

**CITY OF WHITEHORSE**  
**REGULAR Council Meeting #2023-13**

**DATE:** Monday, July 10, 2023

**TIME:** 5:30 p.m.

**Mayor** Laura Cabott  
**Deputy Mayor** Kirk Cameron  
**Reserve Deputy Mayor** Michelle Friesen

**AGENDA**

**CALL TO ORDER** 5:30 p.m.

**AGENDA** Adoption

**MINUTES** Regular Council meeting dated June 26, 2023

**PUBLIC INPUT SESSION** Range Point Joint Master Plan

**STANDING COMMITTEE REPORTS**

**City Operations Committee** – *Councillors Boyd and Curteanu*

**Community Services Committee** – *Councillors Friesen and Cameron*

1. Arctic Winter Games 2026 Hosting Opportunity

**Public Health and Safety Committee** – *Councillors Curteanu and Murray*

**Corporate Services Committee** – *Councillors Cameron and Laking*

1. Semi-Annual Procurement Report (January – June 2023) – *For Information Only*
2. Commencement Report and Budget Amendment – Transit Hub
3. Commencement Report – City Hall Energy Efficiencies
4. Budget Amendment – Range Road and McIntyre Creek Crossing Repair

**City Planning Committee** – *Councillors Laking and Friesen*

**Development Services Committee** – *Councillors Murray and Boyd*

**NEW AND UNFINISHED BUSINESS**

1. Motion – Councillor Friesen – Council Donation to Blood Ties Four Directions Centre
2. Supplemental Administrative Report – Holly Residential Area Plan

**BYLAWS**

2023-22 Budget Amendment – Transit Hub

1<sup>st</sup> and 2<sup>nd</sup> Reading

2023-20 Escarpment Budget Amendment

3<sup>rd</sup> Reading

**ADJOURNMENT**

MINUTES of **REGULAR** Meeting #2023-12 of the Council of the City of Whitehorse called for 5:30 p.m. on Monday, June 26, 2023, in Council Chambers, City Hall.

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

ALSO PRESENT: A/City Manager Valerie Braga  
Director of Community Services Krista Mroz  
Director of Development Services Mike Gau  
Director of Operations and Infrastructure Tracy Allen  
Manager of Legislative Services \*Wendy Donnithorne

\*Indicates electronic participation

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

## CALL TO ORDER

### **2023-12-01**

## AGENDA

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

Carried Unanimously

### **2023-12-02**

## MINUTES

It was duly moved and seconded  
THAT the minutes of the Regular Council meeting dated, June 12,  
2023 be adopted as presented.

Carried Unanimously

## DELEGATE SUBMISSIONS

Greg Thompson on behalf of Kwanlin Dün First Nation, and Brian Crist on behalf of the Yukon Government, appeared as delegates for a joint presentation speaking to the Range Point Joint Master Plan and confirmed additional information about the proposed development on timelines, costs, and the public engagement sessions that have occurred to date.

Kwanlin Dün First Nation  
and Yukon Government,  
Department of Community  
Services – Range Point  
Joint Master Plan

## COMMITTEE REPORTS

### **City Operations Committee**

There was no report from the City Operations Committee.

No Report

**Community Services Committee**

Mayor Laura Cabott proclaimed June 21, 2023, as National Indigenous Peoples' Day in the city of Whitehorse, a day to honour, learn, and celebrate Indigenous cultures across Canada, to recognize the valuable contributions Indigenous Peoples have made to the Whitehorse community, and to pursue meaningful Reconciliation.

Proclamation – National  
Indigenous Peoples' Day  
(June 21)

A Committee member highlighted events at the Kwanlin Dün Cultural Centre for National Indigenous Peoples' Day on June 21 including a sacred fire, cultural performances, and arts to celebrate the history, heritage and culture of Indigenous People.

New Business – Indigenous  
Peoples' Day Events

A Committee member noted the Adäka Cultural Festival happening June 29 to July 5 at the Kwanlin Dün Cultural Centre to celebrate First Nations and honour their culture through arts, music, storytelling and language and history workshops.

New Business – Adäka  
Cultural Festival

Councillor Friesen presented a Notice of Motion to bring forward at the next Regular Council Meeting on June 26, 2023 proposing to raise the Pride Flag for National Pride Month.

New Business – Notice of  
Motion – Raising Flag for  
National Pride Month

**Public Health and Safety Committee**

Following the fire in the escarpment area at the North end of the airport, the Committee discussed how fires of a larger scale would be handled, and raised questions about the need for additional FireSmart projects, specifically in and around the escarpment.

