



**Minutes of the meeting of the
Public Health and Safety Committee**

Date	October 3, 2022	2022-22
Location	Council Chambers, City Hall Councillor Kirk Cameron – Chair Mayor Laura Cabott Councillor Dan Boyd	
Committee Members Present	Deputy Mayor Jocelyn Curteanu Councillor Michelle Friesen Councillor Ted Laking Councillor Mellisa Murray	
Staff Present	Jeff O'Farrell, City Manager Krista Mroz, Acting Director of Community Services Valerie Braga, Director of Corporate Services Mike Gau, Director of Development Services Tracy Allen, Director of Operations* Wendy Donnithorne, Manager of Legislative Services	

* Indicates electronic participation

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

1. New Business - Lodge Pole Lane – For Information Only

A Committee member brought forward concerns regarding environmental and public safety issues in the Lodge Pole Lane area, and was provided an update on the actions being taken including ongoing monitoring and orders currently in place. It was noted that if the orders are not followed enforcement action will be taken by the City with relevant partners.

2. New Business – Titanium Way – For Information Only

A Committee member brought forward concerns regarding abandoned vehicles located on Titanium Way and requested an update on how this issue is being addressed.

Administration explained there is active enforcement to clear the area and charges for non-compliance.

3. New Business – Whitehorse Fire Department – For Information Only

A Committee Member commended the Whitehorse Fire Department for their efforts as well as their fast and impressive response to a recent fire incident on Main Street.



Minutes of the meeting of the Corporate Services Committee

Date	October 3, 2022	2022-22
Location	Council Chambers, City Hall Councillor Michelle Friesen – Chair Mayor Laura Cabott Councillor Dan Boyd	
Committee Members Present	Deputy Mayor Jocelyn Curteanu Councillor Kirk Cameron Councillor Ted Laking Councillor Mellisa Murray	
Staff Present	Jeff O'Farrell, City Manager Krista Mroz, Acting Director of Community Services Valerie Braga, Director of Corporate Services Mike Gau, Director of Development Services Tracy Allen, Director of Operations* Wendy Donnithorne, Manager of Legislative Services	

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

1. **New Business – Notice of Motion**

Councillor Laking presented a Notice of Motion to provide the Yukon Breeze Sailing Society a grant to offset the costs of the application fees for their second proposal for a conditional use application.



Minutes of the meeting of the City Planning Committee

Date	October 3, 2022	2022-22
Location	Council Chambers, City Hall Councillor Dan Boyd – Chair Mayor Laura Cabott	
Committee Members Present	Councillor Kirk Cameron Deputy Mayor Jocelyn Curteanu Councillor Michelle Friesen Councillor Ted Laking Councillor Mellisa Murray	
Staff Present	Jeff O’Farrell, City Manager Krista Mroz, Acting Director of Community Services Valerie Braga, Director of Corporate Services Mike Gau, Director of Development Services Tracy Allen, Director of Operations* Wendy Donnithorne, Manager of Legislative Services	

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

1. Zoning Amendment – 2220 2nd Avenue – Public Hearing Report

Councillor Laking declared a conflict of interest and left Chambers for this item.

The Committee was presented with a Public Hearing Report on a bylaw to amend the zoning at 2220 2nd Avenue. A Public Hearing was held on September 12, 2022. Fifty-two written submissions were received, with 33 voicing support and 19 voicing opposition or concerns. Eight people spoke to the item at the public hearing.

The Committee about the next steps of the process. The Committee also questioned what would happen in this location if the zoning were approved but the proponents were denied a licence to operate. There was discussion regarding the zoning of Shipyards Park and questions regarding language used in the report and the analysis of submissions received from the public.

Administration provided clarification on next steps and confirmed that if the zoning is approved and the license to operate a cannabis retail store were denied, other service commercial activities would be permitted.

The recommendation of the City Planning Committee is

THAT Council direct that Bylaw 2022-27, a bylaw to amend the zoning of 2220 2nd Avenue to allow for a cannabis retail operation more than 100 m of a school, be brought forward to second reading.

2. Zoning Amendment – Puckett’s Gulch – Public Hearing Report

The Committee was presented with a Public Hearing Report on a bylaw to amend the zoning at Puckett’s Gulch and airport.

A Public Hearing was held on September 12, 2022. Six written submissions from six different submitters were received, voicing opposition, concerns, suggestions or questions. Four individuals registered for, or spoke to, the item at the public hearing.

Committee Members commended Administration on their work regarding this project as well as the Yukon Government for conducting the additional public outreach. Committee members inquired about the possibility of a land swap with the Yukon Government including planning for the surrounding trail system. Administration explained the required process and clarified questions about potential additional noise. The Committee. In response to questions about slope stability, Administration confirmed that the geotechnical studies would be completed through subdivision approval and would address slope stability issues.

