Chadburn Lake Park, as designated on Map 6 of the OCP.

### **Official Community Plan**

The OCP requires a 30-metre riparian setback along both sides of all types of waterbodies. The riparian setback is intended to protect the shorelines from development and retain them in a natural condition. However, the OCP provides an exception for businesses that utilize waterbody access as part of their business. In this case, waterbody access is a fundamental component of the Society's operation.

The OCP also requires that new and existing day use areas along the Yukon River Corridor have a small footprint and that they be designed to complement the surrounding natural setting. The proposed development respects the small footprint requirement, however shipping containers are not very complementary to the natural setting. The applicant has proposed to paint the shipping containers dark green to mitigate the visual impact of the containers.

The proposed new OCP has similar policies as the 2010 OCP on this subject.

### **Chadburn Lake Park Management Plan**

The Chadburn Lake Park Management Plan identifies the east shore of Schwatka Lake as an intensive recreation area and provides management directives aimed at accommodating a higher concentration, diversity, and intensity of recreational uses. The plan supports recreational uses that are generally compatible with a natural landscape.

### **Zoning Bylaw**

The Zoning Bylaw requires that conditional use applications be decided by Council following a public input session. Council may approve, deny, or approve with conditions applications for development permits for conditional uses.

Section 4.9.5 of the Zoning Bylaw provides criteria for Council to consider when evaluating a conditional use application. These criteria include:

**Design and character:** The applicant has amended the site design from the previous application to consolidate the improvements into one area on the site. In the previous application the shipping containers were distributed throughout the site, and the fenced area was conspicuously located out in front of the existing containers.

For the current application, the number of proposed containers has been reduced from three to two, and their proposed location is now behind the existing containers.

The location of proposed fencing has also been repositioned, with the length of fencing being reduced such that the fenced area is much less conspicuous.

The size of the fenced area in the previous application was proposed to be approximately 141 m<sup>2</sup> with 43 linear metres of fencing. The current application has reduced the size of the fenced area to approximately 91 m<sup>2</sup> with 17 linear metres of fencing.

**Parking and traffic:** There is a small pullout immediately adjacent to the licence area, with additional parking available beside Chadburn Lake Road approximately 200 m to the north.

**Impact on neighbouring properties:** There are no neighbouring properties, however the area is well-used by recreational users for various activities including hiking, running, cycling, and skiing. The site is also clearly visible to boaters and float plane operators on Schwatka Lake. The additional shipping containers and fencing would create a visual impact, but less so than the previous application due to the proposed configuration of the shipping containers and fencing. The additional capacity at the site would increase the number of people who are able to enjoy the site and its surroundings while participating in a low-impact outdoor activity.

**Demonstrated need for the use:** The Society has submitted a letter describing their need to have additional secure storage, both within the additional shipping containers as well as in a fenced open area to allow boats to be stored with their masts installed. The need stems from an increasing demand for the Society's services.

### **PUBLIC INPUT SESSION SCHEDULED**

In accordance with section 4.8 of Zoning Bylaw 2012-20, a public input session has been scheduled for the regular council meeting on September 26, 2022. Government of Yukon, Kwanlin Dün First Nation and the Ta'an Kwäch'än Council were notified by mail and email. A notice of the proposed development was placed in local newspapers on September 9, 2022.





SCALE:  
1:1,000

DATE:  
Sep 19, 2022

FILE NO:  
PB-04-2022

Conditional Use\2022

DWN BY:  
DWM

REV NO:  
0

## CITY OF WHITEHORSE - LAND & BUILDING SERVICES

### LOCATION SKETCH WITH IMAGE

Sketch for Development Permit Application  
Government of Yukon Licence of Occupation  
Disposition Number 2018-2760  
Municipal Address: Chadburn Lake Road km 1.5







Yukon Breeze Sailing Society  
4061 4<sup>th</sup> Avenue  
Whitehorse, YT Y1A 1H1

August 18, 2022

Development Review Committee,

## **Expansion of YBSS at site Disposition: 2018-2760 – East shore of Schwatka Lake**

### **History of use**

Yukon Breeze Sailing Society (YBSS) is a volunteer-run, non-profit organization. YBSS, with the assistance of the Mobile Optimist Sailing School (MOSS) of British Columbia, began teaching sailing on the current site at Schwatka Lake in 2008. In 2014, the Community Development Fund, with support by the City of Whitehorse, provided a grant to allow the society to purchase a small fleet of Optimist sailing dinghies and to place a storage facility consisting of two shipping containers on the site. This allowed sailing to occur without being reliant on the MOSS program. The use of this area was formalised in 2019 through the granting of a License of Occupation, which allowed a fleet of boats to be permanently located by the lake, including winter storage. This fleet of single person boats has allowed kids camps, evening drop-in sailing, to occur at an accessible location within the city, open to the public at minimal cost. YBSS has recently expanded the services that we deliver, and acquired four 2-person boats that allow direct coaching, two additional 1-person boats and an additional safety/coach boat. This expansion has allowed us increase our programming to offer adult lessons and kids camps that run all summer.

The expansion of YBSS is valuable to Yukoners. The Community Development Fund and Lotteries Yukon funded the recent purchases, with support from the City of Whitehorse.

### **New addition to site**

See attached plan view for visual description.

The site currently has two shipping containers, with a small fenced and roofed area between the containers (Figure 1). Sail boats and a safety boat are stored in these when not in use, as well as in an unsecured area in front of the containers. The current storage space is beyond capacity, and given limitations of secure storage, we are storing some equipment off of the site. It is difficult to transport and set up this off-site equipment; it is therefore unavailable for use until we find an on-site storage solution. Having our full fleet available for use would be an asset when moving between programs each day. The proposed additional storage space would also allow us to use our sheltered teaching space, which we are currently using as boat storage.

