

MINUTES of **REGULAR** Meeting #2022-26 of the Council of the City of Whitehorse called for 5:30 p.m. on Monday, November 28, 2022, in Council Chambers, City Hall.

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

ALSO PRESENT: City Manager Jeff O'Farrell
Acting Director of Community Services Krista Mroz
Director of Development Services Mike Gau
Director of People and Culture Lindsay Schneider
Director of Operations Tracy Allen
Acting Assistant City Clerk Jessica Harach

* Indicates electronic participation

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

CALL TO ORDER

2022-26-01

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

Carried Unanimously

AGENDA

PROCLAMATIONS

2022-26-02

It was duly moved and seconded
THAT the minutes of the regular council meeting dated November 14,
2022 be adopted as presented.

Carried Unanimously

MINUTES

November 14, 2022

PUBLIC HEARING

Mayor Cabott advised that there are two public hearings scheduled for this evening.

PUBLIC HEARINGS
SCHEDULED

Mayor Cabott called for submissions with respect to the Zoning Amendment for Whistle Bend Phases 12 and 13.

ZONING AMENDMENT
Whistle Bend Phase 12 &
13

There was one submission received expressing concerns with the Zoning Amendment.

Submissions Received

Mayor Cabott declared that the public hearing for the Zoning Amendment for Whistle Bend Phases 12 and 13 closed. PUBLIC HEARING CLOSED

Mayor Cabott called for submissions with respect to the Official Community Plan. OFFICIAL COMMUNITY PLAN

There were 46 submissions received with respect to this item, 21 with concerns and 25 in support. Submissions Received

Eleven delegates made in person presentations.

Nana Lehnerr, Craig Beatty, Liz Reichenbach, Vicky Roche, Debbie Last, Frank Turner, and Phillip Merchant voiced their opposition to Steven’s Quarry. Concerns were raised about potential negative adverse impacts to the farming community, the environment, wildlife, as well as dust and noise pollution.

Murray Arsenault, President of the Yukon Contractors Association, supported by Andrei Samson, Executive Director of the Whitehorse Chamber of Commerce, and Shayna Hammer, Executive Director of the Yukon Chamber of Commerce, expressed support for Steven’s Quarry, citing the need for a new large-scale aggregate source once the Quarry at McLean Lake shuts down. Steven’s Quarry

Ron Veale and Ted Heron stated their concerns regarding high-rise buildings, including issues of blocking the sunlight and the horizon, as well as the view of the wilderness. High-Rise Buildings

Ben Pereira confirmed support for short-term rental units. The delegate’s professional view is that removing short-term rental units from the market will have a disastrous effect on affordable housing, as it encourages companies and organizations to each hold on to their own rental unit as opposed to sharing fewer units among themselves. Short Term Rentals

Sean O’Donnell shared Lobird Living Corporations plans for developing more of their land for affordable housing and asked for the City’s support given the area is located in the proposed ‘South-Growth Area’. Housing

Mayor Cabott declared the public hearing for the Official Community Plan closed. PUBLIC HEARING CLOSED

PUBLIC INPUT SESSION

Mayor Cabott advised that a public input session was scheduled at this meeting to hear any submissions with respect to Bylaw 2022-41, a bylaw to adopt a capital expenditure program for 2023-2026.

2023-2026 CAPITAL
EXPENDITURE PLAN

Myra Friesen noted the importance of allocating funds for improving accessibility for all, highlighting the importance of proper snow removal. The delegate also invited Council to participate in an awareness campaign next spring to highlight accessibility challenges faced by the residents of Whitehorse.

Myra Friesen

Mayor Cabott declared the public input session for Bylaw 2022-41 closed.

PUBLIC INPUT CLOSED

COMMITTEE REPORTS

Community Services Committee

The Committee was provided with an overview of the discussions with the Yukon Government to create an accessible walking trail to connect the neighbourhoods of Foxhaven and Pineridge.

ACCESSIBLE WALKING
TRAIL - For Information
Only

The Committee noted that Councillor Cameron had presented a Notice of Motion proposing amendments to Schedule E of the Snowmobile Bylaw, to be brought forward at the next Regular Council Meeting on December 12, 2022.

NOTICE OF MOTION - For
Information Only

Public Health and Safety Committee

2022-26-03

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

MAINTENANCE BYLAW
FINES AMENDMENT

Carried Unanimously

Corporate Services Committee

2022-26-04

It was duly moved and seconded THAT Council authorizes amendments totalling \$163,809 to reduce the 2022-2025 Capital Expenditure Program.