The recommendation of the City Planning Committee is

THAT Council direct that revised Bylaw 2022-31, a bylaw to amend the zoning in the Puckett’s Gulch area, be brought forward to second and third reading under the bylaw process.

3. Zoning Amendment – 11 Oak Street

The owners of 11 Oak Street have applied to rezone their property from RS – Restricted Single Detached to Restricted Single Detached (modified) to reduce the rear yard setback to 0.9 metres to allow the conversion of a detached garage into a garden suite. A garden suite is a secondary dwelling unit located on a lot where the principal use is either single detached housing or a fee simple duplex.

A Committee member noted concerns with the timelines to pursue an application related to housing given the housing crisis and another questioned using the rationale of financing in the administrative analysis.

The recommendation of the City Planning Committee is

THAT Council direct that Bylaw 2022-38, a bylaw to amend the zoning of 11 Oak Street to reduce the rear yard setback to allow a garden suite, be brought forward for consideration under the bylaw process.

4. Housing Development Incentive Approval – 76 Tyrell Crescent

The City has received an application for a housing development incentive for the construction of 89 apartment-style, market housing units at 76 Tyrell Crescent in Whistle Bend. This development meets the criteria for the RCM2 Zone Development Incentive, and Administration is bringing the application forward for Council approval, as specified in the policy. In response to Council's strategic priorities on housing, this policy is meant to encourage smaller, denser housing forms in targeted areas

Committee Members inquired about the process required for this development and brought forward questions with respect to access to the site along with traffic and snow removal concerns. Administration offered clarification on these subjects.

The recommendation of the City Planning Committee is

THAT Council approve an RCM2 Zone Housing Development Incentive with respect to the construction of 89 apartment housing units at 76 Tyrell Crescent in Whistle Bend.

5. Official Community Plan – Public Hearing Report

The Committee was presented with the comprehensive Public Hearing Report resulting from the September 12, 2022 public hearing and broad engagement process on the Proposed Official Community Plan, Whitehorse 2040. One hundred and fourteen written submissions were received and 21 people spoke at the Public Hearing.

The Committee was presented with a thorough analysis which considered all input received. In addition, Administration recommended a number of housekeeping changes to address various issues identified during the public consultation process.

Ten key topics were presented to the Committee where changes to the Proposed OCP are being recommended by Administration based on public input and additional analysis.

These items were each reviewed and discussed extensively by the Committee.

1. **Climate Action** – Administration recommended strengthening commitments to address climate change with specific targets to reduce emissions and actions to better reflect the climate emergency.
2. **Transportation Corridor Through the Proposed Chasàn Chùà / McIntyre Creek Regional Park** - To address numerous concerns raised about a potential transportation corridor and the need for environmental protection in the area, Administration recommended the provision for a study remain, and that a 125 metre

protection buffer around the creek, with exceptions for public utility infrastructure, trails, and a potential transportation crossing be added. The Committee discussed the importance and timing of the upcoming park planning process

3. **Housing** – To address issues of housing and land development needs across the housing continuum within the City’s areas of responsibilities, Administration recommended 3 changes; some Committee Members noted their view that the Proposed Community Plan does not address the lack of supply of country residential lots which could address some aspects of affordability of the housing market.
4. **Whistle Bend Way Area** – In response to concerns with additional development, Administration recommended modifying the proposed new residential area. Committee members discussed continued concerns with traffic and congestion, especially for Whistlebend and Porter Creek areas into Downtown and the need for the Transportation Master Plan and development of additional transportation infrastructure to be a priority.
5. **Impact of Hard-surfacing on Environmentally Sensitive Areas and Drainage** – To strengthen environmental protection and mitigate risks to City water Administration recommended some slight modifications
6. **KDFN Lands Use Designations** – Administration proposed clarifying development processes to further support the First Nation in advancing its land priorities. Administration also clarified that Map 5 will be updated to show all KDFN parcels as First Nations land use designations.
7. **Riverfront Building Heights** – Administration proposed enhanced protection to protect viewscales to the river and provide for height density in the downtown area.
8. **Stevens Quarry** – Administration provided mitigations to address concerns about future potential development by area residents while still maintaining the quarry designation. The Committee recognized both the need for environmental protection and the critical need for the City to have a gravel source. Public concerns were discussed along with additional measures the City could take to ensure responsible future development, including mitigations identified in previous assessments by YESAB, and the potential for phasing of any future development. Committee Members discussed the remaining life of the City’s present gravel resource and questioned whether there was an alternative quarry location if Stevens Quarry was not viable.

The Committee Members discussed alternatives and their implications including the effects related to cost and greenhouse gasses to transport gravel over long distances. It was identified that gravel is a critical resource and that the Official Community Plan cannot move forward without a 20-year plan for gravel. Administration added that there is presently a list of mitigation measures to address concerns raised to the proposed Stevens Quarry. Following a lengthy discussion, the Committee’s conclusion was unclear on this issue.

