



**Minutes of the meeting of the
Community Services Committee**

Date	February 6, 2023	2023-03
Location	Council Chambers, City Hall	
Committee Members Present	Councillor Michelle Friesen – Chair Councillor Dan Boyd Councillor Kirk Cameron Deputy Mayor Jocelyn Curteanu Councillor Mellisa Murray	
Absent	Mayor Laura Cabott Councillor Ted Laking	
Staff Present	Jeff O'Farrell, City Manager Krista Mroz, Director of Community Services Valerie Braga, Director of Corporate Services Kevin Lyslo, Acting Director of People and Culture Mike Gau, Director of Development Services Tracy Allen, Director of Operations and Infrastructure Wendy Donnithorne, Manager of Legislative Services Rebecca Webber, Assistant City Clerk	

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

1. New Business – Free Transit Announcement by Yukon Government

Committee members requested information about the public announcement made by the Yukon Government promising free transit. Administration provided an update on steps taken by the City and noted that the City was not notified in advance of the public announcement. Mayor Cabott has sent a letter to the Premier regarding the confusion, however, no response has been received to date. Administration also provided additional information regarding the ongoing improvements and City planned initiatives along with general context related to free transit.



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

Date	February 6, 2023	2023-03
Location	Council Chambers, City Hall	
Committee Members Present	Councillor Mellisa Murray – Chair Deputy Mayor Jocelyn Curteanu Councillor Dan Boyd Councillor Kirk Cameron Councillor Michelle Friesen	
Absent	Mayor Laura Cabott Councillor Ted Laking	
Staff Present	Jeff O'Farrell, City Manager Krista Mroz, Director of Community Services Valerie Braga, Director of Corporate Services Kevin Lyslo, Acting Director of People and Culture Mike Gau, Director of Development Services Tracy Allen, Director of Operations and Infrastructure Wendy Donnithorne, Manager of Legislative Services Rebecca Webber, Assistant City Clerk	

Your Worship, there is no report from Public Health and Safety Committee.



**Minutes of the meeting of the
Corporate Services Committee**

Date	February 6, 2023	2023-03
Location	Council Chambers, City Hall	
Committee Members Present	Councillor Kirk Cameron - Chair Councillor Dan Boyd Deputy Mayor Jocelyn Curteanu Councillor Michelle Friesen Councillor Mellisa Murray	
Absent	Mayor Laura Cabott Councillor Ted Laking	
Staff Present	Jeff O'Farrell, City Manager Krista Mroz, Director of Community Services Valerie Braga, Director of Corporate Services Kevin Lyslo, Acting Director of People and Culture Mike Gau, Director of Development Services Tracy Allen, Director of Operations and Infrastructure Wendy Donnithorne, Manager of Legislative Services Rebecca Webber, Assistant City Clerk	

Your Worship, the Corporate Services Committee respectfully submits the following reports:

1. CMHC Rapid Housing Funding

The Committee was presented with a report on the current Rapid Housing Initiative, and the City's participation. This program is funded by the Canada Mortgage and Housing Corporation to help address urgent housing needs of vulnerable Canadians. Since the City is not mandated or resourced to develop or operate housing, historically it's funding allocation was assigned to Yukon Housing Corporation (YHC), which subsequently transferred the funding to a third party to allow for the creation of new housing units. City and YHC Administrations have reviewed options for the funding and are proposing that it be allocated directly to YHC. This would include funding conditions such as financial reporting and ensuring the units remain as affordable housing.

The Recommendation of the Corporate Services Committee is

THAT the Mayor be authorized to sign a letter requesting that the Canada Mortgage and Housing Corporation assign the City's Rapid Housing Initiative allocation to Yukon Housing Corporation.



