

CITY OF WHITEHORSE
REGULAR Council Meeting #2022-26

DATE: Monday November 28, 2022
TIME: 5:30 p.m.

Mayor Laura Cabott
Deputy Mayor Mellisa Murray
Reserve Deputy Mayor Dan Boyd

AGENDA

CALL TO ORDER 5:30 p.m.
AGENDA Adoption
MINUTES Regular Council meeting dated November 14, 2022
DELEGATIONS
PUBLIC HEARING Zoning Amendment – Whistle Bend Phase 12 & 13
Official Community Plan
PUBLIC INPUT Capital Budget Bylaw

STANDING COMMITTEE REPORTS

Community Services Committee – *Councillors Friesen and Cameron*
Public Health and Safety Committee – *Councillors Curteanu and Murray*
Maintenance Bylaw Fines Amendment
Corporate Services Committee – *Councillors Cameron and Laking*
3rd Quarter Capital Budget Variance Report
3rd Quarter Operating Budget Variance Report
City Planning Committee – *Councillors Laking and Friesen*
Zoning Amendment – 19 Drift Drive
Zoning Amendment – 2 Klondike Road
Development Services Committee – *Councillors Murray and Boyd*
City Operations Committee – *Councillors Boyd and Curteanu*

NEW AND UNFINISHED BUSINESS

Zoning Amendment – 12 Sybil Circle

BYLAWS

2022-37	Zoning Amendment – 12 Sybil Circle	2 nd and 3 rd Reading
2022-45	Maintenance Bylaw Fines Amendment	1 st and 2 nd Reading
2022-48	Zoning Amendment – 19 Drift Drive	1 st Reading
2022-49	Zoning Amendment – 2 Klondike Road	1 st Reading

ADJOURNMENT

MINUTES of **REGULAR** Meeting #2022-25 of the Council of the City of Whitehorse called for 5:30 p.m. on Monday November 14, 2022 in Council Chambers, City Hall.

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

ABSENT: Councillors

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
Assistant City Clerk Rebecca Webber

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

CALL TO ORDER

2022-25-01

ADOPT AGENDA

It was duly moved and seconded
THAT the agenda be amended to add the Public Hearing Report
regarding the Zoning Amendment for 12 Sybil Circle of the City Planning
Committee to the Standing Committee Reports.

Carried Unanimously

2022-25-02

AGENDA

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

Carried Unanimously

2022-25-03

MINUTES

It was duly moved and seconded
THAT the minutes of the Regular Council meeting dated October 24,
2022 be adopted as presented.

October 24, 2022

Carried Unanimously

2022-25-04

October 28, 2022

It was duly moved and seconded
THAT the minutes of the Special Council meeting dated October 28,
2022 be adopted as presented.

Carried Unanimously

PUBLIC HEARING

Mayor Cabott called for submissions with respect to the Zoning Amendment for 11 Oak Street.

Public Hearing
ZONING AMENDMENT
11 OAK STREET

Applicants Esther Armstrong and Dinkar Chopra were present to respond to any questions or concerns in regards to their zoning amendment application.

Delegated - Esther
Armstrong and Dinkar
Chopra, Applicants

Mayor Cabott declared the Public Hearing for the Zoning Amendment with respect to 11 Oak Street closed and advised that no further submissions on the issue will be considered by Council.

Public Hearing Closed

STANDING COMMITTEE REPORTS

City Budget Committee

Mayor Cabott presented the 2023 to 2026 Capital Expenditure Program which focuses on meeting the demands of a growing community by maintaining and replacing aging infrastructure and making substantial improvements to City services.

2023 to 2026 CAPITAL
BUDGET ADDRESS
For Information Only

Community Services Committee

A Committee member explained that Friday, November 4th, 2022 was the kickoff for the Red Ribbon Campaign which aims to draw attention to the needless and senseless tragedies of impaired driving. The Committee member noted that the Yukon continues to have the highest rate of impaired driving violations in the country. The Committee member encouraged everyone to visit madd.ca for supports and services and thanked MADD for organizing this campaign.

MOTHERS AGAINST
DRUNK DRIVING (MADD)
For Information Only

A Committee member noted that the first election for the Yukon's First Nations School Board was occurring. This School Board represents a different approach to education and is a positive step forward for the community and for the Yukon. The Committee Member recognized that the Francophone School Board is also holding its election today.

FIRST NATIONS SCHOOL
BOARD ELECTIONS
For Information only

A Committee member highlighted the City of Whitehorse Long Service Awards that were held on November 4th, 2022 to celebrate the City's dedicated staff. The Committee congratulated all the Long Service Award recipients.

THE CITY OF
WHITEHORSE LONG
SERVICE AWARDS
For Information Only

A Committee member brought forward a concern from the Whitehorse Recreational Hockey League in regards to the length of time the Takhini Arena would be closed for renovations in preparation for the 2027 Canada Winter Games and requesting an alternative site for this time. In response, Administration confirmed that while there is ongoing discussion regarding this matter, there is presently no information to share.

TAKHINI ARENA
For Information Only

A Committee member gave thanks to the Japanese Canadian Association of Yukon for partnering with the City of Whitehorse to host a successful event on November 5th, 2022.

JAPAN FEST
For Information Only

A Committee member explained that the Remembrance Day Ceremony will be held this Friday, November 11th, 2022 at the Canada Games Centre and encouraged residents to attend.

REMEMBRANCE DAY
For Information Only

A Committee member noted that November 20th, 2022 marks the Transgender Day of Remembrance which honours the memory of transgender, two-spirit and non-binary people who have lost their lives to transphobic violence and for those who continue to face violence and discrimination as they work for more just and inclusive communities.

TRANSGENDER DAY OF
REMEMBRANCE
For Information Only

Public Health and Safety Committee

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

No Report

Corporate Services Committee

2022-25-05

Councillor Murray declared a conflict of interest regarding this item and left the room.

It was duly moved and seconded

THAT Council approve Environmental Grant allocations in the amount of \$24,040.

Carried Unanimously

ENVIRONMENTAL
GRANT ALLOCATIONS

2022-25-06

It was duly moved and seconded

THAT the City of Whitehorse support the Yukon Government Better Buildings Program and enter into a Program Agreement with Yukon Government to offer the program to Whitehorse residents who fall under the City's taxation authority.

BETTER BUILDINGS
PROGRAM

Council members expressed their gratitude for this project and commended Administration and the Yukon Government for their collaborative work on the program.

Discussion

Carried Unanimously

2022-25-07

FOOD FOR FINES
PROGRAM

It was duly moved and seconded
THAT the 2022 Food for Fines program be approved; and
THAT a grant not exceeding \$12,000 for parking meter ticket or two-hour zone fines issued between November 26th and December 10th, 2022 be approved to the Food Bank, Kaushee's Place and Skookum Jim Friendship Centre as part of the 'Food for Fines' program.

