



COUNCIL QUESTIONS & ANSWERS

Council Questions – Standing Committee April 17, 2023

1. Upcoming Procurements (May and June)

Are the improvements for the Whitehorse Operations Building Heating System for maintenance, or has a problem arisen?

The heating system, as designed as part of the Whitehorse Operations Building, was installed and operating as intended, but not as efficient as it could be. An assessment was completed in 2022 and it was determined that to ensure the long term performance of the system, the upgrade was required.

2. Zoning Amendment - Lot 55, Mount Sima Industrial Subdivision

Can we confirm that the owner of the existing adjacent lot 20 has been advised in writing that they will not be responsible for drainage from their lot onto the new lot if approved?

Yes, the owner of lot 20 has been notified they are not responsible to adjust their drainage plan.

3. Lease, Encroachment and Property Use Policy Amendment

Does the City have any information about the level of previous interest from developers which would not be allowed under the current policy?

Administration does not have records of projects that did not progress to the permit application stage. There could be a small number of cases through casual contact with the City about a new building wrap that would encroach into City land and wasn't supported by the current policy; however, Administration does not have any specific examples of such cases.

Historically, new building wraps for the purpose of improving energy efficiency have not been common for commercial buildings. However, such projects are likely to increase over the next several years because of new funding sources to improve efficiency in older buildings, and because of increasing building standards which could be triggered when making other improvements to older buildings. With many downtown buildings in the city already being at or near the property line, the proposed policy amendments could allow more of these types of projects in the future.

4. Encroachment Agreement Fee – 308 Steele Street

a. Will the fee be reviewed or adjusted going forward?

The agreement provides a fixed rate for the duration of the agreement, which is the life of the building. This is based on the current market value at the time of execution of the agreement. The agreement stays with the property, transferred to any successive owners, and fees are charged with the owner's property tax bill.



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b. Is there data on the anticipated energy efficiency with the proposed upgrades to the building?

The proponent has provided the following additional information:

- The full project is forecast to reduce Greenhouse Gas emissions from building operations by over 130 tonnes annually. The full project consists of the proposed building wrap, as well as other improvements including HVAC overhaul with switch from oil to hybrid propane-electric boilers, window replacement, new heating/lighting controls, and replacing lighting with LEDs.
- The building envelope, if we can achieve full wrap, will contribute to over 35 tonnes annual reduction in Greenhouse Gas emissions.
- Not approving the encroachment will reduce the envelope (building) improvement by about 30% and overall building performance improvement in the 12 - 14% range.