

MINUTES of REGULAR Meeting #2024-05 of the Council of the City of Whitehorse called for 5:30pm on Monday, March 11, 2024, in Council Chambers, City Hall.

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

ALSO PRESENT: A/City Manager Tracy Allen
A/Director of Community Services Ryan Leef
Director of Corporate Services Valerie Braga
A/Director of Development Services Peter Duke
Director of People and Culture Lindsay Schneider
A/Director of Operations and Infrastructure Craig Van Lankveld

*Indicates electronic participation

Mayor Cabott called the meeting to order at 5:30pm

CALL TO ORDER

AGENDA

2024-05-01

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

Carried Unanimously

MINUTES

2024-05-02

It was duly moved and seconded
THAT the Minutes of the Regular Council meeting dated
February 26, 2024, be adopted as presented.

Carried Unanimously

DELEGATE SUBMISSIONS

Les Walker spoke in support of the project proposed at 200 Lobird Road and on the benefits of varying residential densification levels. The delegate also shared that residents have expressed interest in this type of development.

Les Walker – Official
Community Plan Amendment
– 200 Lobird Road

Dwight Chalifour, the developer/owner of 200 Lobird Road shared several sections of the Official Community Plan that support Country Residential development. The delegate also provided development timelines for the residential project including road infrastructure.

Dwight Chalifour, Lobird
Living – Official Community
Plan Amendment – 200
Lobird Road

Gordon Lau of Stantec Architecture spoke to Council in support of the proposed development and shared information about the area, explaining that it is not practical to develop any more than 40 lots due to terrain irregularities. The delegate also explained that the private landowner may not be prepared to move forward in the future with a higher density development that fits the vision of the South Growth Area. Additional information was provided on water capacity testing and bedrock within the terrain.

Gordon Lau, Stantec
Architecture – Official
Community Plan Amendment
– 200 Lobird Road

PUBLIC HEARING

Mayor Cabott advised that a Public Hearing was scheduled at this meeting to hear any submissions with respect to the alternate Zoning Amendment regarding Mining Activities.

Zoning Amendment – Mining
Activities

Mayor Cabott called for submissions with respect to the alternate Zoning Amendment regarding Mining Activities.

Zoning Amendment – Mining
Activities

Skeeter Wright, opposed to Administration’s proposed Zoning Amendment, explained the perspective that under this alternative instead of the original proposition, the law would require Council allow City permits for mining activities to claims approved under the Quartz Mining Act and YESAB, no matter the circumstances.

Skeeter Wright

Genesee Keevil expressed opposition to the alternate Zoning Amendment as it puts pressure on citizens to fight against mining companies. The speaker urged Council to ban mining within the city so that the wilderness and air and water quality are protected.

Genesee Keevil

Glenys Baltimore brought forward concerns with allowing mining within the community, including electrical capacity, access to outside recreation, and noise and dust.

Glenys Baltimore

Imogene Keevil urged Council to not allow mining within City limits so that the wilderness and wildlife is not harmed.

Imogene Keevil

Tory Russell presented water quality and safety, and public health concerns if mining activities are allowed. The speaker urged Council to pause mining activities until the City has capacity to assure water safety throughout the mining process.

Tory Russell

Angela Sabo, in opposition to the alternate Zoning Amendment, submitted a research paper on radon exposure and provided information specific to exploration for Council to consider.

Angela Sabo

Don Roberts spoke against the proposed alternate Zoning Amendment because of environmental concerns and citizen health, and the cost of mine cleanup.

Don Roberts

Randi Newton, Conservation Manager of CPAS Yukon, spoke in opposition to the alternate Zoning Amendment, and urged Council to consider a prohibition of mining activities to assure water safety and to protect the city's legacy as an environmentally vibrant community.

Randi Newton, Conservation
Manager, CPAS Yukon

Lewis Rifkind, representing the Yukon Conservation Society (YCS), expressed that YCS is not opposed to mining if it's done in appropriate areas, uses best environmental practices, and has a comprehensive closure plan. However, YCS is in opposition to the proposed alternate Zoning Amendment as they do not consider mining within City limits to be appropriate due to water safety threats, environmental impact, and noise concerns for residents.

Lewis Rifkind, Yukon
Conservation Society

Lois Johnstone, opposed to the proposed alternate Zoning Amendment, presented several concerns on mining activities pertaining to water safety, quality, and capacity.

Lois Johnston

Rick Griffiths, citing a history of contaminated mining sites, urged Council to put water safety, land preservation, and the people of Whitehorse at a higher priority than the economic benefit of mining claims, and to prohibit mining activities within City limits.

Rick Griffiths

Danièle Héon spoke in support of the proposed alternate Zoning Amendment and against a complete ban on mining activities as there are existing regulations in place to minimize environmental risks.

Danièle Héon

John Paul Molgat requested that ski trails be protected from mineral development due to their importance to community recreation.

Jean-Paul Molgat

Rick Zoran spoke in support of the proposed alternate Zoning Amendment as many exploration attempts do not result in a mine, and that there are rules and regulations that protect the environment should one advance.

Rick Zoran

Spence Hill expressed strong opposition to the proposed alternate Zoning Amendment and allowing mining activities within limits due to a lack of guarantee that water, wilderness and wildlife protection.

Spence Hill

Mayor Cabott called a second and third time for submissions with respect to the alternate Zoning Amendment regarding Mining Activities.

Zoning Amendment – Mining Activities

Hearing no additional submissions come forward, Mayor Cabott declared the Public Hearing for the alternate Zoning Amendment regarding Mining Activities now closed.