Carried Unanimously

Alison Perrin, a climate change researcher from the Yukon University, attended to share findings from the updated Yukon Climate Change Indicators and Key Findings Report. The delegate highlighted findings which included an increase to precipitation, increased sudden and snow event hazards, flood potential increase and the importance of food security and health of residents.

Delegate – Alison Perrin
Climate Change

City Planning Committee

2022-25-08

PUBLIC HEARING
REPORT – Zoning
Amendment
TKC Parcel C-9B

It was duly moved and seconded
THAT Council direct that Bylaw 2022-35, a bylaw to amend the zoning of a portion of TKC Settlement Land Parcel C-9B from FP – Future Planning to RCT – Comprehensive Residential Townhouses, be brought forward for second and third reading under the bylaw process.

Carried Unanimously

2022-25-09

PUBLIC HEARING
REPORT – Zoning
Amendment
TKC Parcel C-16B

It was duly moved and seconded
THAT Council direct that Bylaw 2022-36, a bylaw to amend the zoning of a portion of TKC Settlement Land Parcel C-16B from FP – Future Planning to RSx – Residential Single Detached (modified), be brought forward for second and third reading under the bylaw process.

Carried Unanimously

2022-25-10

PUBLIC HEARING
REPORT – Zoning
Amendment
12 Sybil Circle

It was duly moved and seconded
THAT Council direct that Bylaw 2022-37, a bylaw to amend the zoning of 12 Sybil Circle to allow a garden suite as a secondary use, be amended to prohibit garden suite entryways, doorways, and windows from facing the side yard property lines, and restrict the maximum height of a garden suite to 6.0 m, be brought forward for second and third reading under the bylaw process.

A Council member noted that the proponent has requested additional time to complete their application which will impact dates for 2nd and 3rd reading.

Discussion

Carried Unanimously

At the previous Council meeting, a member posed questions regarding how future phases of Whistle Bend could be designed to provide a third access from the northwest area. The Committee member reported that Administration has informed him that additional accesses will be identified through a Transportation Impact Assessment study.

WHISTLE BEND ACCESS
POINTS
For Information Only

Development Services Committee

There was no report from the Development Services Committee.

No Report

City Operations Committee

Rick Karp addressed the Committee to bring their attention to an ongoing groundwater flooding issue effecting owners at Condo Corp 95. The delegate was confident city staff were working to resolve the issue but wanted Council to be aware of his concerns in regard to the unfinished state of the project which could lead to further damage to the site as well as the lack of consultation with area residents.

Delegate – Rick Karp

BYLAWS

2022-25-11

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 second reading.

Carried Unanimously

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

2022-25-12

It was duly moved and seconded
THAT Bylaw 2022-35 now be given third reading.

Carried Unanimously

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

2022-25-13

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

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

2022-25-14

It was duly moved and seconded
THAT Bylaw 2022-36 now be given third reading.
Carried Unanimously

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

2022-25-15

It was duly moved and seconded
THAT Bylaw 2022-41, a Bylaw to adopt the 2023 to 2026 Capital
Expenditure Plan, be given first reading.
Carried Unanimously

BYLAW 2022-41
2023 to 2026
CAPITAL BUDGET
FIRST READING

2022-25-16

It was duly moved and seconded
THAT Bylaw 2022-44 a Bylaw to amend Maintenance Bylaw 2017-09
now be given third reading.
Carried Unanimously

BYLAW 2022-44
MAINTENANCE BYLAW
UPDATES
THIRD READING

There being no further business, the meeting adjourned at 6:28 p.m.

ADJOURNMENT

Laura Cabott, Mayor

Rebecca Webber, Assistant City Clerk

ADOPTED by resolution at Meeting #2022-26, dated November 28, 2022.

MEMORANDUM

TO: Mayor and Council
FROM: Administration
DATE: November 22, 2022
SUBJECT: Public Hearing – Zoning Bylaw Amendment for Whistle Bend Phases 12 & 13

Please be advised there will be a Public Hearing at the Regular Council Meeting of November 28, 2022, to hear from interested parties related to the following Zoning Bylaw amendment:

Bylaw 2022-43, a bylaw to amend the zoning of a 16.2 hectare parcel of vacant Commissioner's land comprising Phases 12 and 13 of Whistle Bend, from future planning, residential and public zones to residential, mixed-use, and public zones, to allow for a range and mix of commercial and residential developments.

Phases 12 and 13 are located in Area A. The area is in close proximity to the core of Whistle Bend, which is intended to be a neighbourhood hub with commercial uses and a town square. Zoning for a portion of the area that was previously established will be replaced with the proposed zoning. It is estimated that the area will accommodate approximately 350 units or 850 people.

Bylaw 2022-43 received First Reading on October 24, 2022. Notices were published in the Whitehorse Star and Yukon News on October 28, 2022 and November 4, 2022. Property owners within 100 meters were notified by mail and the Government of Yukon Land Management Branch, Kwanlin Dün First Nation, and Ta'an Kwäch'än Council were notified by email.



Mathieu Marois
A / Manager of Planning and Sustainability Services
Planning and Sustainability Services

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

MEMORANDUM

TO: Mayor and Council
FROM: Administration
DATE: November 22, 2022
SUBJECT: Public Hearing – 2022 Official Community Plan: Whitehorse 2040

Please be advised there will be a second Public Hearing at the Regular Council meeting on November 28, 2022, to hear from interested parties related to the following Bylaw.

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

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

Bylaw 2022-40 received first reading on August 8, 2022. In conformance with the requirements of Section 281(1) of the *Municipal Act*, a Public Hearing was held on September 12, 2022.

Following the Public Hearing, changes to the proposed OCP were made and Council directed that a second Public Hearing be held. Notices of the second Public Hearing were published in the Whitehorse Star and Yukon News on November 11 and 18, 2022. Advertisements were presented on CKRW, CHON-FM, the weekly City News highlights, and social media. The Kwanlin Dün First Nation, Ta'an Kwäch'än Council, the Government of Yukon's Land Management Branch, various Whitehorse Community Associations, and subscribers to the OCP mailing list were notified by email.



Mathieu Marois
A / Manager of Planning and Sustainability Services
Planning and Sustainability Services

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



Minutes of the meeting of the Community Services Committee

Date	November 21, 2022	2022-26
Location	Council Chambers, City Hall	
Committee Members Present	Councillor Michelle Friesen – Chair Mayor Laura Cabott Councillor Kirk Cameron Councillor Jocelyn Curteanu Councillor Ted Laking Deputy Mayor Mellisa Murray	
Staff Present	Jeff O'Farrell, City Manager Krista Mroz, Acting Director of Community Services Valerie Braga, Director of Corporate Services Lindsay Schneider, Director of People and Culture Mélodie Simard, Acting Director of Development Services Tracy Allen, Director of Operations and Infrastructure Rebecca Webber, Assistant City Clerk	

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

1. **New Business – Accessible Walking Trail**

A Committee member requested an update on the issue of an accessible walking trail to connect the neighbourhoods of Foxhaven and Pineridge. Administration provided an overview of the discussions with the Yukon Government.