New Business – Fire North  
of Airport Runway

Florian Boulais presented to the Committee on complexity science and public communications as it relates to wildland fire risks.

Delegate Florian Boulais –  
Communication with the  
Public Informed by  
Complexity

**Corporate Services Committee**

Council was presented with a bi-monthly update on forthcoming procurement projects with an anticipated value greater than \$100,000.

Upcoming Procurements  
(July and August) – *For  
Information Only*

**2023-12-03**

It was duly moved and seconded

THAT Council accept the audited City of Whitehorse 2022 Financial Statements as presented; and

Audited 2022 Financial  
Statements

THAT the Water and Sewer Fund deficit of \$259,555 be funded from the Water and Sewer Reserve.

Carried Unanimously

**2023-12-04**

It was duly moved and seconded  
THAT this matter be referred back to Administration for additional information on the planning history of this parcel of land and any potential conflicts with educational projects in this area to be provided at the next Regular Council meeting.

Commencement Report –  
Holly Street Residential  
Area Master Plan

Carried Unanimously

**2023-12-05**

It was duly moved and seconded  
THAT Council authorize Administration to commence the procurement of planning services for the Zoning Bylaw Rewrite project.

Commencement Report –  
Zoning Bylaw Rewrite

Carried Unanimously

**2023-12-06**

Following discussion, it was duly moved and seconded  
THAT Council direct that Bylaw 2023-20, a bylaw to amend the 2023 to 2026 Capital Expenditure Program by increasing the 2023 budget for Project 100c00122 Landslide in the amount of \$2,200,000, be brought forward under the Bylaw process; and

Budget Amendment – 2023  
Emergency Escarpment  
Response

THAT Council send a follow-up funding request to the Yukon Government in regards to the 2023 expenditures.

Carried Unanimously

**2023-12-07**

After discussion, it was duly moved and seconded  
THAT Council approve a grant of \$5,000 to the Whitehorse Legion, funded from the Council donation account, to support 2023 Canada Day events in the City of Whitehorse; and  
THAT the City provide in-kind support valued at \$800 for Bylaw Services assistance related to the Canada Day parade.

Council Donation –  
Whitehorse Legion,  
Canada Day

Carried (6-1)

IN FAVOUR: Mayor Laura Cabott, Councillors Dan Boyd, Kirk Cameron, Jocelyn Curteanu, Ted Laking, and Mellisa Murray

Recorded Vote

OPPOSED: Councillor Michelle Friesen

A Committee member raised concerns about traffic on 2nd Avenue, specifically around the intersection at Ogilvie Street. Administration confirmed that a site-specific analysis can be done on request and be considered under the Transportation Master Plan.

New Business – Advanced  
Left Turn Signals on Ogilvie  
and 2nd Ave

Delegate Joseph Mewett, President of the Whitehorse Legion Branch, presented the request for a Council Donation made by the Legion to support costs for the annual Canada Day events.

Delegate Joseph Mewett,  
CD, Whitehorse Legion –  
Canada Day Events Grant  
Request

**City Planning Committee**

**2023-12-08**

It was duly moved and seconded

THAT Council direct Administration to schedule a Public Input Session at the Regular Council Meeting of July 10, 2023, on the Range Road Joint Master Plan.

Range Point Joint Master  
Plan

Carried (5-2)

IN FAVOUR: Mayor Laura Cabott, Councillors Dan Boyd, Jocelyn Curteanu, Ted Laking, and Michelle Friesen

Recorded Vote

OPPOSED: Councillors Mellisa Murray and Kirk Cameron

**Development Services Committee**

There was no report from the Development Services Committee.

**NEW AND UNFINISHED BUSINESS**

**2023-12-09**

It was duly moved and seconded

THAT the Flag Protocol Policy be amended to reflect that the Pride Flag be raised annually for the month of June.

Motion – Councillor  
Friesen – Pride Flag for  
National Pride Month

Carried Unanimously

**BYLAWS**

**2023-12-10**

It was duly moved and seconded

THAT Bylaw 2023-20, a bylaw to amend the 2023 to 2026 Capital Expenditure Program by increasing the 2023 budget for Project 100c00122 Landslide in the amount of \$2,200,000, be given First Reading.

**BYLAW 2023-20**

Budget Amendment – 2023  
Emergency Escarpment  
Response  
FIRST READING

Carried Unanimously

**2023-12-11**

It was duly moved and seconded

THAT Bylaw 2023-20 be given Second Reading.