In order to create adequate secure storage space, YBSS proposes to place 2 new shipping containers behind the current containers with space between the containers to create a secure courtyard for outdoor storage (Figure 2). This secure but uncovered outdoor storage is a key element of our proposal – it will allow the larger 2-person boats to remain ready for sailing throughout the summer season. These boats, when stored in an unsecure area, require significant time for rigging and derigging before and after each sailing session.

### **Intended look and feel**

YBSS intends to minimise the visual impact to the natural environment while creating adequate secure storage for the effective operation of a highly valued recreational facility. The proposal adds necessary

storage space while using a relatively small portion within the area of the License of Occupation. Once our new storage units are at the site, we will repaint the facility in a neutral, unobtrusive colour. The expanded facility will remain relatively difficult to see from the road or the water.

YBSS has looked at various examples that have succeeded within the city, and we propose something similar to what the Yukon Canoe and Kayak Club (YCKC) has created on Selkirk Street: contemporary looking storage facilities that do not clash with the surrounding area, but strike a balance between natural and recreational values. We believe that our proposal exceeds the requirements of the Chadburn Lake Park Management Plan, which designates our site and surrounding area for intensive recreation and allows for, "...high intensity and density of recreation...that is generally compatible with a natural landscape but is not necessarily oriented towards the experience of the park's natural values; and moderate infrastructure and development."

### **Other Considerations**

YBSS submitted an application for the same purpose to the Development Review Committee (DRC) earlier this year. Through that process and subsequent discussions with the DRC, we heard other concerns, which we believe we have mitigated. Those items are addressed here for completeness of this application:

- We have discussed the proposed expansion with the YESAB, and they have concluded that a YESAB assessment is not required due to the minor extent of the work.
- Land Management Branch, who have provided the License of Occupation, has provided an email of authorization to apply to the DRC.
- We understand that the aesthetics of shipping containers is a concern. We will endeavour to make our storage facilities impact the natural value of the area as little as possible by maintaining the site to a high standard. We believe that our site will be similar in look and feel to that of YCKC, which we understand meets the City's approval.
- We understand that fencing and area for exclusive use is a concern. We have reduced fencing in this application substantially, and instead have proposed a courtyard created primarily by the storage units themselves, which will require only a minimal fence and a gate to secure. This proposed secured area is not meaningfully larger than the footprint currently occupied by our boats on the site, which are now in an unsecure area.
- There are no further expansions of the YBSS infrastructure planned, and we are not asking for an enlargement of our pre-existing license of occupation. We believe that the current proposal will adequately serve the club and the City for many years without additional development.
- Parking was raised as concern in our previous application, though through a very busy season we can confirm that no additional parking on site is required.

Thank you for your consideration,

Yukon Breeze Sailing Society  
Board of Directors

### ***Additional Site Information***

We are pleased to say that we served around 250 clients throughout the summer. Youth camps were nearly sold out, adult lessons were sold-out, drop-in nights were a huge hit, and we also hosted some special events and regattas.

Yes, it appears we were able to manage our programming this summer, but it did come at a cost. Some of our equipment is stored off-site that includes one additional coach/safety boat and spare parts. Less time on the water for all of our programs due to inefficient site layout. Revenues were also compromised because of the difficulty to meet demand and the turnover of services. Most of the summer we were playing a game of Tetris to make due with our current capacity. It is not fun to our instructors and volunteers. We also need storage dedicated to hardware and spare parts easily accessible. We are dealing with sailboats; they are unlike any other water craft.

### ***Seacan Storage Solution***

We have taken into consideration the appeal and look of adding additional storage to the site. They will be added in behind our current set up and will be hidden in the sunken area and will not change the curb appeal.

- From the road it is difficult to see the existing infrastructure as is.
- From the water it is difficult to notice our development, only to be seen at very specific angles.
- From the trail, you will notice our site for a brief moment as you pass by. The additional storage will not change the setting very much as it is naturally hidden in a compact area.
- Contrary to some of the public concerns, our site is rather difficult to see. We promise to keep the site clean, tidy, organized, and tie everything into a compact area to reduce negative appeal. There is a lot more happening in the area than what we do, this includes a hydro dam, man-made lake, cleared areas for parking lots. The return on moving this proposal forward significantly outweighs the impact on the environment and aesthetics. Our contribution to the community and clean recreation is more valuable than a brief moment you may see a storage container.
- With the additional storage we can neatly store our boats for the winter.

Once we set the additional storage in place, they will be painted a similar colour green like the existing storage. The existing storage will also get a fresh coat to ensure it matches. The colour green blends in to the natural environment.

### ***Secure courtyard Fencing***

The plan is to put in place a 6ft chain link fence to make a courtyard in between our storage containers. This can be seen in the YBSS Layout version 4 attachment. Chain-link has been chosen because it is less easy to vandalize, you can still see through or have the option to cover it up.

Why do we need this fencing:

- Protecting our assets from vandalism: People will have to make a very active choice to do harm to our assets.
- Ability to keep boats rigged to a certain point reducing our set up and clean up time.
- Ability to move our boats out of the current covered area and take back our indoor learning space. This was a concern during our kid's camps that we needed to provide a space when inclement weather arises. Unfortunately, we have been using this space to store boats.