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

Councillor Cameron presented a Notice of Motion to bring forward at the next Regular Council meeting on December 12, 2022 proposing an amendment to Schedule E of the Snowmobile Bylaw as it relates to the 2022 Whitehorse North Trail Plan.



Minutes of the meeting of the Public Health and Safety Committee

Date	November 21, 2022	2022-26
Location	Council Chambers, City Hall	
Committee Members Present	Councillor Jocelyn Curteanu - Chair Mayor Laura Cabott Councillor Kirk Cameron Councillor Michelle Friesen Councillor Ted Laking Deputy Mayor Mellisa Murray	
Staff Present	Jeff O'Farrell, City Manager Krista Mroz, Acting Director of Community Services Valerie Braga, Director of Corporate Services Lindsay Schneider, Director of People and Culture Mélodie Simard, Acting Director of Development Services Tracy Allen, Director of Operations and Infrastructure Rebecca Webber, Assistant City Clerk Kyle Morrison, Acting Manager of Bylaw Services	

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

1. Maintenance Bylaw Fines Amendment

The *Maintenance Bylaw* outlines the standards relating to the cleanliness, state of repair and maintenance of property within the City of Whitehorse. The *Maintenance Bylaw* was recently updated in accordance with the Snow and Ice Control Program (SICP), where associated fees were added or updated. Subsequently, Schedule "A" for Voluntary Fines of the *Maintenance Bylaw* was also reviewed to ensure that it was current with municipal standards, supportive of community needs, and that fine provisions were effective.

Committee members posed questions regarding the different bylaw offences identified through the administration report. Administration provided responses and will provide follow up information to the Committee members.

The recommendation of the Public Health and Safety Committee is

THAT Council direct that Bylaw 2022-45, a bylaw to amend the *Maintenance Bylaw*, be brought forward for consideration under the bylaw process.



Minutes of the meeting of the Corporate Services Committee

Date	November 21, 2022	2022-26
Location	Council Chambers, City Hall	
Committee Members Present	Councillor Kirk Cameron - Chair Mayor Laura Cabott Councillor Jocelyn Curteanu Councillor Michelle Friesen Councillor Ted Laking Deputy Mayor Mellisa Murray	
Staff Present	Jeff O'Farrell, City Manager Krista Mroz, Acting Director of Community Services Valerie Braga, Director of Corporate Services Lindsay Schneider, Director of People and Culture Mélodie Simard, Acting Director of Development Services Tracy Allen, Director of Operations and Infrastructure Rebecca Webber, Assistant City Clerk Svetlana Erickson, Manager of Financial Services	

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

1. 3rd Quarter Capital Budget Variance Report

Financial Services has reviewed capital budget projections submitted by department managers and is providing a high-level summary of anticipated capital spending and proposed amendments to the 2022 to 2025 Capital Expenditure Program. To date Council has adopted a capital budget of \$100,245,081 for 2022 and although there have been some delays due to staff vacancies, procurement delays, and contractor/consultant availability, many projects are proceeding as planned.

Committee Members posed questions with respect to the status of different projects identified in Appendix A and in Appendix B and sought clarification regarding specific aspects of the budgets for some of the identified projects.

The recommendation of the Corporate Services Committee is

THAT Council authorizes amendments totalling \$163,809 to reduce the 2022 to 2025 Capital Expenditure Program.

2. 3rd Quarter Operating Budget Variance Report

Financial Services has reviewed operating budget projections submitted by department managers and is providing a forecast of operating results to the end of the 2022 fiscal year. Council adopted an operating budget for 2022 totalling \$93,505,993. Through analysis of the variance reported from budgeted operations, as shown in Appendix B, the City is anticipating an operating surplus for 2022 of \$2,246,822 which is approximately 2.4% of the City's total operating budget.

Administration responded to a Committee members questions related to increased insurance costs. A Committee member also noted overall increased costs due to inflation and that costs are anticipated to continue increasing. Committee members commended Administration for their work in anticipating and managing the budget.

3. New Business – Inclusive Language for Proclamations

A Committee member requested that when possible, Administration update proclamations to use inclusive language.



Minutes of the meeting of the City Planning Committee

Date	November 21, 2022	2022-26
Location	Council Chambers, City Hall	
Committee Members Present	Councillor Ted Laking - Chair Mayor Laura Cabott Councillor Kirk Cameron Councillor Jocelyn Curteanu Councillor Michelle Friesen Deputy Mayor Mellisa Murray	
Staff Present	Jeff O'Farrell, City Manager Krista Mroz, Acting Director of Community Services Valerie Braga, Director of Corporate Services Lindsay Schneider, Director of People and Culture Mélodie Simard, Acting Director of Development Services Tracy Allen, Director of Operations and Infrastructure Rebecca Webber, Assistant City Clerk	

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

1. Zoning Amendment – 19 Drift Drive

The owner of 19 Drift Drive has applied to rezone their property from RR – Restricted Residential Detached to RS – Residential Single Detached to allow a living suite as a secondary use. The owner would like to rezone in order to address an existing non-complying use. A living suite is a separate, self-contained, dwelling unit within a single detached house. The current RR zone does not permit secondary suites.

The recommendation of the City Planning Committee is

THAT Council direct that Bylaw 2022-48, a bylaw to amend the zoning of 19 Drift Drive, to allow a living suite as a secondary use, be brought forward for consideration under the bylaw process.

2. Zoning Amendment – 2 Klondike Road

The Government of Yukon (YG) has applied to rezone five lots, known municipally as 2 Klondike Road, from PS – Public Services to CNCx – Comprehensive Neighbourhood Commercial (Modified). YG is also proposing to rezone a portion of the PG – Greenbelt

lot to the east to CNCx (Modified). The special modification requires that a mixed-use development have commercial uses on the ground floor with residential uses above.

Committee members requested clarification related to the greenbelt and questioned what type of development is anticipated by the owner. A Committee member also posed questions regarding building requirements when development occurs adjacent to residential properties specifically as it relates to fences and balconies. A Committee member also questioned whether there was any consideration for traffic impacts.

The recommendation of the City Planning Committee is

THAT Council direct that Bylaw 2022-49, a bylaw to amend the zoning of 2 Klondike Road and a portion of Lot 309, Plan 21330 LTO, to allow for a boundary realignment and consolidation of five lots, be brought forward for consideration under the bylaw process.