**BYLAW 2023-20**

Budget Amendment – 2023  
Emergency Escarpment  
Response  
SECOND READING

Carried Unanimously

**2023-12-12**

It was duly moved and seconded

THAT Bylaw 2023-18, a bylaw to amend the Fees and Charges Bylaw in accordance with the second quarter review, be given Third Reading.

**BYLAW 2023-18**

Fees and Charges Bylaw  
Amendment (2<sup>nd</sup> Quarter)  
THIRD READING

Carried Unanimously

**2023-12-13**

It was duly moved and seconded  
THAT Bylaw 2023-19, a bylaw to authorize Municipal Charges and  
Community Services Grants in the amount of \$180,000 for the year  
2023, be given Third Reading.

**BYLAW 2023-19**  
Community Grant and  
Municipal Charges Bylaw  
THIRD READING

Carried Unanimously

There being no further business, the meeting adjourned at 7:49p.m.

**ADJOURNMENT**

\_\_\_\_\_  
Laura Cabott, Mayor

\_\_\_\_\_  
Wendy Donnithorne, City Clerk

ADOPTED by Resolution at Meeting #2023-13

## **MEMORANDUM**

TO: Mayor and Council  
FROM: Administration  
DATE: July 7, 2023  
SUBJECT: Public Input Session – Range Point Joint Master Plan

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Please be advised there will be a Public Input Session at the Regular Council Meeting of July 10, 2023 to hear from interested parties related to the following item:

### **Range Point Joint Master Plan**

Administration is advancing the Range Point Joint Master Plan (Plan) for Council approval on the residential development of Yukon Government (YG) Lot 262-6 and Kwanlin Dün First Nation (KDFN) Settlement Land Parcel C-15B. The Plan intends to provide guidance and a framework for the future development of these properties.

At the Regular Council Meeting of June 26, 2023, Council directed Administration to schedule a Public Input Session on the proposed Range Road Joint Master Plan. Notices were published in the Whitehorse Star and Yukon News on June 30 and July 7, 2023. A notice sign was placed on the subject site and property owners within 100 m were notified by mail. The Government of Yukon Land Management Branch, Kwanlin Dün First Nation, Ta'an Kwäch'än Council, and the Porter Creek Neighbourhood Association were notified by email.



Mathieu Marois  
A / Manager of Planning & Sustainability Services

cc: Director of Development Services



## Minutes of the meeting of the City Operations Committee

Date	July 4, 2023	2023-13
Location	Council Chambers, City Hall	
	Councillor Dan Boyd - Chair	
	Mayor Laura Cabott	
Committee Members Present	Deputy Mayor Kirk Cameron	
	Councillor Jocelyn Curteanu	
	Councillor Michelle Friesen	
	Councillor Ted Laking	
	Councillor Mellisa Murray	
	Jeff O'Farrell, City Manager	
	Krista Mroz, Director of Community Services	
Staff Present	Valerie Braga, Director of Corporate Services	
	Lindsay Schneider, Director of People and Culture	
	Mike Gau, Director of Development Services	
	Tracy Allen, Director of Operations and Infrastructure	
	Wendy Donnithorne, Manager of Legislative Services	

\* Indicates electronic participation

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

### 1. **New Business – Accessibility Ramp Infill Project**

A Committee member asked for an update on a project to install accessibility ramps in the city. Administration confirmed that eight locations have been identified in consultation with community partners, and that once the contract has been awarded, the locations be communicated to the public.

### 2. **New Business – Traffic Calming Pilot**

A Committee member requested an update regarding a neighbourhood traffic calming pilot project. Administration confirmed there is a list of locations and potential solutions within current budgets that are currently under review for completion internally or by tender.

### 3. **New Business – Whistlebend Expansion Extra Traffic**

Committee members raised concerns regarding traffic in Whistlebend expansion areas, requesting information on initial evaluation of traffic impacts, and if there are any strategies to relieve current pressure. Information was provided that the roads in the



subdivision were designed to the national standard to support traffic volumes, but construction timing could lead to unexpected traffic consequences in the interim. It was also noted that the Yukon Government, as the developer, has completed an internal Traffic Impact Analysis and that during the project design process, the City provided input on national standards. After construction is complete, adjustments become the City's responsibility. Additional information was requested on the status of development of Phases 9, 10 and 11 for Whistlebend, given potential traffic issues with the developing phases.

**4. Delegate – Brenda Morrison – Eugene Avenue to Witch Hazel Drive Traffic Issues**

Delegate Brenda Morrison presented concerns with traffic volumes and related noise and safety with traffic, particularly from those using Eugene Avenue as a main access road, suggesting a closure or modification to the existing road such as speed bumps as a potential solution.