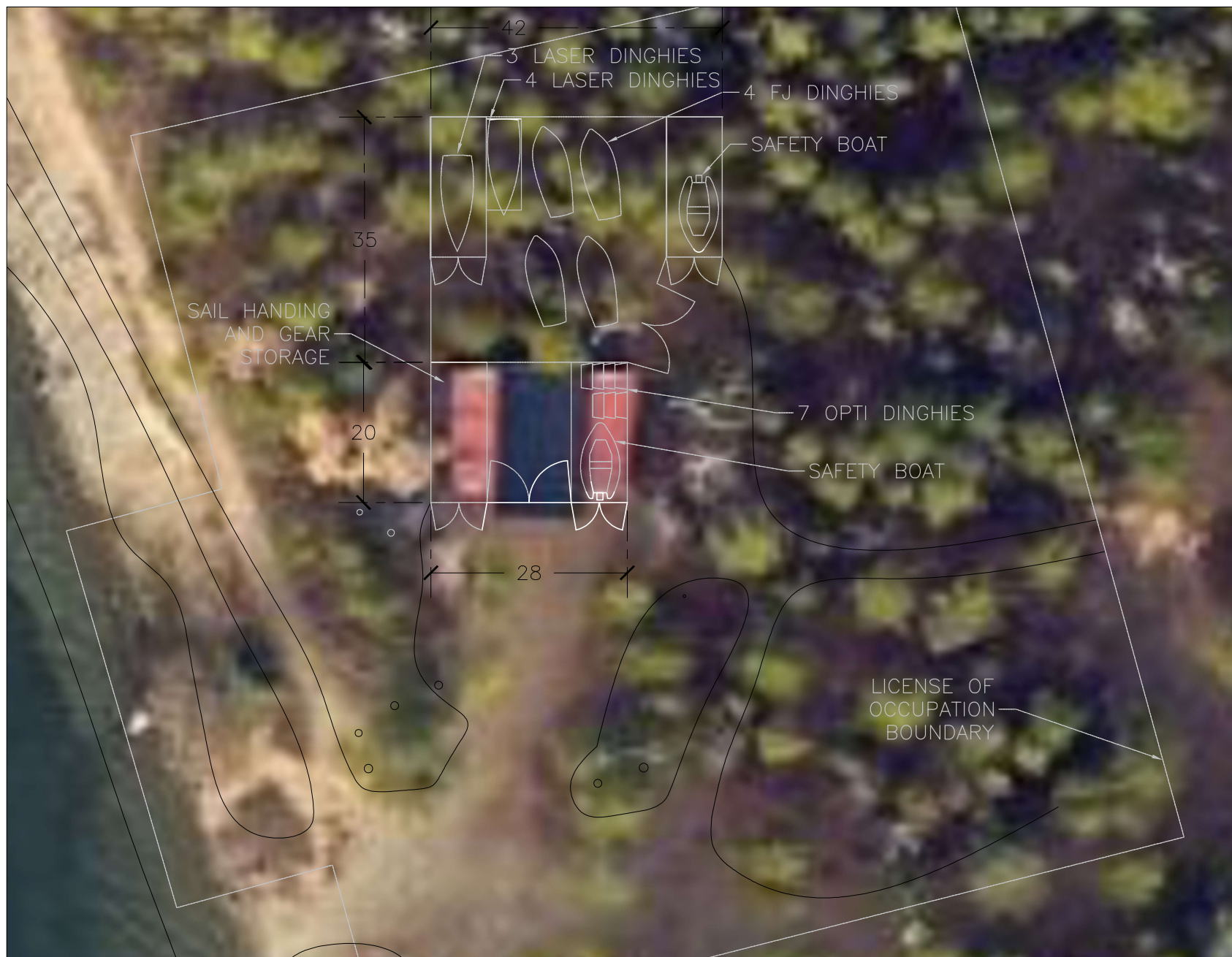
Courtyard Fence Appeal

Once the fence is set in place, we introduce two options:

- 1) Along the cross bars we will add wood to cover up the silver fence and blend in with the forest.
- 2) The middle sections of the fence, should it be necessary we can add an earth tone fabric to hide the chain link.

At this time, we do not plan to add a roof over any new areas. We need the height in the courtyard area for standing boats with masts up. There are no plans to increase our assets in the near future, we should be set for years to come. This proposal is to accommodate our current demand and programming.





## **ADMINISTRATIVE REPORT**

<b>TO:</b>	Planning Committee
<b>FROM:</b>	Administration
<b>DATE:</b>	September 20, 2022
<b>RE:</b>	Zoning Amendment – Whistle Bend Phases 10 & 11

### **ISSUE**

An application to amend the zoning of a 25.80 hectare parcel of vacant Commissioner's land comprising Phases 10 and 11 of Whistle Bend, from FP – Future Planning to public and residential zones, to allow for a range and mix of housing types.

### **REFERENCES**

- [2010 Official Community Plan](#)
- [2040 Proposed Official Community Plan \(August 2022\)](#)
- [2022-2024 Strategic Priorities](#)
- [Zoning Bylaw 2012-20](#)
- Zoning Amendment Bylaw 2020-31
- Location Map (Appendix A)
- Proposed Zoning Amendment Bylaw 2022-32

### **HISTORY**

The basic concept for Whistle Bend was developed in 2006 and a master plan for the neighbourhood was approved in 2009 for the development of phases 1 to 7. In 2020, the City completed the planning and preliminary engineering work for three new development areas in Whistle Bend: Areas A, B, and C. Area C was selected as the next development area after the completion of the initial seven phases. Council approved an Official Community Plan amendment in January 2021, through Bylaw 2020-31, to allow for residential development in Area C.

Area C has been divided into four phases. Phase 8 was approved by Council on September 13, 2021 and Phase 9 was approved by Council on February 14, 2022. Administration is now bringing forward the zoning for Phases 10 and 11. Phase 10 is a 15.76 hectare parcel and Phase 11 is a 10.04 hectare parcel, both of which are currently vacant Commissioner's land (Appendix A).