3. New Business – Airport Expansion

A Committee member requested an update on the status of the Erik Nielson International Airport runway extension and a possible active transportation partnership with the Yukon Government following a recent intergovernmental discussion. Administration explained that a letter will be sent to the Minister of Highways and Public Works requesting further discussion.



Minutes of the meeting of the Development Services Committee

Date	November 21, 2022	2022-26
Location	Council Chambers, City Hall	
Committee Members Present	Deputy Mayor Mellisa Murray - Chair Mayor Laura Cabott Councillor Kirk Cameron Councillor Jocelyn Curteanu Councillor Michelle Friesen Councillor Ted Laking	
Staff Present	Jeff O'Farrell, City Manager Krista Mroz, Acting Director of Community Services Valerie Braga, Director of Corporate Services Lindsay Schneider, Director of People and Culture Mélodie Simard, Acting Director of Development Services Tracy Allen, Director of Operations and Infrastructure Rebecca Webber, Assistant City Clerk	

Your worship, the Development Services Committee respectfully submits the following report:

1. **New Business - Convention Centre**

A Committee member requested information on the City's involvement in ongoing discussion in regards to a convention centre in the City of Whitehorse noting its importance with respect to tourism. Administration confirmed limited involvement.



Minutes of the meeting of the City Operations Committee

Date	November 21, 2022	2022-26
Location	Council Chambers, City Hall	
	Councillor Jocelyn Curteanu - Chair	
	Mayor Laura Cabott	
Committee	Councillor Kirk Cameron	
Members	Councillor Michelle Friesen	
Present	Councillor Ted Laking	
	Deputy Mayor Mellisa Murray	
	Jeff O'Farrell, City Manager	
	Krista Mroz, Acting Director of Community Services	
Staff	Valerie Braga, Director of Corporate Services	
Present	Lindsay Schneider, Director of People and Culture	
	Mélodie Simard, Acting Director of Development Services	
	Tracy Allen, Director of Operations and Infrastructure	
	Rebecca Webber, Assistant City Clerk	

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

1. **New Business – Two Mile Hill Paving**

In response to questions from a Committee member, Administration provided an update on the reasons for the paving delay experienced on Two Mile Hill this year and explained how this could be mitigated in the future.

There being no further business the meeting adjourned at 7:13 P.M.

Laura Cabott, Mayor

Rebecca Webber, Assistant City Clerk

ADMINISTRATIVE REPORT

TO: Council
FROM: Administration
DATE: November 28, 2022
RE: Zoning Amendment - 12 Sybil Circle – For information only

ISSUE

Supplementary information on an application to amend the zoning at 12 Sybil Circle from RR – Restricted Residential Detached to RRx – Restricted Residential Detached (modified) to allow a garden suite as a secondary use.

REFERENCES

- [Zoning Bylaw 2012-20](#)
- Proposed Zoning Amendment Bylaw 2022-37

HISTORY

The owner of 12 Sybil Circle applied to rezone their property from RR – Restricted Residential Detached to RRx – Restricted Residential Detached (modified) to allow a garden suite as a secondary use.

A public hearing for this item was held on October 11, 2022. One written submission with concerns was received. The concerns were regarding privacy, and impacts to the residential character, sunlight, and property values.

On November 14, 2022, Planning Committee accepted Administration's recommendation to bring forward the following amendments to the proposed Zoning Amendment Bylaw 2022-37:

- To prohibit garden suite entryways, doorways, and windows from facing the side yard property lines; and
- To restrict the maximum height of the garden suite to 6.0 m.

The Planning Committee requested Administration undertake additional research in regards to the applicant's willingness to build within the 6.0 m recommendation or whether data from a sun shadow analysis should be provided prior to Council's consideration through the bylaw process.

ANALYSIS

Administration completed a sun shadow analysis once it confirmed the applicant's preference to build a garden suite of up to 7.0 m. The building setbacks used in the shadow analysis meet minimum Zoning Bylaw requirements and the building footprint is consistent with the proposal provided by the applicant. The results of the analysis show that there is negligible difference from a shadow perspective between a garden suite with a height of 6.0 m and 7.0 m on the subject property.

However, the sun shadow analysis does not change the recommendation accepted by the Planning Committee that the bylaw be amended at second reading to address privacy

concerns. It remains Administration's view that the maximum building height of a garden suite should be consistent with the building height allowances for accessory structures within this zone. Per the Zoning Bylaw, garden suites are permitted to be up to 7.0 m in height while accessory structures are only permitted to be up to 6.0 m.

Also for privacy reasons, as previously recommended, the bylaw should be amended to prohibit garden suite entryways, doorways, and windows from facing the side yard property lines in order to maintain the privacy of neighbours.

CITY OF WHITEHORSE

BYLAW 2022-37

A bylaw to amend Zoning Bylaw 2012-20

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

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

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

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

1. Section 9.14.6 of Zoning Bylaw 2012-20 is hereby amended by adding a new subsection 9.14.6 b) as follows:
 - b) Lot 447, Plan 2017-0051 LTO in the Whistle Bend subdivision, located at 12 Sybil Circle, is designated RRx(b) with the special modifications being:
 - (1) A garden suite is allowed as a secondary use.
Notwithstanding sections 6.7.1 c) and 6.7.6 of this bylaw, the following provisions apply:
 - (2) A garden suite shall have a maximum height of 6.0 m.
 - (3) Garden suite entryways, doorways, and windows are prohibited from facing the side yard property lines.
2. The zoning map attached to and forming part of Zoning Bylaw 2012-20 are hereby amended by changing the zoning of Lot 447, Plan 2017-0051 LTO, from RR–Restricted Residential Detached to RRx(b)-Restricted Residential Detached, as indicated on Appendix A and forming part of this bylaw.
3. This bylaw shall come into force and effect upon the final passing thereof.

