

MINUTES of **REGULAR** Meeting #2022-19 of the Council of the City of Whitehorse called for 5:30 p.m. on Monday, September 12, 2022, in Council Chambers, City Hall.

PRESENT: Mayor Laura Cabott
Deputy Mayor Jocelyn Curteanu
Councillors Dan Boyd
Kirk Cameron
Michelle Friesen
Ted Laking
Mellisa Murray

ALSO PRESENT: City Manager Jeff O'Farrell
Acting Director of Community Services Krista Mroz
Director of Corporate Services Valerie Braga
Director of Development Services Mike Gau
Acting Director of Corporate HR Kevin Lyslo
Director of Operations Tracy Allen
Manager of Legislative Services Wendy Donnithorne

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

CALL TO ORDER

2022-19-01

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

AGENDA

Carried Unanimously

Councillor Laking declared a conflict of interest regarding the Zoning Amendment at 2220 2nd Avenue.

CONFLICT OF INTEREST

Mayor Cabott proclaimed September 18, 2022 to be Big Brothers and Big Sisters Day in the City of Whitehorse.

PROCLAMATIONS

2022-19-02

It was duly moved and seconded
THAT the minutes of the Regular Council meeting dated August 8, 2022 be adopted as presented.

MINUTES

August 8, 2022

Carried Unanimously

DELEGATE SUBMISSIONS

PUBLIC HEARING

Mayor Cabott advised that there are four Public Hearings scheduled for this evening.

PUBLIC HEARINGS SCHEDULED

Public Hearing – Official Community Plan

Mayor Cabott called for submissions with respect to the Official Community Plan. There were 97 submissions received with respect to this item offering suggestions, support, concerns and opposition.

Public Hearing
OFFICIAL COMMUNITY
PLAN – Plan Approval
Submissions Received

21 delegates made in person presentations:

Meagan Elliot and Chris Rider, Kate White, Janet Horton, Julianna Scramstad and Neil Hartling raised concerns with the proposal to develop a road through McIntyre Creek park and with the negative impact the proposal could have on wildlife and to climate change.

McIntyre Creek –
Concerned Citizens

Nana Lehnerr and Debbie Last raised concerns with the proposed Stevens Quarry including potential negative adverse impacts to the farming community, the environment, wildlife, food production, and potential dust and noise pollution.

Stevens Quarry –
Concerned Citizens

Tim Howell, Tom Luxemburger and Sean Collins expressed opposition to removing the greenspace adjacent to Tamarack Drive and the impact the proposed development could have on wildlife, recreational uses, property values and traffic concerns.

Tamarack – Concerned
Citizens

Ben Pereira, Saba Javed, Dwight Chalifour and Dr. Henry Deacon shared their concerns with respect to housing, including a need for more affordable housing.

Mr. Pereira identified an additional disruption for local stakeholders with respect to low cost lodging and short term rentals. He states that in his professional view the proposed Official Community Plan will disrupt and cause a disastrous effect on affordable housing and make it difficult for Stakeholders such as Neighbourly North, whom he represents, to support and provide housing for those who are homeless.

Housing – Concerned
Citizens

Ms. Javed expressed concerns that the plan prioritizes market housing and uses vague terminology with no clear definitions.

Administration read a submission on behalf of Mr. Charlifour and Dr. Deacon regarding their concerns with respect to affordable housing and their proposal to implement modular homes. They added that affordable housing in the Lobird community could be possible if there was access to municipal water and sewer services.

Stephanie Ross spoke to concerns related to traffic and transportation. She stressed the importance of making bike lanes and walking safer within the City.

Traffic & Transportation
Concerned Citizen

Emily Ross spoke to concerns related to Climate Change and the lack of binding language within the Official Community Plan. She also noted concerns regarding emissions reduction targets.

Climate Change –
Concerned Citizen

Christa Van Learhoven spoke to concerns related to light pollution and the importance for the City to implement low impact lighting. She stated that as the “Wilderness City” it is crucial for the City to preserve its night’s skies as the City grows.

Light Pollution- Concerned
Citizen

Gary Gazankas spoke to concerns related to development specifically with respect to height restrictions and suggested that proposed height allowances be revised.

Development – Concerned
Citizen

Ian Robertson shared his input and recommendations in amending the Official Community Plan. He was of the view that the draft requires editing, rethought, and to be condensed.

Official Community
Plan Amendments –
Concerned Citizen

Nathan Miller stated his view that the City requires a vision and shared concerns with respect to density, specifically located in the Old Town area.

Old Town Density –
Concerned Citizen

Mayor Cabott declared the Public Hearing for the Official Community Plan closed and advised that no further submissions will be considered by Council.

PUBLIC HEARING
CLOSED

Public Hearing – Zoning Amendment - 2220 2nd Avenue

Councillor Laking declared a conflict of interest to this item and left the room at 7:07pm.

Declaration of Interest

Mayor Cabott called for submissions with respect to the Zoning Amendment for 2220 2nd Avenue. There were 52 submissions received with 33 in support and 19 raising concerns and opposition.

Public Hearing
ZONING AMENDMENT –
2220 2ND AVE

Nine delegations were made in person presentations as follows:

Submissions Received

The proponents Jordan Stackhouse and Dan Schneider presented a summary of their application and clarified questions from the Committee about a social media post which included potential offer of discounts and about the maps that were referenced in preparing their proposal.

Applicant Delegation

Richard Fuller, Blaise Shilleto, Elder Jessi Dawson, Marie Fast, Jane Londero, Cylar Stripes and Kate White all spoke in opposition of the application and raised concerns with respect to the potential impact on youth and the proponent's application process.

Concerned Citizens

Mayor Cabott declared the Public Hearing for the Zoning Amendment with respect to 2220 2nd Avenue closed and advised that no further submissions on the issue will be considered by Council.

