



COUNCIL QUESTIONS & ANSWERS

Meeting date: Standing Committee February 6, 2023

1. Zoning Amendment 19 Drift Drive

- a. **What permits are required, and what payment(s) are required to bring the development up to code?**

Development and Building permits will be required if the zoning amendment is approved. The proposed living suite will be required to comply with both the Zoning Bylaw and current Building Code requirements.

A Development Permit fee would be \$175. Building Permit fees for living suites vary as they are based on a base rate of \$150 plus a 0.71% of construction value. On average Building Permit fees would be in the \$300-500 range for construction of a living suite within an existing structure. Building Permit fees would also be doubled if the living suite has already been constructed.

2. Zoning Amendment 2 Klondike Road

- a. **What is the view / feedback of Yukon Council on Aging of the Administrative recommended rezoning to “Supportive Housing” based on their presentation and interest for commitment to senior housing at that location?**

Administration discussed the issue with the Yukon Council on Aging (YCA - Frank Bachmier) who indicated support for the recommendation to include supportive housing as an additional use within the proposed zone. It was noted this would assist in enabling various ways of providing seniors housing on the site. The second Public Hearing would also allow YCA more time to continue discussions with the Yukon Government.

- b. **What is the context and history of the proposed encroachment into the greenbelt area of the property? What size / percentage of the area currently designated for greenbelt is being requested for rezoning for the development?**

Administration does not have the original building permits for the Macaulay Lodge. It has been determined that the building was constructed between 1965 and 1969 based on a review of aerial images. Lots 19-23 Plan 29528 LTO (2 Klondike Road) were registered in 1967 while Lot 309 REM, Plan 21330 LTO (greenbelt) was registered in 1965 and therefore existed prior to the building being constructed.



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The earliest zoning maps that could be found are from 1973 and show the zone boundaries in the same position as they are today. It is assumed that when the zone boundaries were created, either before or after the building construction, the zoning boundary was aligned with the legal lot boundary between Lot 23 and Lot 309, regardless of whether there was a building across it.

It is noted that when the building was operating, most of the greenbelt area was also fenced off and used exclusively for residents of the Macaulay Lodge, forming part of the development area rather than public space. Yukon Government intends to sell the future consolidated lot and the remainder of the greenbelt area will remain within public ownership and use.

14.74% of the PG - Greenbelt zoned Lot 309 (570m² of 3,897m²) is proposed to be rezoned to CNCx (modified).

3. Housing Development Incentive 61 Gleaner Avenue

- a. Under the development incentive agreement, what of the Development Incentive(s) must be paid back should the developer sell any of the units within the 10-year time frame provided for in the proposed Development Agreement?**

There are a total of 48 units in this proposed development and of those 48, 12 units have already been built. The Developer originally applied and received \$26,220 (\$2,185 x 12) under the RCM2 Zone Development Incentive (Development Cost Charge, or DCC).

At that time, the Developer was not eligible for both the DCC and Rental Housing Incentive. By transitioning to the Rental Housing Development Incentive, the Developer must pay back the \$26,220 already received under the DCC's because they have been sold.

Of the remaining 36 units, the Developer would be eligible for a reduction in the remaining plus up to ten years of RHI to a cap of \$500,000. Should the Developer sell any of the remaining 36 units within the 10-year time frame, they would be required to pay back \$2,185 for each unit sold and would no longer receive the RHI on any units sold.

Further, a minimum of 4 units must remain as rental, or the entire agreement is terminated, meaning even if 3 units remained as rentals those units would no longer receive incentives and all incentives provided to the developer would be required to be paid back.



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4. What is the difference between “Grants” and “Development Incentives” based on current Council policies?

The Policy defines “Development Incentive” as

“...monetary contributions made by the City for developments meeting the eligibility criteria set out in the Policy...”.

This is the “catch-all” term used in the Policy for City mechanisms to incentivize development.

One component of development incentives are grants which are referred to as “Tax Grant Incentives”, defined as a:

“...yearly monetary grant intended to incentivize development. The grant will be in the amount that the developer has paid in annual municipal taxes as a result of improvements to the property, i.e., new construction. The base amount is determined at the time of issuance of a building permit”.

Grants are also referenced under the Non-Profit or Non-Governmental Organization Incentives as a way to provide monetary support for projects that do not fit the other incentive categories. This amount is capped at \$50,000 annually by the Grant-Making Policy.

Another component of development incentives is a reduced Development Cash Cap. The reduced rate is reflected as a specific line item in the Fees and Charges Bylaw. The Policy does not consider reduced DCCs as part of the grant component of the development incentives—but as a specific fee for eligible applicants (set at \$0). While the reduced rate does not count towards the annual grant cap (as they are not a grant), DCC reductions do count towards the overall incentive cap of \$500,000.