## Minutes of the meeting of the Community Services Committee

Date	July 4, 2023	2023-13
Location	Council Chambers, City Hall	
	Councillor Michelle Friesen - Chair	
	Mayor Laura Cabott	
Committee	Councillor Dan Boyd	
Members	Deputy Mayor Kirk Cameron	
Present	Councillor Jocelyn Curteanu	
	Councillor Ted Laking	
	Councillor Mellisa Murray	
	Jeff O'Farrell, City Manager	
	Krista Mroz, Director of Community Services	
Staff	Valerie Braga, Director of Corporate Services	
Present	Lindsay Schneider, Director of People and Culture	
	Mike Gau, Director of Development Services	
	Tracy Allen, Director of Operations and Infrastructure	
	Wendy Donnithorne, Manager of Legislative Services	

\* Indicates electronic participation

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

### **1. Arctic Winter Games 2026 Hosting Opportunity**

The Committee was presented with the opportunity to host the Arctic Winter Games for 2026. Administration provided information on the responsibilities of the hosting City, and that a Host Society would be established to deliver the Games.

Recommended commitments required from Yukon Government in order for the City to host include \$4 million in funding, in-kind staff support as required by the Host Society, plus underwriting of any deficit incurred by the Host Society. Additional information was provided on discussions to date with community partners to further gauge community support and interest with partners and agencies.

The Committee agreed that a condition of Yukon Government funding should specify that all Yukon Government funding for the Games be new funding, not funding intended for other City initiatives.

**The Recommendation of the Community Services Committee is**

THAT Council advise Yukon Government that the City is prepared to host the 2026 Arctic Winter Games, subject to receipt of Yukon Government financial and other commitments by July 28, 2023; and

THAT Yukon Government financial commitments to provide funding would be for new funding specific to the Games; and

THAT Council authorizes Administration to enter into negotiations with the Arctic Winter Games International Committee to host the 2026 Arctic Winter Games in the Yukon.

**2. New Business – Inclusivity Advisory Committee**

Administration provided an update on the Inclusivity Advisory Committee, providing that the committee has currently met four times, and despite awaiting new member recruitment, work plans are in process and will be brought forward soon.

**3. Delegate – Myryja Friesen, Compassion Yukon – Accessibility Olympics Review**

Myryja Friesen, of Compassion Yukon, presented a follow up report on the outcomes of the Accessibility Olympics held in the city this past spring, and made recommendations on additional improvements to make the city more accessible.



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

Date	July 4, 2023	2023-13
Location	Council Chambers, City Hall	
	Councillor Jocelyn Curteanu - Chair	
	Mayor Laura Cabott	
Committee	Councillor Dan Boyd	
Members	Deputy Mayor Kirk Cameron	
Present	Councillor Michelle Friesen	
	Councillor Ted Laking	
	Councillor Mellisa Murray	
	Jeff O'Farrell, City Manager	
	Krista Mroz, Director of Community Services	
Staff	Valerie Braga, Director of Corporate Services	
Present	Lindsay Schneider, Director of People and Culture	
	Mike Gau, Director of Development Services	
	Tracy Allen, Director of Operations and Infrastructure	
	Wendy Donnithorne, Manager of Legislative Services	

\* Indicates electronic participation

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

### 1. **New Business – Community Interest in FireSmart and Wildland Fire Preparedness**

A Committee member requested further information on the FireSmart and wildland fire preparedness initiatives including the use of emergency evacuation drills and plans in the community. Administration confirmed that the City has participated in numerous exercises, and work on FireSmart initiatives with partners is ongoing. Due to the nature of an evacuation being dependant on the specifics of an event, practice drills are not recommended or widely used, as specific direction would need to be given during an event. It was also noted that the City's new position of FireSmart Coordinator currently open for recruitment will focus on community information and public engagement for increasing fire preparedness and awareness.

### 2. **Delegate – Florian Boulais – Conveying Urgency and Importance of FireSmart Work**

Delegate Florian Boulais presented on communicating to convey urgency and the importance of FireSmart to the public through focused and new methods.