Public Hearing Closed

Councillor Laking returned to the meeting at 7:52 pm.

Declaration of Interest

Public Hearing – Zoning Amendment – 26 Azure Road

Mayor Cabott called for submissions with respect to the Zoning Amendment for 26 Azure Road. There were no written submissions received and no one present to speak to the matter.

Public Hearing
ZONING AMENDMENT –
26 AZURE ROAD
Submissions Received

Mayor Cabott declared the Public Hearing for the Zoning Amendment with respect to 26 Azure Road closed and advised that no further submissions on the issue will be considered by Council.

Public Hearing Closed

Public Hearing – Zoning Amendment - Puckett's Gulch/ Airport

Mayor Cabott called for submissions with respect to the Zoning Amendment for Puckett's Gulch/ Airport Expansion. There were 6 submissions received with respect to this item offering suggestions, support and concerns.

Public Hearing
ZONING AMENDMENT –
PUCKETT'S GULCH/
AIRPORT EXPANSION

Four delegates made in person presentations as follows:
James Gilpin, Nathan Miller, and Ian Robertson spoke to concerns related to the trail system and offered suggestions to improve it. Concerns were also raised with respect to noise impact and slope stability noting higher potential impacts closer to neighbourhoods.

Fred Jay, Program Manager from the Yukon Government assigned to this project reported positive public feedback was received at the recent public information session. He clarified that the proposal is not extending towards any neighbourhoods, geotechnical assessments will be completed as a precautionary measure.

Concerned Citizens

Mayor Cabott declared the Public Hearing for Zoning Amendment Puckett's Gulch/ Airport Expansion closed and advised that no further submissions on the issue will be considered by council.

Public Hearing Closed

STANDING COMMITTEE REPORTS

Public Health and Safety Committee

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

FIRE FIGHTER
EXPERIENCE DAY – For
Information only

The Committee acknowledged Overdose Prevention Day on August 31st this year, and Blood Ties hosted a sharing circle and community event. It was also recognized that the City of Whitehorse is participating in the “Knock for Naloxone” campaign.

OVERDOSE AWARENESS
DAY – For Information Only

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

INJURY SUSTAINED

Corporate Services Committee

2022-19-03

It was duly moved and seconded
THAT Council authorizes amendments totalling \$109,393 to reduce the
2022 to 2025 Capital Expenditure Program

SECOND QUARTER
CAPITAL BUDGET
VARIANCE REPORTING

Carried Unanimously

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

SECOND QUARTER
OPERATING BUDGET
VARIANCE REPORTING
For Information Only

2022-19-04

It was duly moved and seconded
THAT Council authorize Administration to commence the
procurement of project 320c01022 – Supply and Delivery of One
Motor Grader

COMMENCEMENT
REPORT
Motor Grader

Carried Unanimously

2022-19-05

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

PROJECT SCOPE
AMDENDMENT
Wood St and Jarvis St

Carried Unanimously

The Committee noted its support for the Yukon Government considering the Association of Yukon Communities' motion to extend municipal Council terms from three to four years.

MOTION TO CHANGE
COUNCIL TERMS –
Association of Yukon
Communities

City Planning Committee

2022-19-06

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

BYLAW 2022-35
ZONING AMENDMENT
TKC C-9B

Carried Unanimously

2022-19-07

It was duly moved and seconded THAT Bylaw 2022-36, a bylaw to amend the zoning of TKC Settlement Land Parcel C-16B, to allow for a residential development, be brought forward for consideration under the bylaw process.

BYLAW 2022-36
ZONING AMENDMENT
TKC C-16B

Carried Unanimously

2022-19-08

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

BYLAW 2022-37
ZONING AMENDMENT
12 Sybil Circle

Carried Unanimously

Development Services Committee

There was no report from the Development Services Committee.

No Report

City Operations Committee

An update was provided on the City of Whitehorse's waste water leak which was provided. Administration confirmed that the estimated cost for repairs wasn't yet known, and available in the next weeks.

WASTE WATER LEAK
UPDATE- For Information
Only

Community Services Committee

An update on the Whistle Bend Community ice rink was provided, noting that a permanent rink in Phase 6 of Whistle Bend is planned, as part of a larger recreation facility. This winter, a temporary ice rink will be set up, with the potential for some minor upgrades to the site.

WHISTLE BED ICE RINK
UPDATE – For Information
Only

Randy Lamb, President of the Downtown Urban Gardener's Society, presented a short update to the Committee regarding the Whitehorse Community Garden.

Whitehorse Community
Garden Update

BYLAWS

2022-19-09

It was duly moved and seconded
THAT Bylaw 2022-35, a bylaw to amend the zoning for Ta'an Kwäch'än Council Land Parcel C-9B be given first reading.

BYLAW 2022-35
ZONING AMENDMENT
TKC PARCEL C-9B
FIRST READING

Carried Unanimously

2022-19-10

It was duly moved and seconded
THAT Bylaw 2022-36, a bylaw to amend the zoning for Ta'an Kwäch'än Council Land Parcel C-16B be given first reading.

BYLAW 2022-36
ZONING AMENDMENT
TKC PARCEL C-16B
FIRST READING

Carried Unanimously

2022-19-11

It was duly moved and seconded
THAT Bylaw 2022-37, a bylaw to amend the zoning at 12 Sybil Circle be given first reading.


BYLAW 2022-37
ZONING AMENDMENT
12 SYBIL CIRCLE
FIRST READING

Carried Unanimously


There being no further business, the meeting adjourned at 8:51p.m.

ADJOURNMENT





Laura Cabott, Mayor



Wendy Donnithorne, City Clerk

ADOPTED by resolution at Meeting #2022-21