**Minutes of the meeting of the
City Planning Committee**

Date	February 6, 2023	2023-03
Location	Council Chambers, City Hall	
Committee Members Present	Councillor Michelle Friesen - Chair Councillor Dan Boyd Councillor Kirk Cameron Deputy Mayor Jocelyn Curteanu Councillor Mayor Mellisa Murray	
Absent	Mayor Laura Cabott Councillor Ted Laking	
Staff Present	Jeff O'Farrell, City Manager Krista Mroz, Director of Community Services Valerie Braga, Director of Corporate Services Kevin Lyslo, Acting Director of People and Culture Mike Gau, Director of Development Services Tracy Allen, Director of Operations and Infrastructure Wendy Donnithorne, Manager of Legislative Services Rebecca Webber, Assistant City Clerk	

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

1. Public Hearing Report – Zoning Amendment – 19 Drift Drive

The Committee was presented with a Public Hearing Report on a bylaw to amend the zoning at 19 Drift Drive.

A Public Hearing was held on January 16, 2023. No delegates registered for, or spoke to the item at the Public Hearing.

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 and to address an existing non-compliant use.

Administration provided information on building permits and requirements for the living suite and confirmed that renovations are required to bring the suite into compliance.

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 Second and Third Reading under the bylaw process.

2. Public Hearing Report – Zoning Amendment – 2 Klondike Road

The Committee was presented with a Public Hearing Report on a bylaw to amend the zoning at 2 Klondike Road.

A Public Hearing for this item was held on January 16, 2023. No written submissions were received. Two delegates spoke at the Public Hearing raising concerns.

The Yukon Government (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 commercial uses are located on the ground floor with residential uses above.

A Committee member noted comments made by the Yukon Council on Aging at the Public Hearing held on January 16, 2023 and requested clarity on whether they were seeking supportive housing or seniors housing specifically. The Committee member suggested that Administration consult with the Yukon Council on Aging prior to Second Reading. In addition, Administration clarified details about the greenbelt area, the division or consolidation of lots and commercial and residential use.

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 to allow for a boundary realignment and consolidation of five lots, be amended to include Supportive Housing as a secondary use and to remove gas bars as a permitted use; and

THAT Administration be directed to hold a second Public Hearing with respect to Bylaw 2022-49.

3. Zoning Amendment – 123 – 125 Keno Way

Administration presented a Zoning Amendment proposal to the Committee for a mixed-use development incentive in Whistle Bend. The owner of 123 and 125 Keno Way has applied to amend the zoning of these properties to allow for the development of a mixed-use building that would cross the shared boundary line. The proposal seeks to apply an amended version of the CNC2 zone to both 123 and 125 Keno Way and to allow child care centres on both the ground floor and second storey of a mixed-use development which includes multiple housing.

The Recommendation of the City Planning Committee is

THAT Council direct that Bylaw 2023-06, a bylaw to amend the zoning of 123 and 125 Keno Way to enable the construction of a mixed-use development, be brought forward for consideration under the bylaw process.

4. Zoning Amendment – 18 – 22 Metropolit Lane

The owner of 18, 19, 20, and 22 Metropolit Lane has applied to rezone the four lots from CH – Highway Commercial to CIMx - Mixed Use Commercial/Industrial (modified) to enable a greater number and variety of uses and development potential on these properties.

The Recommendation of the City Planning Committee is

THAT Council direct that Bylaw 2023-10, a bylaw to amend the zoning of 18-22 Metropolit Lane to enable a greater number and variety of uses and development potential, be brought forward for consideration under the bylaw process.

5. Public Hearing Report - Conditional Use Application – Yukon Breeze Sailing Society

An application was presented to the Committee to expand an existing use at km 1.5 Chadburn Lake Road. Yukon Breeze Sailing Society originally received conditional use approval to establish an “Outdoor Participant Recreation Services” use at the site in 2015, which included placement of two shipping containers, installation of a dock, and modifications to the shoreline to improve access to the dock. The society now wishes to install two additional shipping containers and a fenced courtyard area within the existing licence area, in order to accommodate growth in their programming.

In response to questions raised by a Committee member regarding parking, Administration explained that no complaints or concerns have been raised by the public.

