



COUNCIL QUESTIONS & ANSWERS

Council Questions – Standing Committee April 15, 2024

1. Non-Profit Organization Development Incentive Application – 84 Rampart Ave

a. Clarify why the City provides incentives to Non-Profit Organizations.

The housing projects undertaken by non-profit/non-government organizations form an important aspect of the housing continuum and are generally outside of the regular real estate market and financing models. The City provides an incentive to the NPOs who provide supportive or sub-market housing including organizations such as CYFN, Safe at Home, and Habitat for Humanity.

b. What is the eligibility to be part of the Land Trust Development?

Information the City has gathered from the Land Trust non-profit organization includes the following:

- income thresholds apply (one bedroom \$54,000, one bedroom large \$78,000, two bedroom \$128,000, three bedroom \$161,000)
- participants must not already own a home or have assets that would enable them to purchase a similar home in the regular market
- participants must have been resident in the Yukon for a minimum of one year
- development size must at minimum match the number of bedrooms (e.g. 2 people in 2-bed home)
- applications from eligible single-parent families are prioritized for 8 of the homes which will be sold at lower prices.

c. Why are short-term rentals permitted at 84 Rampart Avenue?

Short term rentals would be permitted within this project as it uses a home ownership model, not a purpose-built rental property. Further, the Short-Term Rental (STR) work being done through the Zoning Bylaw rewrite project will include direction on how STR's will be regulated in multi-family developments.

2. New Business – Traffic-Calming Update

a. What construction is occurring near Selkirk School that may be impacting student active transportation?

The Yukon Government (YG) is having some minor deficiency work completed near the Selkirk Storm Outfall and YG's contractor's work is ongoing on the school parking lot.



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3. Supplemental Information Report – Copper Ridge Development Area Master Plan

- a. *How much would a redesign and follow-up engagement cost? How much time would this take?*

Based on prior work on this project, an estimate for redesign and further engagements is approximately \$30,000. It is anticipated this would take approximately 6 months to complete should the landowners (YG) agree to amend the plan and to enter into a new Transfer Payment Agreement. It is unlikely that the Master Plan could be considered for a decision prior to the municipal election.

4. Public Hearing Report – Zoning Amendment – Mining Activities

- a. *How much has the Mining Activities Zoning process cost to date?*

While costs are not tracked on these types of projects, Planning staff have spent approximately 70 hours doing research, preparing reports and participating in legal reviews. This does not include Senior Management review time. It should be noted that we do not work on a cost recovery basis for these type of applications.

- b. *What would the engagement have looked like if it had started as a City initiative ahead of the zoning process?*

A City initiative would have included advertising of the project, an online survey, stakeholder meetings (including industry, and the public), First Nation specific engagements (In this case at the Council level), and production of a What We Heard report before the start of the Bylaw process. Taking the initial steps outlined would have enabled the City to be more responsive to receiving additional input, drafting options, and soliciting feedback on those options.