On August 17, 2022, the rezoning application was reviewed by the Development Review Committee and no concerns were raised.

The proposed schedule for the Zoning Bylaw amendment is:

Planning Committee:	September 20, 2022
First Reading:	September 26, 2022
Newspaper Ads:	September 30 and October 7, 2022
Public Hearing:	October 24, 2022

Report to Committee:  
Second and Third Reading:

November 21, 2022  
November 28, 2022

## **ALTERNATIVES**

1. Proceed with the amendment under the bylaw process; or
2. Do not proceed with the amendment.

## **ANALYSIS**

### **Phases 10 and 11 Design**

Area C is on the outer perimeter of Whistle Bend with lower density zoning, further from transit services. Phases 10 and 11 are located at the most westerly area of Whistle Bend, adjacent to Phases 8 and 9. Phases 10 and 11 are proposed to be well connected to the rest of the Whistle Bend neighbourhood through trails and active transportation routes and therefore are planned at a low-to-medium density.

Phase 10 ensures a mix of housing forms, tentatively providing 117 lots for single-family homes or duplexes and 10 multi-family lots. Additionally, Phase 10 will tentatively provide one Greenbelt lot, one Parks and Recreation lot, and one Public Services lot. Phase 11 also ensures a mixture of housing options, tentatively including 93 single-family lots and four multi-family lots.

### **2010 Official Community Plan, Proposed Official Community Plan (August 2022) and 2022-2024 Strategic Priorities**

The subject site is designated as Residential - Urban in the OCP, as well as in the proposed OCP, which allows for a variety of residential development. The proposed rezoning will align with this intent by enabling residential development in close proximity to services and amenities already provided or planned to be provided within the Whistle Bend neighbourhood. The rezoning also aligns with the broad support in the OCP for increasing the housing stock in existing neighbourhoods.

The proposal also aligns with Council's 2022-2024 Strategic Priority to improve the housing supply and to ensure a variety of housing within the city.

### **Proposed Zoning**

The zones proposed for Phases 10 and 11 include:

- **RCS/RCS2 - Residential Comprehensive Single Family:** these zones allow for a variety of compact single-detached/duplex/suite type housing. RCS provides for smaller lots with a reduced building envelope, while RCS2 allows for larger homes on larger lots. Forty-six RCS lots and 71 RCS2 lots are proposed for Phase 10 and 93 RCS lots are proposed for Phase 11.
- **RCM – Comprehensive Residential Multiple Family:** provides a medium density transition zone that is meant to be compatible with lower density housing types. RCM allows for apartments, townhouses, fourplex, and triplex housing. Seven RCM lots are proposed for Phase 10 and three RCM lots are proposed for Phase 11.

- **RCM2 – Comprehensive Residential Multiple Family 2:** provides a comprehensive development zone for higher density, more energy efficient urban multiple family housing that is developed as part of a complete neighbourhood. The RCM2 zone allows for apartments. Two RCM2 lots are proposed for Phase 10 and one RCM2 lot is proposed for Phase 11.
- **RCM3 – Cottage Cluster Homes:** provides a zone for the development of multiple ground-oriented single detached, duplex, and triplex units that are located on the same lot. One RCM3 lot is proposed for Phase 10.
- **PG – Greenbelt:** provides a zone for areas of public land that are typically left in a natural state and may be used primarily for buffers, walkways, trails and for unorganized passive recreation. One PG lot is proposed for Phase 10.
- **PR – Parks and Recreation:** provides areas for indoor and outdoor active recreational uses requiring facilities and/or infrastructure. One PR lot is proposed for Phase 10.
- **PS – Public Services:** provides a zone for public and privately owned facilities of an institutional or community service nature. One PS zone is proposed for Phase 10.

There may be minor changes to the design that stem from upcoming City subdivision approval and detailed engineering work by YG. However, section 1.5.1 of the Zoning Bylaw allows for zoning lines to be amended administratively where roads/lanes, walkways, or service corridors have been adjusted slightly.

The actual development potential will be confirmed through the detailed engineering and the subsequent subdivision of the area. Infrastructure upgrades to address future transportation impacts will be determined through the Transportation Master Plan process scheduled to be completed in summer 2023.

These two phases of development both overlap with an area currently being used by the City under a Licence of Occupation to store snow from the Whistle Bend subdivision. Advancement of these phases will accelerate the need for additional capital funding to expand existing snow storage facilities in the north end of the City and operating impacts to account for longer haul distances.

### **ADMINISTRATIVE RECOMMENDATION**

THAT Council direct that Bylaw 2022-32, a bylaw to amend the zoning of vacant Commissioner's land comprising Phases 10 and 11 of Whistle Bend, be brought forward for consideration under the bylaw process.



# **CITY OF WHITEHORSE**

## **BYLAW 2022-32**

A bylaw to amend Zoning Bylaw 2012-20

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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 City of Whitehorse Zoning Bylaw be amended to establish zoning for the area known as Whistle Bend Phase 10 and Phase 11; and

WHEREAS Phase 10 and Phase 11 of Whistle Bend are vacant and all properties are owned by the Government of Yukon, thus minimizing the impact of zoning changes at this time;