9. **Country Residential Areas** – Administration recommended amendments that would allow new residential development while maintaining aquifer and other protections.

10. **KDFN-City Intergovernmental Processes Relating to Planning and Development** – Administration recommended additional clarity around the City's commitment to joint land planning and to developing planning procedures together.

Following a lengthy review of the 10 issues, the Committee provided general support for advancing all Administrative Recommendations to Council for second reading of the bylaw, with additional amendments proposed to establish specific building heights for designated areas in the downtown area.

Committee Members also expressed concern that the development of additional industrial and commercial lots is not explicitly addressed as much as needed and requested assurance that applications for expansion would be considered.

In response to questions raised, Administration confirmed that a second public hearing would be recommended should Council make changes in addition to those recommended by Administration on October 3 that are considered to be significant.

The recommendation of the City Planning Committee is

THAT Council direct that the proposed "Whitehorse 2040: Official Community Plan" be amended in accordance with the *Administrative Recommendations* including housekeeping changes, detailed in the Administrative Report dated October 3, 2022; and

THAT Council direct that policies in Section 15.9 – Downtown Core be amended as follows:

- 15.9.7 The maximum building height allowed in the Mixed Use – Downtown Core designation will be 25 metres; however, to promote the concentration of commercial and higher-density residential uses within the Downtown, buildings up to 30 metres may be considered within this designation, ~~north of Main Street and~~ east of 4th Avenue.
- 15.9.13 Buildings fronting on Main Street, east of Fourth Avenue, will be no more than 20 metres in height, with heights decreasing toward the riverfront.
- 15.9.14 Buildings fronting on Main Street, west of Fourth Avenue, will be no more than 25 metres in height, with heights decreasing toward the riverfront; and

THAT Council direct that Bylaw 2022-40, a bylaw to adopt the 2022 Official Community Plan, "Whitehorse 2040" be brought forward for second reading under the bylaw process.

6. New Business



Minutes of the meeting of the Development Services Committee

Date	October 3, 2022	2022-22
Location	Council Chambers, City Hall	
	Deputy Mayor Jocelyn Curteanu – Chair	
	Mayor Laura Cabott	
	Councillor Dan Boyd	
Committee Members Present	Councillor Kirk Cameron	
	Councillor Michelle Friesen	
	Councillor Ted Laking	
	Councillor Mellisa Murray	
Staff Present	Jeff O’Farrell, City Manager	
	Krista Mroz, Acting Director of Community Services	
	Valerie Braga, Director of Corporate Services	
	Mike Gau, Director of Development Services	
	Tracy Allen, Director of Operations*	
	Wendy Donnithorne, Manager of Legislative Services	

* Indicates electronic participation

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



**Minutes of the meeting of the
City Operations Committee**

Date	October 3, 2022	2022-22
Location	Council Chambers, City Hall	
	Councillor Ted Laking – Chair	
	Mayor Laura Cabott	
Committee Members Present	Councillor Dan Boyd	
	Councillor Kirk Cameron	
	Deputy Mayor Jocelyn Curteanu	
	Councillor Michelle Friesen	
	Councillor Mellisa Murray	
Staff Present	Jeff O’Farrell, City Manager	
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	Mike Gau, Director of Development Services	
	Tracy Allen, Director of Operations*	
	Wendy Donnithorne, Manager of Legislative Services	

* Indicates electronic participation

Your Worship, there is no report from the City Operations Committee.



Minutes of the meeting of the Community Services Committee

Date	October 3, 2022	2022-22
Location	Council Chambers, City Hall	
	Deputy Mayor Jocelyn Curteanu – Chair	
	Mayor Laura Cabott	
Committee Members Present	Councillor Dan Boyd	
	Councillor Kirk Cameron	
	Councillor Michelle Friesen	
	Councillor Ted Laking	
	Councillor Mellisa Murray	
Staff Present	Jeff O’Farrell, City Manager	
	Krista Mroz, Acting Director of Community Services	
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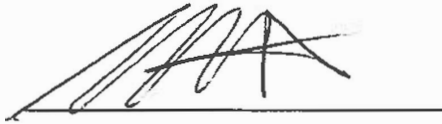
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Your Worship, the Community Services Committee respectfully submits the following report.

1. New Business – Sisters in Spirit

Councillor Friesen presented that on October 4, 2022 the Sisters in Spirit vigil and silent walk will be held in Whitehorse. This campaign began as a result of the Native Women’s Association of Canada’s advocacy to establish numbers of missing and murdered indigenous women, girls and gender diverse people in Canada. The legacy of this work has resulted in an annual event that is recognized across the country.

There being no further business the meeting adjourned at 10:54 PM.



Laura Cabott, Mayor



Wendy Donnithorne, City Clerk



ADOPTED at the Regular Council meeting dated October 11, 2022