Public Input Session Scheduled

In accordance with Section 4.8 of Zoning Bylaw 2012-20, a Public Input Session has been scheduled for the Regular Council meeting on February 13, 2023. Government of Yukon, Kwanlin Dün First Nation and the Ta’an Kwäch’än Council were notified by mail and email. A notice of the proposed development was placed in local newspapers on January 27, 2023.

6. Delegate – Melissa Halpenny

Delegate and applicant Melissa Halpenny provided an overview of the new application and offered clarification in response to Committee questions regarding the aesthetics of the proposed sea cans and fence. The Delegate also confirmed that while they explored the use of temporary sheds it was found that they were significantly more expensive and time consuming as opposed to sea cans.

7. Delegate – Myryja Friesen – Accessibility Olympics

Delegate Myryja Friesen shared that the Accessibly Olympics will be held on March 31st to April 1st, 2023 in downtown Whitehorse. The delegate highlighted that the event is an opportunity to challenge Yukoners to traverse basic things as though they were part of the disabled community. The delegate invited the community to take part in the event.

8. Delegate – Matthew Trickett – Climate Change

Delegate Matthew Trickett brought forward concerns related to the authenticity of policies related to climate change, specifically noting the issue of potential weather modification.



**Minutes of the meeting of the
Development Services Committee**

Date	February 6, 2023	2023-03
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Committee Members Present	Councillor Mellisa Murray - Chair Councillor Dan Boyd Councillor Kirk Cameron Deputy Mayor Jocelyn Curteanu Councillor Michelle Friesen	
Absent	Mayor Laura Cabott Councillor Ted Laking	
Staff Present	Jeff O'Farrell, City Manager Krista Mroz, Director of Community Services Valerie Braga, Director of Corporate Services Kevin Lyslo, Acting Director of People and Culture Mike Gau, Director of Development Services Tracy Allen, Director of Operations and Infrastructure Wendy Donnithorne, Manager of Legislative Services Rebecca Webber, Assistant City Clerk	

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

1. Housing Development Incentive – 61 Gleaner Avenue

In October 2021, Council approved an application for an RCM2 Zone Housing Development Incentive for a 48-unit development at 61 Gleaner Avenue. To date, construction of one 12 unit building is complete and a second 12 unit building is underway. It is anticipated that construction of the final 24 unit building will begin in the spring of 2023. The developer is now considering keeping the second and third buildings as rental housing, and has requested to transition the development incentive from the RCM2 Zone Incentive to the Rental and Supportive Housing Incentive.

Administration clarified the process should any units be sold in the future, and provided additional information about the development incentive process and policies.

The Recommendation of the Development Services Committee is

THAT Council approve a transition from the RCM2 Zone Housing Development Incentive to a Rental and/or Supportive Housing Development Incentive and associated Development Incentive Agreement, with respect to the construction of 36 apartment housing units at 61 Gleaner Avenue in Whistle Bend.

2. Housing Development Incentive – Safe at Home

The Committee was presented with a report on an application from the Safe at Home Society to the City for housing development incentives with respect to the housing project at the former High Country Inn hotel at 4051-4th Avenue. The intent of the Society continues to be to retrofit the building into supportive housing units, as well as provide space for 24-hour support staff and on-site programming activities. In response to questions, Administration provided further rationale for the Administrative Recommendation and additional details on the City's Grant Making Policy. Following discussion, the Committee requested that Administration undertake additional research on policy options to provide support to the project.

The Recommendation of the Development Services Committee is

THAT the City Manager allocate resources for Administration to undertake additional research on potential policy options available to the City to provide additional financial support for the Safe at Home housing project.

3. Delegate – Kate Mechan

Delegate and applicant Kate Mechan provided a summary of the application for City development incentives, and responded to questions regarding budget, timelines, the present use of the site, and context related to the business plan, delays and additional costs that have occurred on the project.




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

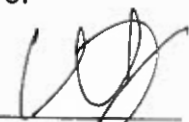
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Your Worship, there is no report from the City Operations Committee.

There being no further business the meeting adjourned at 8:03 P.M.



Laura Cabott, Mayor



Wendy Donnithorne, City Clerk