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

1. The zoning maps attached to and forming part of Zoning Bylaw 2012-20 are hereby amended by changing the zoning of approximately 15.76 hectares of vacant Commissioner's land, known as Whistle Bend Phase 10, from FP–Future Planning to RCS – Residential Comprehensive Single Family, RCS2 – Residential Comprehensive Single Family 2, RCM - Comprehensive Residential Multiple Family, RCM2 – Comprehensive Residential Multiple Family 2, RCM3 – Cottage Cluster Homes, PG – Greenbelt, PR – Parks and Recreation, and PS – Public Services as well as approximately 10.04 hectares of vacant Commissioner's Land, known as Whistle Bend Phase 11, from FP–Future Planning to RCS – Residential Comprehensive Single Family, RCM - Comprehensive Residential Multiple Family, and RCM2 – Comprehensive Residential Multiple Family 2 as indicated on Appendix "A" attached hereto 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:**

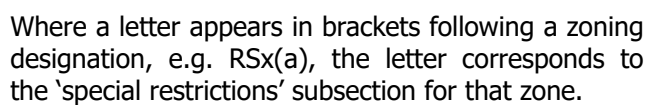
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Laura Cabott, Mayor

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Wendy Donnithorne, City Clerk

## MAP 4

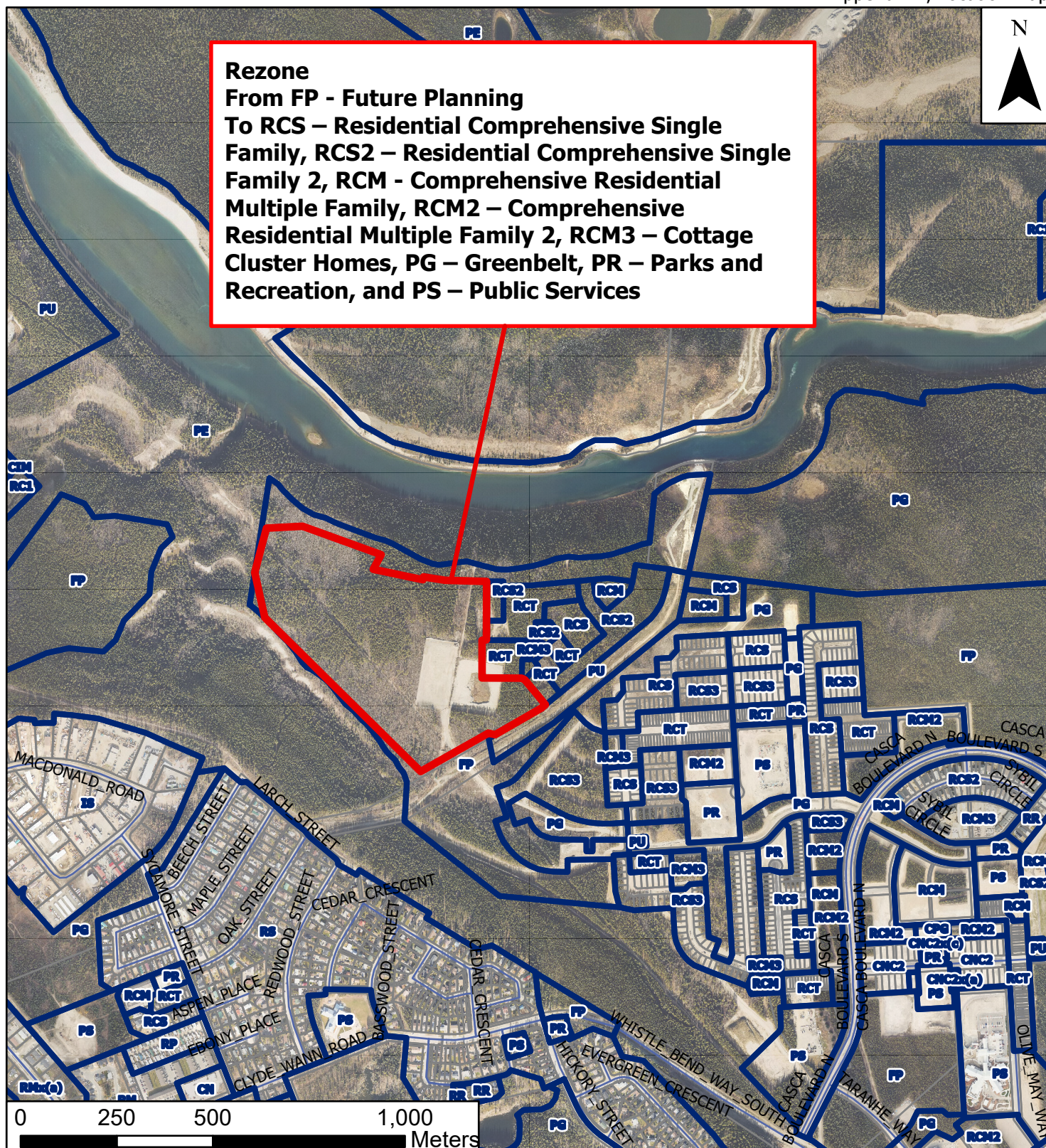


A horizontal number line with tick marks at 0, 215, and 430. The word "Meters" is written below the line.

Consolidation Date:  
October 6, 2020

Map scale and location is not identical to Map 4 in the October 6, 2020 Office Consolidation





DATE:  
September 19, 2022

FILE NO:  
Z-19-2022

 Subject Site

## CITY OF WHITEHORSE - PLANNING AND SUSTAINABILITY SERVICES

### Bylaw 2022-32

A Bylaw to amend the zoning of vacant Commissioner's land comprising Phases 10 and 11 of Whistle Bend.