## Minutes of the meeting of the Corporate Services Committee

Date	July 4, 2023	2023-13
Location	Council Chambers, City Hall	
	Deputy Mayor Kirk Cameron - Chair	
	Mayor Laura Cabott	
Committee	Councillor Dan Boyd	
Members	Councillor Jocelyn Curteanu	
Present	Councillor Michelle Friesen	
	Councillor Ted Laking	
	Councillor Mellisa Murray	
	Jeff O'Farrell, City Manager	
	Krista Mroz, Director of Community Services	
Staff	Valerie Braga, Director of Corporate Services	
Present	Lindsay Schneider, Director of People and Culture	
	Mike Gau, Director of Development Services	
	Tracy Allen, Director of Operations and Infrastructure	
	Wendy Donnithorne, Manager of Legislative Services	
	Svetlana Erickson, Manager of Financial Services	
	Peter O'Blenes, Manager of Property Management	

\* Indicates electronic participation

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

### **1. Semi-Annual Procurement Report (Jan - Jun 2023) – For Information Only**

The semi-annual procurement update for January – June 2023 was presented to the Committee. Administration provided details on individual items and was requested to provide additional information on specific snow and ice removal equipment procurements.

### **2. Commencement Report and Budget Amendment – Transit Hub**

The commencement report and a budget amendment for Project 360c00923 Transit Hub was presented to the Committee. Committee members focused on design aspects of the project and shared elements they'd like incorporated including harm-reduction stations, accessible and inclusive public washrooms and architecture, and the importance of consulting First Nations. Administration also provided additional

information on the new budget for the now stand alone project. Future Council involvement should the project move forward, including opportunities for review of the design was also clarified.

**The Recommendation of the Corporate Services Committee is**

THAT Administration be authorized to commence the procurement for the Transit Hub project; and

THAT Council direct that Bylaw 2023-22, a bylaw to amend the 2023 to 2026 Capital Expenditure Program by increasing the 2023 budget for project 360c00923 Transit Hub in the amount of \$1,900,000, funded from the Capital Reserve until external grant funding has been confirmed, be brought forward for consideration under the bylaw process.

**3. Commencement Report – City Hall Energy Efficiencies**

Administration presented a commencement report for the City Hall Energy Efficiencies project and provided additional information about budget, funding and design queries.

**The Recommendation of the Corporate Services Committee is**

THAT Administration be authorized to commence the procurement for the City Hall Energy Efficiencies project.

**4. Budget Amendment – Range Road and McIntyre Creek Crossing Repair**

A proposed budget amendment was presented to repair a critical retaining wall and water chamber of the Range Road and McIntyre Creek Crossing, and to fund an investigation into the premature failure. Administration provided additional information about the potential impacts of the failure, such as shifting infrastructure and threat to a residential water line, and clarified the need for funding to provide additional safety measures, studies, and research to make adequate repairs and prevent future damage.

**The Recommendation of the Corporate Services Committee is**

THAT Council amend the 2023-2026 Capital Expenditure Plan and approve the creation of a new capital project for Range Road and McIntyre Creek Crossing Repair in the amount of \$100,000, funded by the Capital Reserve.

**5. New Business – Notice of Motion – Council Donation to Blood Ties**

Councillor Friesen presented a Notice of Motion to bring forward at the next Regular Council meeting on July 10, 2023 that Council authorize a donation in the amount of \$5,000 to Blood Ties Four Direction Centre to support local harm reduction and awareness efforts.

**6. New Business – Whistlebend Pond Cleanup**

A Committee member requested an update on the clean-up of the Whistlebend Pond. Administration confirmed that the project currently is at the design process stage and anticipated to come forward in the September procurement cycle.



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

Date	July 4, 2023	2023-13
Location	Council Chambers, City Hall	
	Councillor Ted Laking - Chair	
	Mayor Laura Cabott	
Committee Members Present	Councillor Dan Boyd	
	Deputy Mayor Kirk Cameron	
	Councillor Jocelyn Curteanu	
	Councillor Michelle Friesen	
	Councillor Mellisa Murray	
	Jeff O'Farrell, City Manager	
	Krista Mroz, Director of Community Services	
Staff Present	Valerie Braga, Director of Corporate Services	
	Lindsay Schneider, Director of People and Culture	
	Mike Gau, Director of Development Services	
	Tracy Allen, Director of Operations and Infrastructure	
	Wendy Donnithorne, Manager of Legislative Services	

\* Indicates electronic participation

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



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

Date	July 4, 2023	2023-13
Location	Council Chambers, City Hall	
	Councillor Mellisa Murray - Chair	
	Mayor Laura Cabott	
Committee	Councillor Dan Boyd	
Members	Deputy Mayor Kirk Cameron	
Present	Councillor Jocelyn Curteanu	
	Councillor Michelle Friesen	
	Councillor Ted Laking	
	Jeff O'Farrell, City Manager	
	Krista Mroz, Director of Community Services	
Staff	Valerie Braga, Director of Corporate Services	
Present	Lindsay Schneider, Director of People and Culture	
	Mike Gau, Director of Development Services	
	Tracy Allen, Director of Operations and Infrastructure	
	Wendy Donnithorne, Manager of Legislative Services	

\* Indicates electronic participation

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Your Worship, there is no report from the Development Services Committee.

