

CITY OF WHITEHORSE – STANDING COMMITTEES

Monday, May 5, 2025 – 5:30 p.m.

Council Chambers, City Hall

CALL TO ORDER

ADOPTION OF AGENDA

PROCLAMATIONS Jewish Heritage Month (May 2025)
 Asian Heritage Month (May 2025)

DELEGATIONS Roger Rondeau – Crestview Speed Limits and Jake Brakes

PUBLIC HEALTH AND SAFETY COMMITTEE – *Councillors Middler and Boyd*

1. Wildfire Seasonal Briefing – For Information Only
2. New Business

CORPORATE SERVICES COMMITTEE – *Councillors Boyd and Melnychuk*

1. Budget Amendment – 2025 Transit Buses
2. New Business

CITY PLANNING COMMITTEE – *Councillors Morris and Middler*

1. Public Hearing Report – Zoning Amendment – 92340 Alaska Highway Lot Expansion
2. Subdivision Approval – Whistle Bend Phase 12 & 13
3. Conditional Use Application – 122 Copper Road – For Information Only
4. New Business

DEVELOPMENT SERVICES COMMITTEE – *Councillors Gallina and Hamilton*

1. Building and Plumbing Bylaw Amendment – Section 86
2. New Business

CITY OPERATIONS COMMITTEE – *Councillors Melnychuk and Morris*

1. New Business

COMMUNITY SERVICES COMMITTEE – *Councillors Hamilton and Gallina*

1. Spring Recreation Grant Allocations
2. New Business



PROCLAMATION
JEWISH HERITAGE MONTH
MAY 2025

WHEREAS there is a historic Jewish population in the Yukon; and

WHEREAS the Jewish population of Whitehorse reflects the rich and varied history of the Jewish people comprised of a population that traces its origins to many different parts of the world; and

WHEREAS Jewish Heritage Month provides an opportunity to remember, celebrate and educate future generations about the inspirational role that Jewish Canadians have played and continue to play in communities across the country;

NOW THEREFORE I, Mayor Kirk Cameron, do hereby proclaim May 2025 to be Jewish Heritage Month in the City of Whitehorse.

Kirk Cameron
Mayor



PROCLAMATION
ASIAN HERITAGE MONTH
MAY 2025

WHEREAS May is Asian Heritage Month in Canada, a time to reflect on and recognize the many contributions that Canadians of Asian heritage have made and continue to make to Whitehorse; and

WHEREAS the people of this diverse, vibrant and growing community have contributed to every aspect of life in Whitehorse, and have brought a rich cultural heritage to our community representing many languages, ethnicities and religious traditions; and

WHEREAS Asian Heritage Month offers all Canadians an opportunity to learn more about the history of Canadians of Asian heritage and to celebrate their contributions to the growth and prosperity of Whitehorse;

NOW THEREFORE I, Mayor Kirk Cameron, do hereby proclaim May 2025 to be Asian Heritage Month in the City of Whitehorse.

Kirk Cameron
Mayor

CITY OF WHITEHORSE
PUBLIC HEALTH AND SAFETY COMMITTEE
Council Chambers, City Hall



Chair: Anne Middler

Vice-Chair: Dan Boyd

May 5, 2025

Meeting #2025-09

-
1. Wildfire Seasonal Briefing – For Information Only
Presented by Travis Whiting, Fire Chief and Director of Operations, and
Keith Fickling, Regional Protection Manager, Yukon Wildland Fire
Management, Southern Lakes Region
 2. New Business

CITY OF WHITEHORSE
CORPORATE SERVICES COMMITTEE
Council Chambers, City Hall



Chair: Dan Boyd

Vice-Chair: Eileen Melnychuk

May 5, 2025

Meeting #2025-09

-
1. Budget Amendment – 2025 Transit Buses
Presented by Richard Graham, Manager, Fleet and Transportation and
Jason Bradshaw, Manager, Transit Services
 2. New Business

ADMINISTRATIVE REPORT

TO:	Corporate Services Committee
FROM:	Administration
DATE:	May 5, 2025
RE:	Budget Amendment – 2025 Transit Buses

ISSUE

Approval of a budget amendment to fund the purchase of 5 Transit Buses.