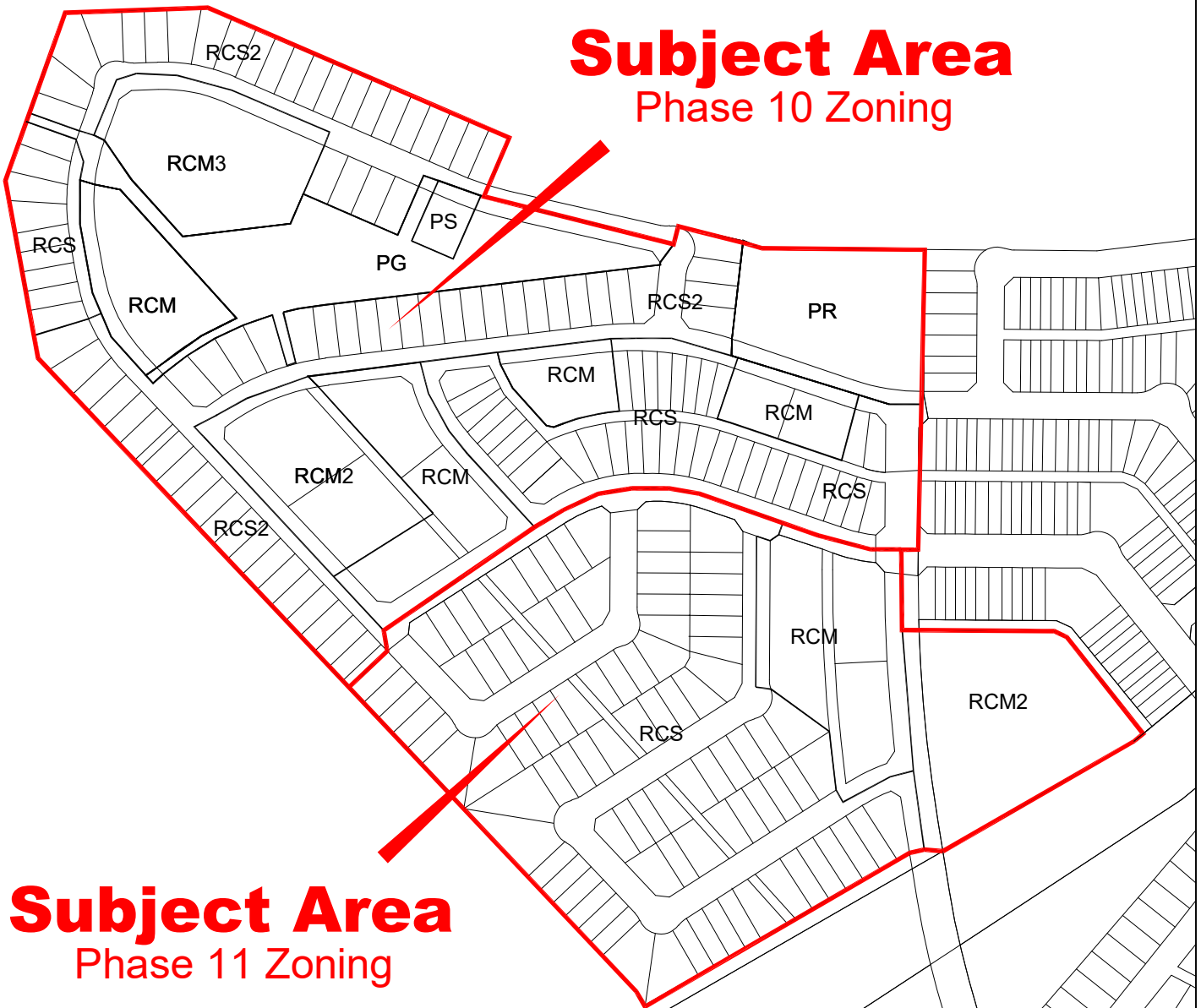






Yukon River

## Subject Area Phase 10 Zoning




## Subject Area Phase 11 Zoning

### Bylaw 2022-32

A bylaw to implement the zoning for Whistle Bend Phases 10 & 11.

### LEGEND

 SUBJECT AREA



## **ADMINISTRATIVE REPORT**

<b>TO:</b> Planning Committee
<b>FROM:</b> Administration
<b>DATE:</b> September 20, 2022
<b>RE:</b> Public Hearing Report – 26 Azure Road

### **ISSUE**

Public Hearing Report on a bylaw to amend the zoning of a portion of 26 Azure Road from RP – Residential Mobile Home Park to RS – Residential Single Detached to construct a single family dwelling.

### **REFERENCES**

- [Zoning Bylaw 2012-20](#)
- Proposed Zoning Amendment Bylaw 2022-30

### **HISTORY**

The owners of 26 Azure Road, known as Benchmark Trailer Park, have applied to rezone a portion of the property from RP – Residential Mobile Home Park to RS – Residential Single Detached. The owners intend on subdividing the subject site to develop a single family dwelling on the new parcel which will be approximately 1,400 square metres in area. The owners intend to rezone and subdivide the subject site for mortgage lending purposes as it is difficult to obtain a mortgage on leased land. A free standing titled property will facilitate securing a mortgage.

Bylaw 2022-30 received First Reading on August 8, 2022. Public Hearing notifications were sent out in accordance with the Zoning Bylaw 2012-20, including:

- Newspaper advertisements were posted in the Whitehorse Star and Yukon News on August 12 and August 19, 2022;
- Email notifications were sent to the Government of Yukon Land Management Branch, Kwanlin Dün First Nation, and Ta'an Kwäch'än Council;
- Mail notifications were sent to approximately 99 property owners within 100 metres of the subject site; and
- A notice sign was placed on the subject site.

A public hearing for this item was held on September 12, 2022. No delegates registered for, or spoke to, the item at the public hearing.

### **ALTERNATIVES**

1. Proceed with the second and third readings under the bylaw process; or
2. Do not proceed with the second and third readings.