There being no further business the meeting adjourned at 8:29 P.M.

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Laura Cabott, Mayor

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Wendy Donnithorne, City Clerk



## Motion

**TO:** Council

**From:** Councillor Michelle Friesen

**Date:** July 10, 2023 – Regular Council Meeting

**Re:** Motion – Council Donation to Blood Ties Four Directions Centre

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I, Councillor Michelle Friesen, having given Notice at the Standing Committee Meeting held July 4, 2023 now Move as follows:

**WHEREAS** the City of Whitehorse participated in the Health Emergency Declaration and acknowledges we have a role to play in the toxic drug crisis; and

**WHEREAS** Global Day of Action which aims to support harm reduction and drug policies that prioritize public health and human rights was last week;

**THEREFORE, BE IT RESOLVED THAT** Council authorize a Council grant in the amount of \$5,000 to Blood Ties Four Directions Centre to support our local harm reduction and awareness efforts for the health emergency we recognize and acknowledge our community is facing; and

THAT Council approve a budget amendment to the Council Donation fund in the amount of \$5,000 to support the proposed grant.

## **ADMINISTRATIVE REPORT**

<b>TO:</b>	Council
<b>FROM:</b>	Administration
<b>DATE:</b>	July 10, 2023
<b>RE:</b>	Holly Residential Area Master Plan – Additional Information and Procurement Commencement

### **ISSUE**

Additional information on the planning history of the Greenspace area considered for residential development on Holly Street, as requested by Council regarding commencement of procurement for the Master Plan.

### **REFERENCE**

- 1987 Official Community Plan
- 1994 Official Community Plan
- 2002 Official Community Plan
- [2010 Official Community Plan](#)
- [2040 Official Community Plan](#)
- [2023-2026 Capital Expenditure Program–Holly Residential Area Master Plan](#)
- [Municipal Act](#)
- Attachment 1 – Holly Residential Area Location Map

### **HISTORY**

The growth strategy in the 2040 Official Community Plan (OCP) includes the City-owned Holly Residential Area (Attachment 1). The study area is approximately 6.25 ha (12.5% of the larger 50 ha City-owned parcel) and, under the OCP, a Master Plan is required to ensure that it is developed logically and in a coordinated manner.

The 2023-2026 Capital Expenditure Program allocated \$225,000 for the Holly Residential Area Master Plan (Project 720c00223). As this project may have significant community interest, the Procurement Policy requires council authorization prior to the procurement occurring.

At the June 26, 2023 Regular Council Meeting, when the project Commencement Report was presented, Council referred the matter back to Administration to provide additional information. As a result, a decision to commence the procurement was deferred to July 10, 2023.

### **ALTERNATIVES**

1. Authorize Administration to commence the procurement for the Holly Residential Area Master Plan; or
2. Do not authorize Administration to commence the procurement for the Holly Residential Area Master Plan.

## **ANALYSIS**

The following issues were raised by Council at the June 26 Regular Council meeting:

- Planning history of the study area; and
- Potential Porter Creek Secondary School projects within the study area.

### **Planning History**

#### **OCP Designation & Growth Strategy**

The study area was designated in previous OCPs as:

- Parks and Recreational (1987);
- Recreation Facilities and Greenbelt (1994);
- Greenbelt (2002);
- Greenspace (2010); and
- Urban Residential (2040)

In the 2010 OCP, the residential growth strategy included an area near McIntyre Creek known as “Porter Creek D”. Since “Porter Creek D” has now been designated Greenspace in the 2040 OCP and is identified as an addition to McIntyre Creek Park, it was deemed necessary to identify an alternative location for residential development.

The Holly Street study area was recognized as an opportunity to address residential growth and was included in the new growth strategy to meet anticipated housing needs. Extensive public engagement that was undertaken as part of the 2040 OCP process resulted in Policy 15.17.9, which states: “As a replacement growth opportunity for Porter Creek D, two development areas along Whistle Bend Way and near Holly Street will be examined for future residential development.”

This new development area is further supported by Council’s Strategic Priorities that aim to improve the overall housing supply and increase land development.