3rd QUARTER CAPITAL
BUDGET VARIANCE
REPORT

Carried Unanimously

The Committee was presented with an overview of the budget projections submitted by department managers and provided with a forecast of operating results to the end of 2022. It is anticipated that the City will have an operating surplus of \$2,246,822 for the 2022 year.

3rd QUARTER
OPERATING BUDGET
VARIANCE REPORT - For
Information Only

The Committee requested that Administration update proclamations to use inclusive language wherever possible.

INCLUSIVE LANGUAGE
FOR PROCLAMATIONS
For Information Only

City Planning Committee

2022-26-05

It was duly moved and seconded
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.

ZONING AMENDMENT
19 Drift Drive

Carried Unanimously

2022-26-06

It was duly moved and seconded
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 under for consideration under the bylaw process.

ZONING AMENDMENT
2 Klondike Road

Carried Unanimously

It was noted that the developers should be mindful of allowing traffic to move safely though this area as there are concerns with traffic in the area.

Discussion

The Committee was informed that a letter will be sent to the Minister of Highways and Public Works requesting further discussion on the status of the Erik Neilson International Airport runway expansion.

AIRPORT EXPANSION
For Information Only

Development Services Committee

The Committee received clarification that Administration has limited involvement in the ongoing discussions in regards to a convention centre in Whitehorse.

CONVENTION CENTRE
For Information Only

City Operations Committee

The Committee was provided with an update regarding the reasons for the paving delay experienced on Two Mile Hill this year, and planned future mitigations.

TWO MILE HILL PAVING
For Information Only

NEW AND UNFINISHED BUSINESS

Council was provided with supplementary information regarding the application to amend the zoning at 12 Sybil Circle.

The results from the sun shadow analysis showed negligible difference between a 6.0 m and 7.0 m building height. However, Administration maintained the 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.

ZONING AMENDMENT
12 Sybil Circle - For
Information Only

Addressing the privacy concerns raised, Administration continued to recommend amending the bylaw to prohibit garden suite entryways, doorways, and windows from facing the side yard property lines.

BYLAWS

2022-26-07

It was duly moved and seconded THAT Bylaw 2022-37, a bylaw to amend the zoning for 12 Sybil Circle, to allow a garden suite as a secondary use, be given second reading.

BYLAW 2022-37
ZONING AMENDMENT
12 Sybil Circle
2nd Reading

It was proposed that the bylaw be amended to remove the 6.0m limitation of the garden suite while retaining the privacy recommendations made by Administration.

Discussion

2022-26-08

It was duly moved and seconded THAT Bylaw 2022-37 be amended to read as follows:

Section 1. b)

- (1) A garden suite is allowed as a secondary use.

Motion to Amend

Notwithstanding section 6.7.6 of this bylaw, the following provisions apply:

- (2) Garden suite entryways, doorways, and windows are prohibited from facing the side yard property lines.

Carried Unanimously

The main motion, being the second reading of Bylaw 2022-37 as amended, was then voted on.

Vote on Main Motion

Carried Unanimously

2022-26-09

It was duly moved and seconded
THAT Bylaw 2022-45, a bylaw to amend Schedule A of the
Maintenance Bylaw 2017-09, be given first reading.
Carried Unanimously

BYLAW 2022-45
MAINTENANCE BYLAW
Fines Amendment
1st Reading

2022-26-10

It was duly moved and seconded
THAT Bylaw 2022-45 be given second reading.
Carried Unanimously

BYLAW 2022-45
2nd Reading

Administration confirmed that the reason to have both Owner and
Occupier as parties subject to a fine was to give Bylaw Constables
discretion to fine the person responsible for the disrepair, as concluded
by an investigation.

Discussion

2022-26-11

It was duly moved and seconded
THAT Bylaw 2022-48, a bylaw to amend the zoning at 19 Drift Drive,
be given first reading.
Carried Unanimously

BYLAW 2022-48
ZONING AMENDMENT
19 Drift Drive
1st Reading

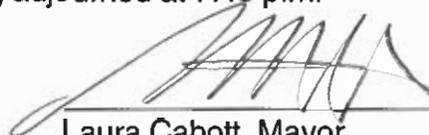
2022-26-12

It was duly moved and seconded
THAT Bylaw 2022-49, a bylaw to amend the zoning at 2 Klondike
Road, be given first reading.
Carried Unanimously

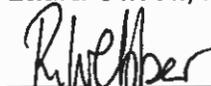
BYLAW 2022-49
ZONING AMENDMENT
2 Klondike Road
1st Reading

There being no further business, the meeting adjourned at 7:43 p.m.

ADJOURNMENT



Laura Cabott, Mayor



Rebecca Webber, Assistant City Clerk

ADOPTED by resolution at Meeting #2022-27, dated December 12, 2022.