### **ANALYSIS**

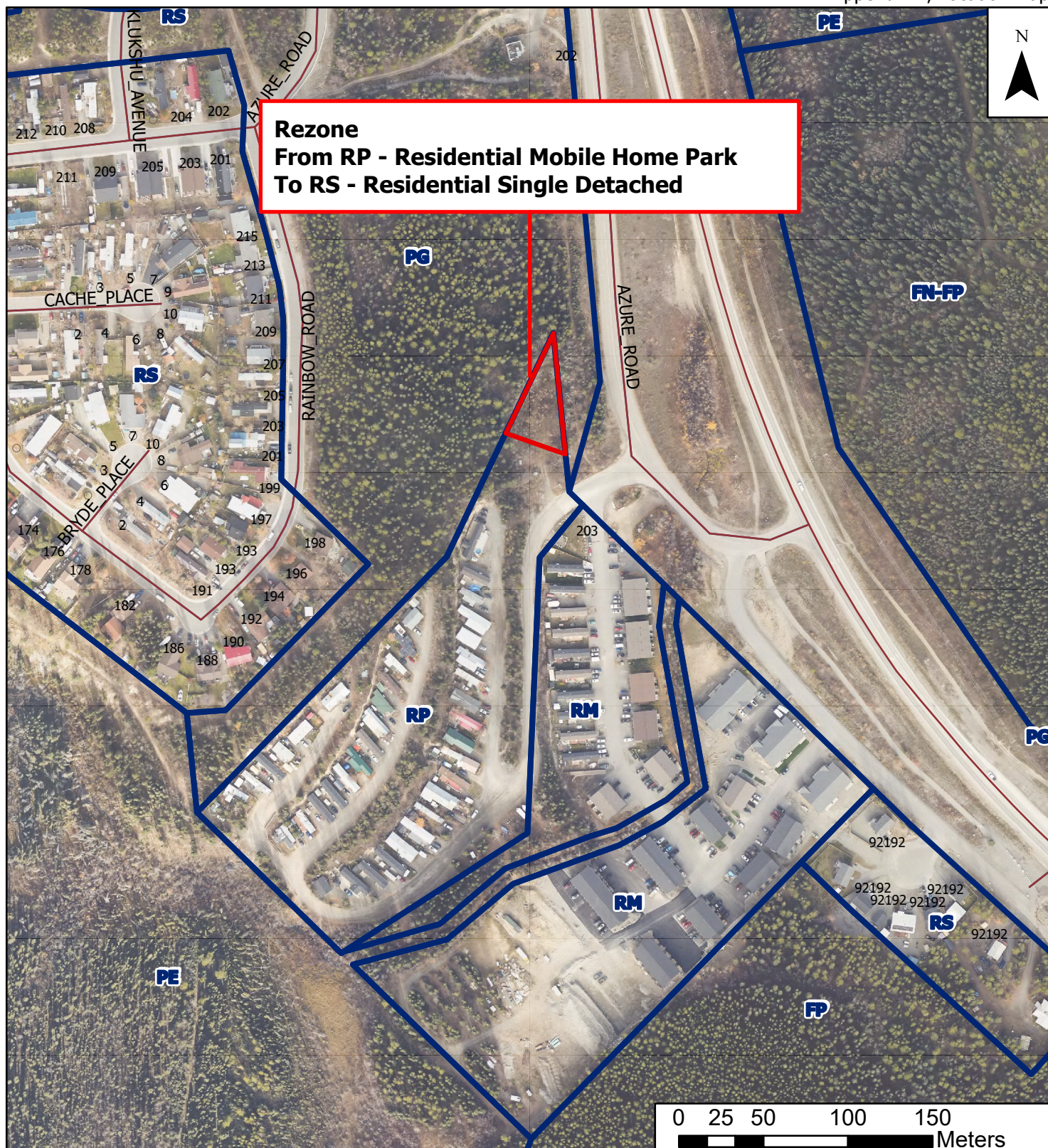
No issues with this item were raised as part of the public hearing process and no changes to the amendment were made following the public hearing.

If Council approves this amendment, the proponent can proceed with the Subdivision Approval process. Subsequently, during the City's Development Permit process, the reclamation of the subject site and slope setback requirements will be addressed through a development permit agreement.

**ADMINISTRATIVE RECOMMENDATION**

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, be brought forward for second and third reading under the bylaw process.





DATE:

August 1, 2022

FILE NO:

Z-09-2022



Subject Site

## CITY OF WHITEHORSE - PLANNING AND SUSTAINABILITY SERVICES

## 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





**CITY OF WHITEHORSE**  
**DEVELOPMENT SERVICES COMMITTEE**  
**Council Chambers, City Hall**



**Chair:** Jocelyn Curteanu

**Vice-Chair:** Mellisa Murray

September 20, 2022

Meeting #2022-20

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1. New Business



**CITY OF WHITEHORSE**  
**CITY OPERATIONS COMMITTEE**  
**Council Chambers, City Hall**



**Chair:** Ted Laking

**Vice-Chair:** Dan Boyd

September 20, 2022

Meeting #2022-20

- 
1. Waste Management Bylaw Updates  
Presented by Manager Ira Webb
  2. New Business

## **ADMINISTRATIVE REPORT**

<b>TO:</b>	Corporate Services Committee
<b>FROM:</b>	Administration
<b>DATE:</b>	September 20, 2022
<b>RE:</b>	Waste Management Bylaw Schedule G Amendment

### **ISSUE**

Administration is requesting an amendment to Schedule “G” of the Waste Management Bylaw.