Public Hearing Closed

COMMITTEE REPORTS

Development Services Committee

2024-05-03

It was duly moved and seconded THAT Council adopt the updated Housing Development Incentives Policy excluding the proposed section on Tipping Fee Grants;

THAT Council direct the proposed section on Tipping Fee Grants be sent back to Administration for further review;

THAT Council adopt the updated City Grant-Making Policy;

THAT Council direct that Bylaw 2024-24, a bylaw to amend the Fees and Charges Bylaw with respect to the Housing Development Incentives Policy, be brought forward for consideration under the bylaw process; and

THAT the 2024 to 2026 Operating Budget be increased upon adoption of Bylaw 2024-24 in the amount of \$3,000 for 2024, \$3,000 for 2025, and \$3,000 for 2026, offset by transfers to the General Reserve for the additional revenue.

Development Incentive Program Updates

Carried Unanimously

City Operations Committee

There was no report from the City Operations Committee.

No Report

Community Services Committee

In response to questions, Administration provided information on the upcoming recreation program registration process.

New Business – Recreation Program Registrations

Councillor Kirk Cameron proclaimed March 8, 2024 to be International Women's Day in the City of Whitehorse, a day to celebrate the achievements of women and accelerate women's equality.

Proclamation – International Women's Day (March 8, 2024)

Public Health and Safety Committee

In response to questioning, Administration confirmed that agency partners have not yet provided a status update regarding the upcoming wildfire season but that the update would be made available once received.

New Business – Wildfire Preparedness Update

Corporate Services Committee

2024-05-04

It was duly moved and seconded
THAT Council authorize Administration to commence the
procurement for project 240c01222 Crosstown Watermain.
Carried Unanimously

Commencement Report –
Crosstown Watermain

2024-05-05

It was duly moved and seconded
THAT Council authorize Administration to commence the
procurement for project 240c00209 Hillcrest Reconstruction
(Phase 1A).
Carried Unanimously

Commencement Report –
Hillcrest Reconstruction

2024-05-06

It was duly moved and seconded
THAT Council adopt the updated Communications Policy.
Carried Unanimously

Communications Policy

City Planning Committee

2024-05-07

It was duly moved and seconded
THAT Council direct that Bylaw 2024-09, a bylaw to amend the
zoning of 2086 Second Avenue from CM2 – Mixed Use
Commercial 2 to CM2x – Mixed Use Commercial 2 (modified)
to allow for the development of a building with a maximum
height of 25 m, be brought forward at second and third reading
under the bylaw process.
Carried Unanimously

Public Hearing Report –
Zoning Amendment – 2086
Second Avenue

2024-05-08

It was duly moved and seconded
THAT Council direct that Bylaw 2024-20, a bylaw to amend the
Official Community Plan to allow for the development of
country residential lots on a portion of 200 Lobird Road,
proceed under the bylaw process.
Carried Unanimously

Official Community Plan
Amendment – 200 Lobird
Road

Zoë Morrison of Stantec Architecture delegated in support of
approving the proponent's Official Community Plan
Amendment application for the Highland Estates Project at 200
Lobird Road, explaining that the land topography is not ideal
for the larger dense development that the City intends for the
general area. The delegate provided information as prompted
by Committee members on topics such as the geotechnical
work that was completed, and on potential plans to expand the
trailer park to the North.

Delegate Zoë Morrison,
Stantec Architecture – Official
Community Plan Amendment
– Highland Estates Project in
Lobird

Felix Robitaille appeared before Council in support of the Official Community Plan Amendment for 200 Lobird Road as making these lots available would help relieve market pressures due to continued high interest in Country Residential lots, and that the development would happen at minimal cost to the City.

Delegate Felix Robitaille –
Official Community Plan
Amendment – 200 Lobird
Road

BYLAWS

2024-05-09

It was duly moved and seconded
THAT Bylaw 2024-20, a bylaw to amend the Official
Community Plan to allow for the development of country
residential lots on a portion of 200 Lobird Road, be given First
Reading.

Carried Unanimously

BYLAW 2024-20
Official Community Plan
Amendment – 200 Lobird
Road
FIRST READING

2024-05-10

It was duly moved and seconded
THAT Bylaw 2024-24, a bylaw to amend the Fees and
Charges Bylaw with respect to the Housing Development
Incentives Policy, be given First Reading.

Carried Unanimously

BYLAW 2024-24
Fees and Charges
Amendment –
Development Incentive
Policy
FIRST READING

2024-05-11

It was duly moved and seconded
THAT Bylaw 2024-24 be given Second Reading.

Carried Unanimously

BYLAW 2024-24
Fees and Charges
Amendment –
Development Incentive
Policy
SECOND READING

2024-05-12

It was duly moved and seconded
THAT Bylaw 2024-09, a bylaw to amend the zoning of 2086
Second Avenue from CM2 – Mixed Use Commercial 2 to
CM2x – Mixed Use Commercial 2 (modified) to allow for the
development of a building with a maximum height of 25 m, be
given Second Reading.

Carried Unanimously

BYLAW 2024-09
Zoning Amendment –
2086 Second Avenue
SECOND READING

2024-05-13

It was duly moved and seconded
THAT Bylaw 2024-09 be given Third Reading.

Carried Unanimously

BYLAW 2024-09
Zoning Amendment –
2086 Second Avenue
THIRD READING

There being no further business, the meeting adjourned at 8:09 P.M. **ADJOURNMENT**



A handwritten signature in blue ink, appearing to be "L. Cabott", written over a horizontal line.

Laura Cabott, Mayor

A handwritten signature in blue ink, appearing to be "B. D.", written over a horizontal line.

Corporate Services