FIRST READING:

September 12, 2022

PUBLIC NOTICE:

September 16, 2022 and September 23, 2022

PUBLIC HEARING:

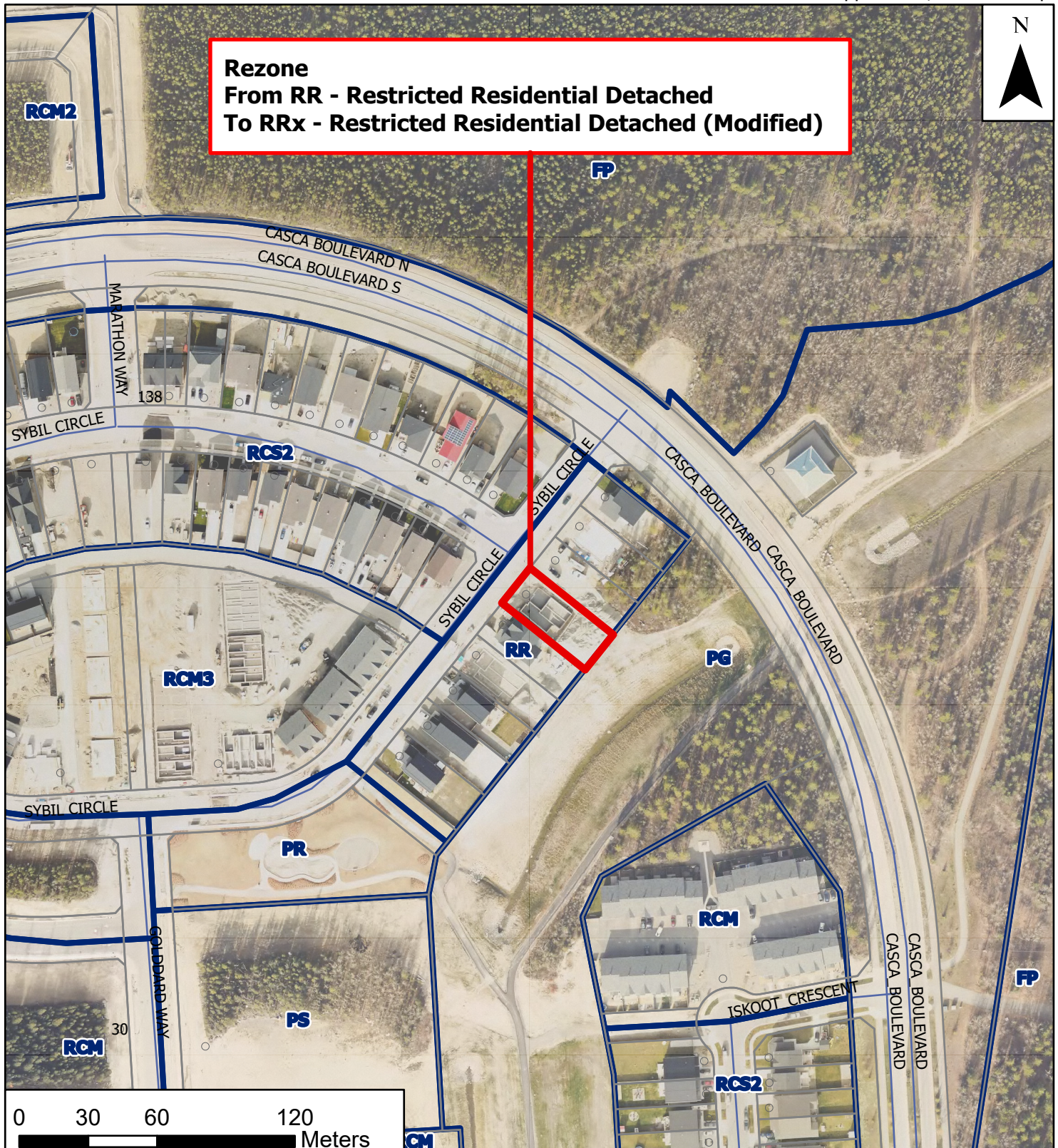
October 11, 2022

SECOND READING:

THIRD READING and ADOPTION:

Laura Cabott, Mayor

Rebecca Webber, Assistant City Clerk




DATE:

September 6, 2022

FILE NO:

Z-18-2022

 Subject Site

CITY OF WHITEHORSE - PLANNING AND SUSTAINABILITY SERVICES

Bylaw 2022-37

A Bylaw to amend the zoning of 12 Sybil Circle from RR - Restricted Residential Detached to RRx - Restricted Residential Detached (Modified).



CITY OF WHITEHORSE

BYLAW 2022-45

A bylaw to amend Maintenance Bylaw 2017-09

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

WHEREAS it is deemed desirable that the Maintenance Bylaw 2017-09 be amended to have an updated schedule of voluntary fines.

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

1. Maintenance bylaw 2022-44 is hereby amended by replacing the fines for sections 8, 9, 10, 11, 12, 13(1), 20, 21, 22, 37(1-2), 42, 43, 44, 48 and 51 in Schedule A with the following:

SCHEDULE "A"

SCHEDULE OF VOLUNTARY FINES

<u>Section</u>	<u>Description</u>	<u>Fine</u>
8	Allow accumulations of refuse	\$250.00
8	Allow accumulations of refuse (2 nd Offence)	\$500.00
8	Allow accumulations of refuse (3 rd Offence)	\$1000.00
9	Allow accumulation of refuse on public lands	\$250.00
9	Allow accumulation of refuse on public lands (2 nd Offence)	\$500.00
9	Allow accumulation of refuse on public lands (3 rd Offence)	\$1000.00
10	Allow accumulation of refuse in structure	\$250.00
10	Allow accumulation of refuse in structure (2 nd Offence)	\$500.00
10	Allow accumulation of refuse in structure (3 rd Offence)	\$1000.00
11	Allow storage in residential front yards	\$250.00
11	Allow storage in residential front yards (2 nd Offence)	\$500.00
11	Allow storage in residential front yards (3 rd Offence)	\$1000.00
12	Allow accumulation or storage of building materials	\$250.00
12	Allow accumulation or storage of building materials (2 nd Offence)	\$500.00
12	Allow accumulation or storage of building materials (3 rd Offence)	\$1000.00
13 (1)	Park or store unregistered motor vehicle	\$250.00
13 (1)	Park or store unregistered motor vehicle (2 nd Offence)	\$500.00
13 (1)	Park or store unregistered motor vehicle (3 rd Offence)	\$1000.00

20	Fail to keep accessible parking space clean and clear	\$250.00
20	Fail to keep accessible parking space clean and clear (2 nd Offence)	\$500.00
20	Fail to keep accessible parking space clean and clear (3 rd Offence)	\$1000.00
21	Fail to remove snow/ice from accessible parking space	\$250.00
21	Fail to remove snow/ice from accessible parking space (2 nd Offence)	\$500.00
21	Fail to remove snow/ice from accessible parking space (3 rd Offence)	\$1000.00
22	Fail to remove snow as directed	\$250.00
22	Fail to remove snow as directed (2 nd Offence)	\$500.00
22	Fail to remove snow as directed (3 rd Offence)	\$1000.00
37 (1 – 2)	Cause damage to boulevard, vegetation, signage, etc.	\$250.00
37 (1 – 2)	Cause damage to boulevard, vegetation, signage, etc. (2 nd Offence)	\$500.00
37 (1 – 2)	Cause damage to boulevard, vegetation, signage, etc. (3 rd Offence)	\$1000.00
42	Place graffiti	\$250.00
42	Place graffiti (2 nd Offence)	\$500.00
42	Place graffiti (3 rd Offence)	\$1000.00
43	Owner/occupier permits or allows graffiti	\$250.00
43	Owner/occupier permits or allows graffiti (2 nd Offence)	\$500.00
43	Owner/occupier permits or allows graffiti (3 rd Offence)	\$1000.00
44	Owner/occupier fails to remove graffiti	\$250.00
44	Owner/occupier fails to remove graffiti (2 nd Offence)	\$500.00
44	Owner/occupier fails to remove graffiti (3 rd Offence)	\$1000.00
48	Construction equipment/waste trucks noise violation	\$250.00
48	Construction equipment/waste trucks noise violation (2 nd Offence)	\$500.00
48	Construction equipment/waste trucks noise violation (3 rd Offence)	\$1000.00
51	Owner/occupier permits property in bad repair	\$250.00
51	Owner/occupier permits property in bad repair (2 nd Offence)	\$500.00
51	Owner/occupier permits property in bad repair (3 rd Offence)	\$1000.00