It is worthwhile to note that OCP designations and zoning is never permanent. Over time municipalities require the flexibility to change with the community’s values, desire and population growth through a transparent process. In this instance, the process to develop the 2040 OCP reflects the high value the community placed on protecting “Porter Creek D” from development and identified replacement locations that had previously been protected under the Greenspace designation.

Section 265 of the *Municipal Act* gives Council jurisdiction to pass bylaws, including zoning, acquisition, sale, or management of real property for a wide range of purposes. Further, unless restrictions are placed on a property through zoning, title or sale/transfer agreements, the City has the ability to dictate the use of its land as it considers appropriate.

The OCP is also intended to be reviewed approximately every 10 years to set direction and guide the city’s growth. These reviews can result in changes to meet the changing needs of the community. As such, although the City may have intended to retain the area as greenspace in 2006, the study area was designated as Residential – Urban in the 2040 OCP in order to accommodate the City’s anticipated population growth.

### **Park Lot (Area)**

In April 2006, the City engaged with the Government of Yukon to secure ownership and administration of the land behind the Porter Creek Secondary School. On June 5, 2006, conditional approval was received to survey the land and in 2007, with Council approval, the City consolidated the land into a proposed “Park lot”, aligning with the Greenbelt designation in the 2002 OCP and zoning. It is noted that the land title does not include any caveat restricting the use of the lot for park purposes.

As this process was occurring, the City received an OCP amendment application to change the land use designation of a portion of the study area from Greenbelt to Residential – Urban for future development. The application was brought forward to Council on July 17, 2006 and ultimately, Council denied the applicant’s proposal leaving the OCP designation unchanged at that time.

### **Potential School Projects**

Concerns were raised that the Porter Creek Secondary School might be using the study area for school projects. Administration consulted with the school following the June 26, 2023 Regular Council meeting. School Administration advised that the forested area around the school is used for on the land learning with elders and knowledge keepers, but that no ongoing projects are located specifically within the study area. The Principal also advised that physical structures (e.g. fire pit) are only built on school land.

It is noted that 6.25 ha of the 50 ha greenspace is being considered for residential development and will be located more than 130 m from the school. Approximately 43 ha of greenspace will remain around the school. The development of the study area is therefore not considered to adversely impact the school from carrying out on the land learning or other projects within the remaining greenspace area.

### **Conclusion**

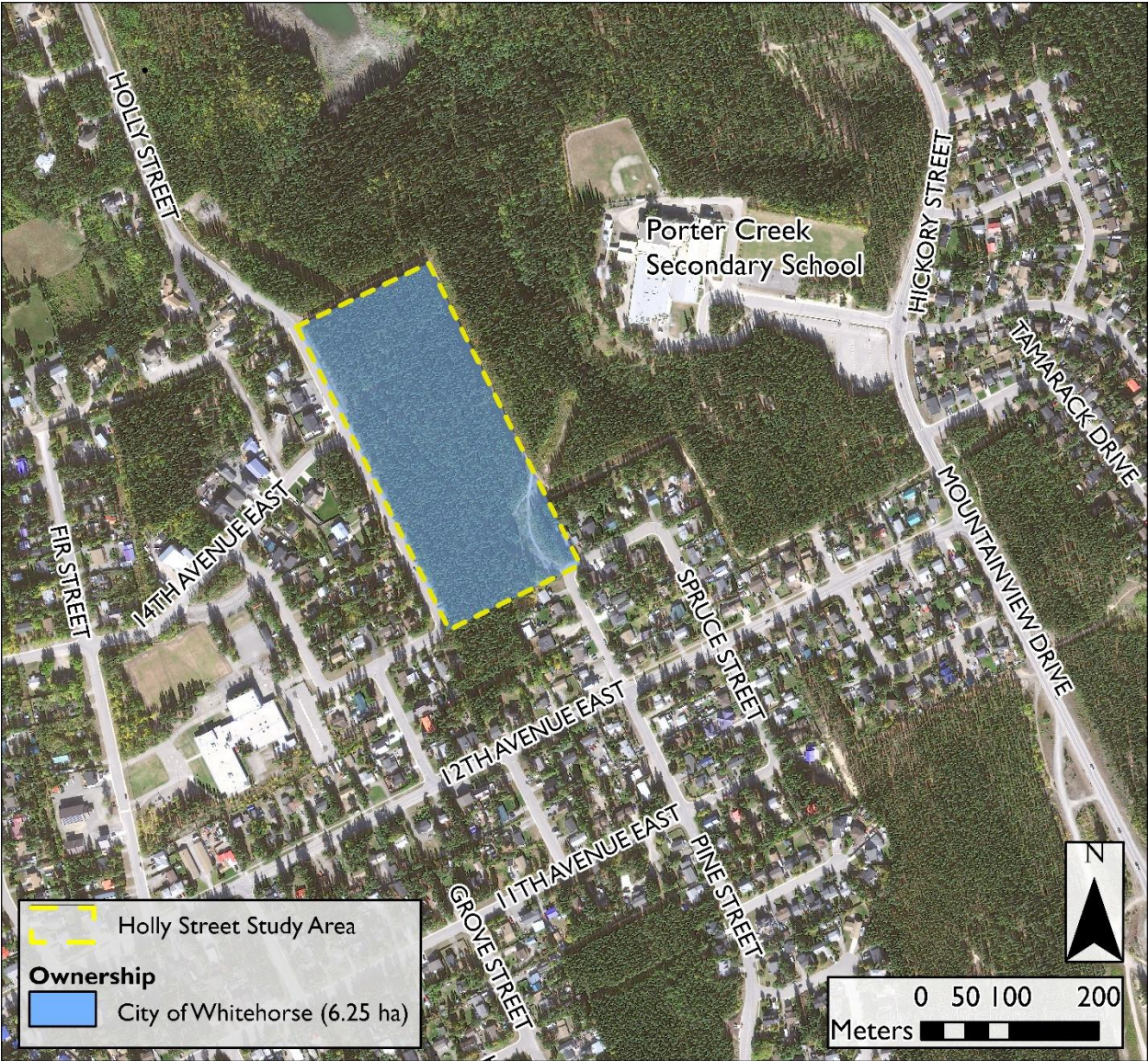
If Council does not authorize Administration to commence the procurement, Administration will need to determine a replacement growth opportunity within the City’s urban containment boundary to meet its residential growth strategy by 2040. This may result in delays to providing adequate land for future residential development based on that strategy.