### **REFERENCE**

- [Waste Management Bylaw 2018-05](#)
- [Fees and Charges Bylaw 2022-13 Appendix “A” Schedule 12 \(Waste Management\)](#)
- Son of War Eagle Solid Waste Management Facility 2023-2033 Solid Waste Management Plan

### **HISTORY**

Every vehicle that disposes of a load at the Whitehorse Waste Management Facility is subject to a load inspection by the City’s designated officer. The designated officer will assess the load to determine if it has been sorted in accordance with the provisions of the Waste Management Bylaw. Waste Management Bylaw 2018-05 Schedule “G” outlines the allowable thresholds for controlled waste and banned landfill waste after which unsorted load tipping fees apply. As of July 1, 2019 the threshold for allowable controlled and banned wastes is 10%. Loads of residual waste mixed with construction and demolition (C&D) waste are subject to unsorted load fees as per Schedule “G”.

Residual waste and C&D waste are currently being placed in separate fill areas of the landfill. The City’s 2023-2033 Solid Waste Management Plan recommends landfilling C&D and residual waste together in one cell to reduce potential impact from leachate and reduce the potential for landfill fire.

In order to allow for combined landfilling of residual waste and C&D waste, an amendment to Waste Management Bylaw Schedule “G” must be made to ensure that if these wastes are brought mixed that they do not trigger unsorted load fees.

### **ALTERNATIVES**

1. Amend Schedule “G” to remove unsorted load fees from mixed C&D and residual waste loads; or
2. Refer the matter back to Administration for further analysis.

### **ANALYSIS**

Combining residual and C&D waste cells will result in more efficient operations as landfill operators can focus on managing and filling a single waste area. Operating a single

working face also reduces leachate potential because only one active face is exposed to precipitation. Other benefits include potentially improved compaction rates and reduced potential for landfill fire by reducing void space in the C&D waste stream.

Accepting combined residual and C&D wastes will also benefit waste hauling companies, as it will allow them to utilize less bins and potentially reduce their unsorted load charges. There is also potential for an increase in diversion by freeing up waste bins which can be used for other controlled wastes (e.g. cardboard, clean wood). Initial consultation with waste haulers indicates support for this change.

Thresholds for controlled and banned wastes will remain at 10% of the total load, and this update will remove reference to the previously phased in thresholds of 25% and 50%, as they are no longer applicable.

This change will likely result in a reduction in the number of loads deemed unsorted at the Waste Management Facility, decreasing tipping fee revenue; however, any revenues from unsorted load fees are not budgeted for, as the intention of the fee is to deter the mixing of waste (i.e. unsorted fee would not apply).

A full review of the Waste Management Bylaw will be undertaken in 2022/2023.

#### **ADMINISTRATIVE RECOMMENDATION**

THAT Council amend Schedule “G” of the Waste Management Bylaw 2018-05 to remove unsorted load fees for mixed loads of residual waste and construction and demolition waste.

# Office Consolidation of Waste Management Bylaw 2018-05

## SCHEDULE "G"

### APPENDIX A

#### UNSORTED LOAD FEES

<b>Unsorted Multi-Customer Loads</b> (including but not limited to front load trucks)		
	Tipping Fee	Application Date
<del>Loads containing controlled waste or banned landfill waste that exceed 50% of the total load</del>	Per Fees and Charges Bylaw	<del>April 1, 2017</del>
<del>Loads containing controlled waste or banned landfill waste that exceed 25% of the total load</del>	Per Fees and Charges Bylaw	<del>April 1, 2018</del>
<del>Loads containing controlled waste or banned landfill waste that exceed 10% of the total load</del>	Per Fees and Charges Bylaw	<del>July 1, 2019*</del>
<b>Unsorted Loads from Single-Source Customers</b> (including but not limited to roll-off trucks)		
	Tipping Fee	Application Date
<del>Loads containing controlled waste or banned landfill waste that exceeds 10% of the total load</del>	Per Fees and Charges Bylaw	<del>April 1, 2017</del>
<b>Per item tipping fee on all sorted loads</b> (Fee applies to each item in addition to regular tipping fees)		
	Tipping Fee	Application Date
Loads containing any appliance with Freon, electronic waste, hazardous waste or tires	Per Fees and Charges Bylaw	April 1, 2018

(\*Application date amended by bylaw 2019-05 passed January 28, 2019)



# Office Consolidation of Waste Management Bylaw 2018-05

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## AMENDED SCHEDULE "G"

### APPENDIX A

#### UNSORTED LOAD FEES

##### **Unsorted Multi-Customer Loads**

(including but not limited to front load trucks)

Tipping Fee

Application Date

Loads containing controlled waste or banned landfill waste that exceeds 10% of the total load\*

Per Fees and  
Charges Bylaw

October 17,  
2022

\*Construction and demolition waste and residual waste may be combined without counting toward this percentage.

##### **Unsorted Loads from Single-Source Customers**

(including but not limited to roll-off trucks)

Tipping Fee

Application Date

Loads containing controlled waste or banned landfill waste that exceeds 10% of the total load\*

Per Fees and  
Charges Bylaw

October 17,  
2022

\*Construction and demolition waste and residual waste may be combined without counting toward this percentage.

##### **Per item tipping fee on all sorted loads**

(Fee applies to each item in addition to regular tipping fees)

Tipping Fee

Application Date

Loads containing any appliance with Freon, electronic waste, hazardous waste or tires

Per Fees and  
Charges Bylaw

April 1, 2018

**CITY OF WHITEHORSE**  
**COMMUNITY SERVICES COMMITTEE**  
**Council Chambers, City Hall**



**Chair:** Mellisa Murray

**Vice-Chair:** Michelle Friesen

September 20, 2022

Meeting #2022-20

- 
1. New Business