FIRST and SECOND READING:

THIRD READING and ADOPTION:

Laura Cabott Mayor

Rebecca Webber, Assistant City Clerk

CITY OF WHITEHORSE

BYLAW 2022-48

A bylaw to amend Zoning Bylaw 2012-20

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

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

WHEREAS it is deemed desirable that the Whitehorse Zoning Bylaw be amended to allow for a greater range and mix of housing on 19 Drift Drive; and

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 Lot 811, Plan 2004-0087 LTO in the Copper Ridge subdivision, located at 19 Drift Drive, from RR–Restricted Residential Detached to RS-Residential Single Detached, as indicated on Attachment 1 and forming part of this bylaw.
2. This bylaw shall come into force and effect upon the final passing thereof.

FIRST READING:

November 28, 2022

PUBLIC NOTICE:

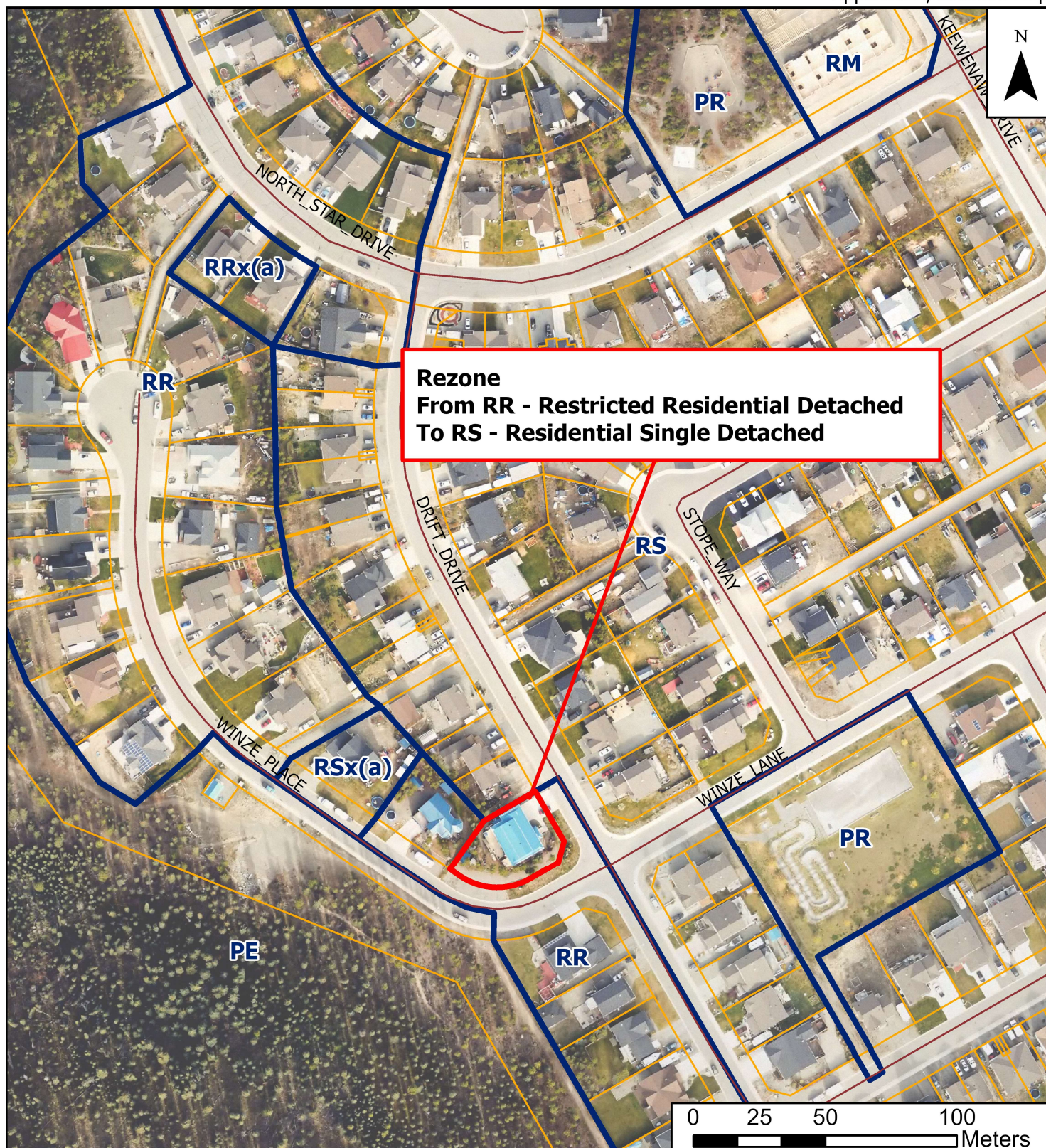
PUBLIC HEARING:

SECOND READING:

THIRD READING and ADOPTION:

Laura Cabott, Mayor

Rebecca Webber, Assistant City Clerk



DATE:

October 31, 2022

FILE NO:

Z-10-2022



19 Drift Drive

CITY OF WHITEHORSE - PLANNING AND SUSTAINABILITY SERVICES

Bylaw 2022-48

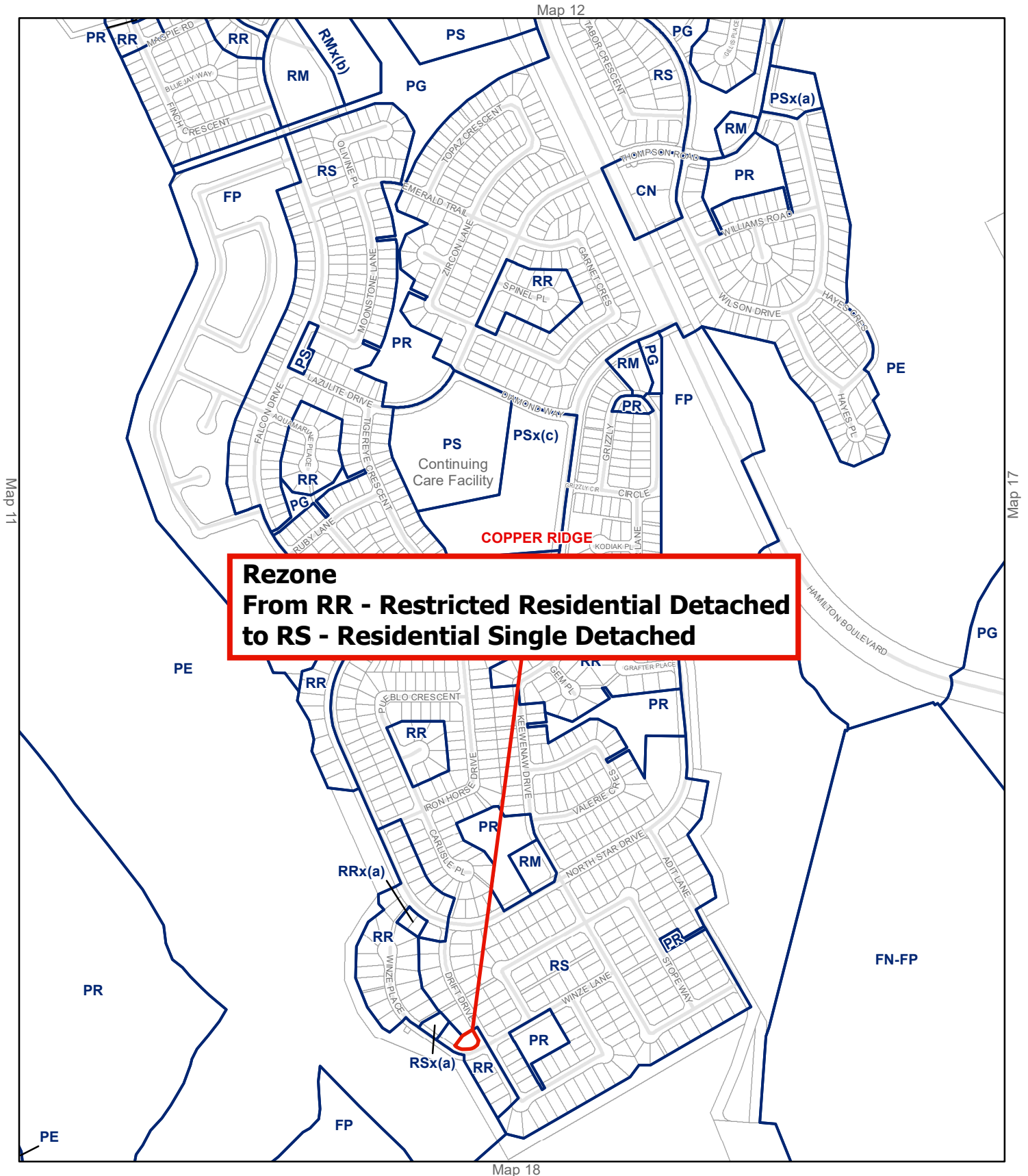
A Bylaw to amend the zoning of 19 Drift Drive from RR - Restricted Residential Detached to RS - Residential Single Detached.



MAP 16

Attachment 1, Bylaw 2022-48

COPPER RIDGE
LOGAN, GRANGER



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

0 380

Meters

Projection: NAD 1983 UTM Zone 8

Consolidation date:
December 17, 2021

CITY OF WHITEHORSE
BYLAW 2022-49

A bylaw to amend Zoning Bylaw 2012-20

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

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

WHEREAS it is deemed desirable that the Whitehorse Zoning Bylaw be amended to allow for a boundary realignment and consolidation of five lots to be sold by the Government of Yukon for commercial and residential uses.

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

1. Section 10.9 of Zoning Bylaw 2012-20 is hereby amended by adding a new subsection 10.9.7 c) as follows:

“c) Lots 19-23, Plan 29528 LTO, and a portion of Lot 309, Plan 21330 LTO, located at 2 Klondike Road in the Riverdale area, is designated CNCx(c) with the special modifications being:

Notwithstanding section 10.9.6 c) of this bylaw, the following provisions apply:

- (1) Commercial uses shall be on the ground floor with residential uses on upper floors.”
2. The zoning maps attached to and forming part of Zoning Bylaw 2012-20 are hereby amended by changing the zoning of a portion of Lot 309, Plan 21330 LTO from PG-Greenbelt to CNCx(c)-Comprehensive Neighbourhood Commercial, and Lots 19-23, Plan 29528 LTO from PS-Public Services to CNCx(c)-Comprehensive Neighbourhood Commercial. Modified as indicated on Attachment 1 and forming part of this bylaw.
3. This bylaw shall come into force and effect upon the final passing thereof.

FIRST READING:

November 28, 2022

PUBLIC NOTICE:

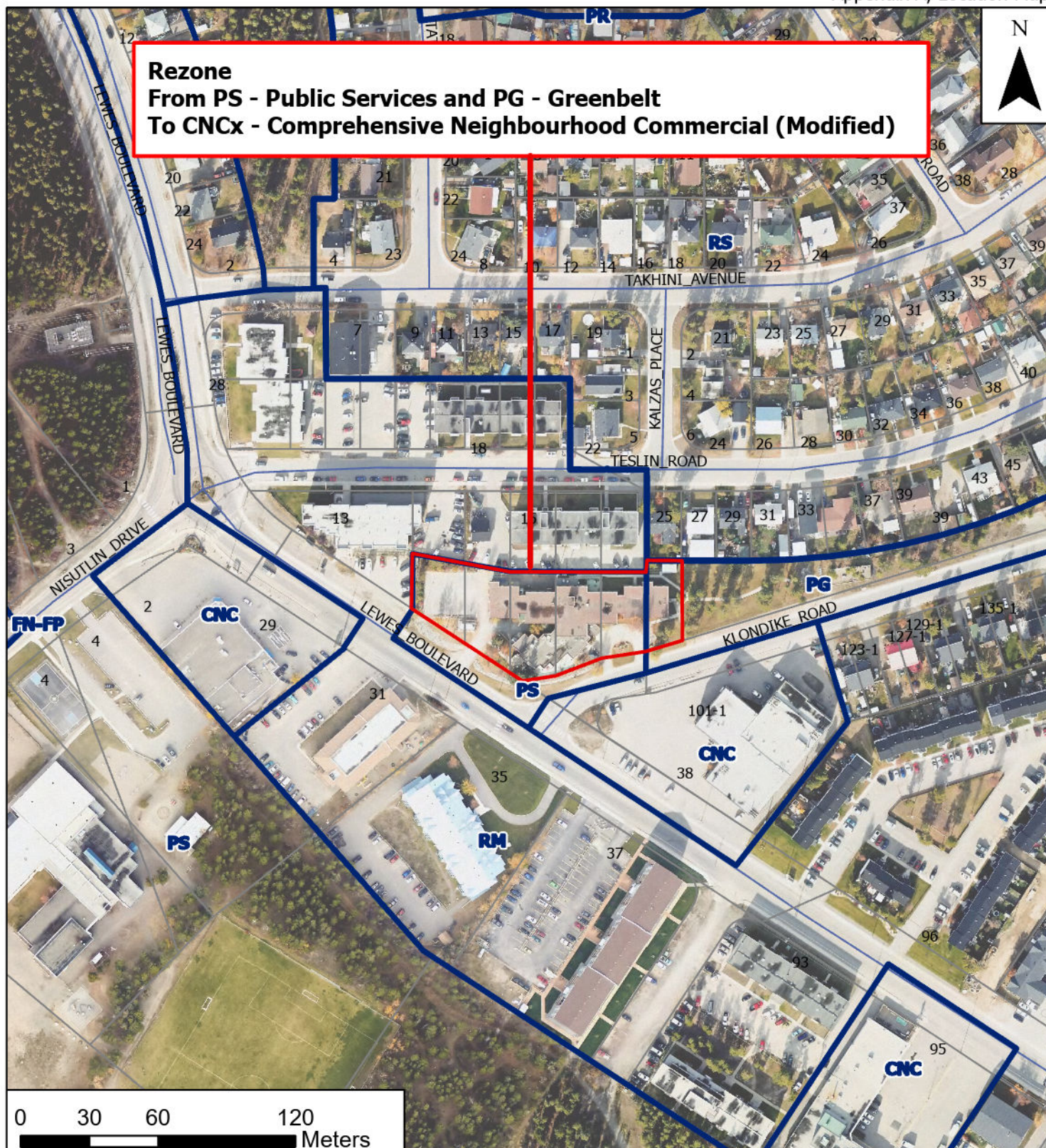
PUBLIC HEARING:

SECOND READING:

THIRD READING and ADOPTION:

Laura Cabott, Mayor

Rebecca Webber, Assistant City Clerk



DATE:

October 10, 2022

FILE NO:

Z-21-2022

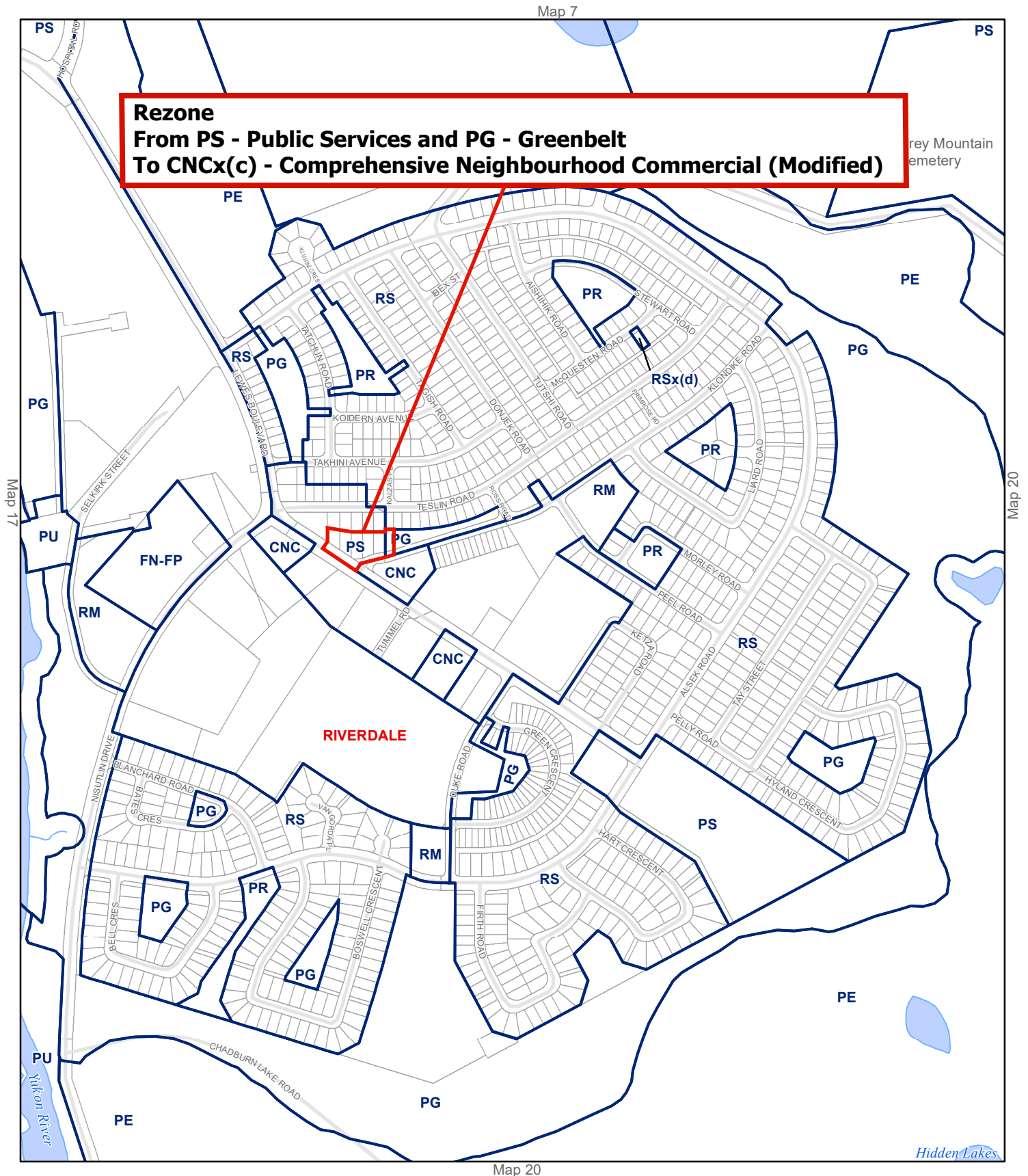
 Subject Site

CITY OF WHITEHORSE - PLANNING AND SUSTAINABILITY SERVICES

Bylaw 2022-49

A Bylaw to amend the zoning of 2 Klondike Road and a portion of Lot 309, Plan 21330 LTO from PS - Public Services and PG - Greenbelt to CNCx - Comprehensive Neighbourhood Commercial (Modified).





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

0 370
Meters

Projection: NAD 1983 UTM Zone 8

Consolidation date:
December 17, 2021