### **The Motion to be considered by Council (requires a mover and seconder)**

THAT Council authorize Administration to commence the procurement of planning services for Project 720c00223 Holly Residential Area Master Plan.



Attachment 1 – Holly Residential Area Location Map



# **CITY OF WHITEHORSE**

## **BYLAW 2023-22**

A bylaw to amend the 2023 to 2026 Capital Expenditure Program Bylaw 2022-41

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WHEREAS Section 238 of the *Municipal Act* (R.S.Y. 2002) provides that Council shall by bylaw adopt an Annual Operating Budget and a multi-year Capital Expenditure Program; and

WHEREAS Section 241 of the *Municipal Act* provides that no expenditure shall be made which increases total expenditures above what was approved in the Annual Operating Budget or the Capital Budget unless such expenditure is approved by bylaw; and

WHEREAS it has become necessary to increase the 2023 Capital Budget to provide for funding approved associated with the Transit Hub;

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

1. The 2023 to 2026 Capital Expenditure Program is hereby amended by increasing the 2023 Capital Budget in the amount of \$1,900,000 to provide additional approved funding for the Transit Hub project.
2. This bylaw shall come into full force and effect upon final passing thereof.

**FIRST and SECOND READING:**

July 10, 2023

**THIRD READING and ADOPTION:**

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Laura Cabott, Mayor

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Wendy Donnithorne, City Clerk

# **CITY OF WHITEHORSE**

## **BYLAW 2023-20**

A bylaw to amend the 2023 to 2026 Capital Expenditure Program Bylaw 2022-41

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WHEREAS Section 238 of the *Municipal Act* (R.S.Y. 2002) provides that Council shall by bylaw adopt an Annual Operating Budget and a multi-year Capital Expenditure Program; and

WHEREAS Section 241 of the *Municipal Act* provides that no expenditure shall be made which increases total expenditures above what was approved in the Annual Operating Budget or the Capital Budget unless such expenditure is approved by bylaw; and

WHEREAS it has become necessary to increase the 2023 Capital Budget to provide for funding approved associated with the 2023 Emergency Escarpment Response;

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

1. The 2023 to 2026 Capital Expenditure Program is hereby amended by increasing the 2023 Capital Budget in the amount of \$2,200,000.
2. This bylaw shall come into full force and effect upon final passing thereof.

**FIRST and SECOND READING:**

June 26, 2023

**THIRD READING and ADOPTION:**

July 10, 2023

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Laura Cabott, Mayor

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Wendy Donnithorne, City Clerk