REFERENCE

- [Procurement Policy 2020-03](#)
- [2025 - 2028 Capital Expenditure Program 2024-50](#)
- [Transit Master Plan 2018](#)

HISTORY

As part of the 2025 budget preparations, the City planned and budgeted for the purchase of 5 transit buses in 2025 – a combination of replacement and additional units. Buses due for replacement are beyond the end of their useful lives and additional transit buses are required to continue the implementation of the Transit Master Plan.

Appendix B of the 2025 - 2028 Capital Expenditure Program includes project 320c00722 relating to the 2025 transit bus order (with bus delivery in 2026/2027), funded by the Public Transit Stream of the Investing in Canada Infrastructure Program (ICIP) in the amount of \$4,109,924 for 5 buses.

The original cost estimates used for this project were based on estimated increases at time of budget development in 2024.

ALTERNATIVES

1. Amend the 2025 – 2028 Capital Expenditure Program as recommended; or
2. Refer the matter back to Administration for further analysis.

ANALYSIS

Since the 2025 - 2028 Capital Expenditure Program was adopted, prices have increased above projected escalation rates.

In order for the City to continue to implement the Transit Master Plan and maintain a functional fleet of buses, a budget amendment (increase) of \$495,000 is required to award the procurement of 5 buses. This budget amendment is based on a confirmed current cost, including addition of required equipment after delivery and also includes a contingency of 3.5% to allow for any unforeseen impacts of tariffs or supply chain disruptions between now and delivery of the buses.

The Government of Yukon has confirmed that this project is approved under ICIP, however a TPA is still pending signatures. The proposed increase would be funded by the Transit Equipment Reserve, as there is currently no other funding program available to offset the increased costs.

ADMINISTRATIVE RECOMMENDATION

THAT Council amend the 2025-2028 Capital Expenditure Program by increasing the 2025 Appendix B project 320c00722 Transit Buses in the amount of \$495,000, funded by the Transit Equipment Reserve.

CITY OF WHITEHORSE
CITY PLANNING COMMITTEE
Council Chambers, City Hall



Chair: Lenore Morris

Vice-Chair: Anne Middler

May 5, 2025

Meeting #2025-09

-
1. Public Hearing Report – Zoning Amendment – 92340 Alaska Highway Lot Expansion
Presented by Mélodie Simard, Manager, Planning Services
 2. Subdivision Approval – Whistle Bend Phase 12/13
Presented by Jacob Newkirk, Subdivision and Lands Coordinator, Land and Development
 3. Conditional Use Application – 122 Copper Road – For Information Only
Presented by Jacob Newkirk, Subdivision and Lands Coordinator, Land and Development
 4. New Business

ADMINISTRATIVE REPORT

TO: City Planning Committee
FROM: Administration
DATE: May 5, 2025
RE: Public Hearing Report – Zoning Amendment – 92340 Alaska Highway Lot Expansion

ISSUE

Public Hearing Report on a bylaw to amend the zoning of a 0.81 ha parcel of Commissioner's land from FP – Future Planning to ISx – Service Industrial (modified), to allow for the expansion of a service industrial use on Lot 1175 Quad 105D/14.

REFERENCES

- [Zoning Bylaw 2012-20](#)
- [Migratory Birds Convention Act](#)
- Location Map (Attachment 1)
- Proposed Zoning Amendment Bylaw 2025-19 (Attachment 2)

HISTORY

An application was received to rezone a 0.81 ha parcel of Commissioner's land from FP – Future Planning to ISx – Service Industrial (modified), to allow for the expansion of a service industrial use on Lot 1175 (92340 Alaska Highway).

Bylaw 2025-19 received First Reading on March 10, 2025. Public hearing notifications were sent out in accordance with the Zoning Bylaw 2012-20, including:

- Newspaper advertisements were posted in the Yukon News on March 28 and April 4, 2025;
- Email notifications were sent to Kwanlin Dün First Nation, Ta'an Kwäch'än Council, and the Government of Yukon Land Management Branch;
- Notifications were mailed to property owners within 1 kilometre of the subject site; and
- A notice sign was placed on the side of the highway at the entrance to 92340 Alaska Highway.

A public hearing for this item was held on April 14, 2025. One public input submission was received and nobody spoke to the amendment at the public hearing.

ALTERNATIVES

1. Proceed with the second and third readings under the bylaw process; or
2. Do not proceed with the second and third readings.

ANALYSIS

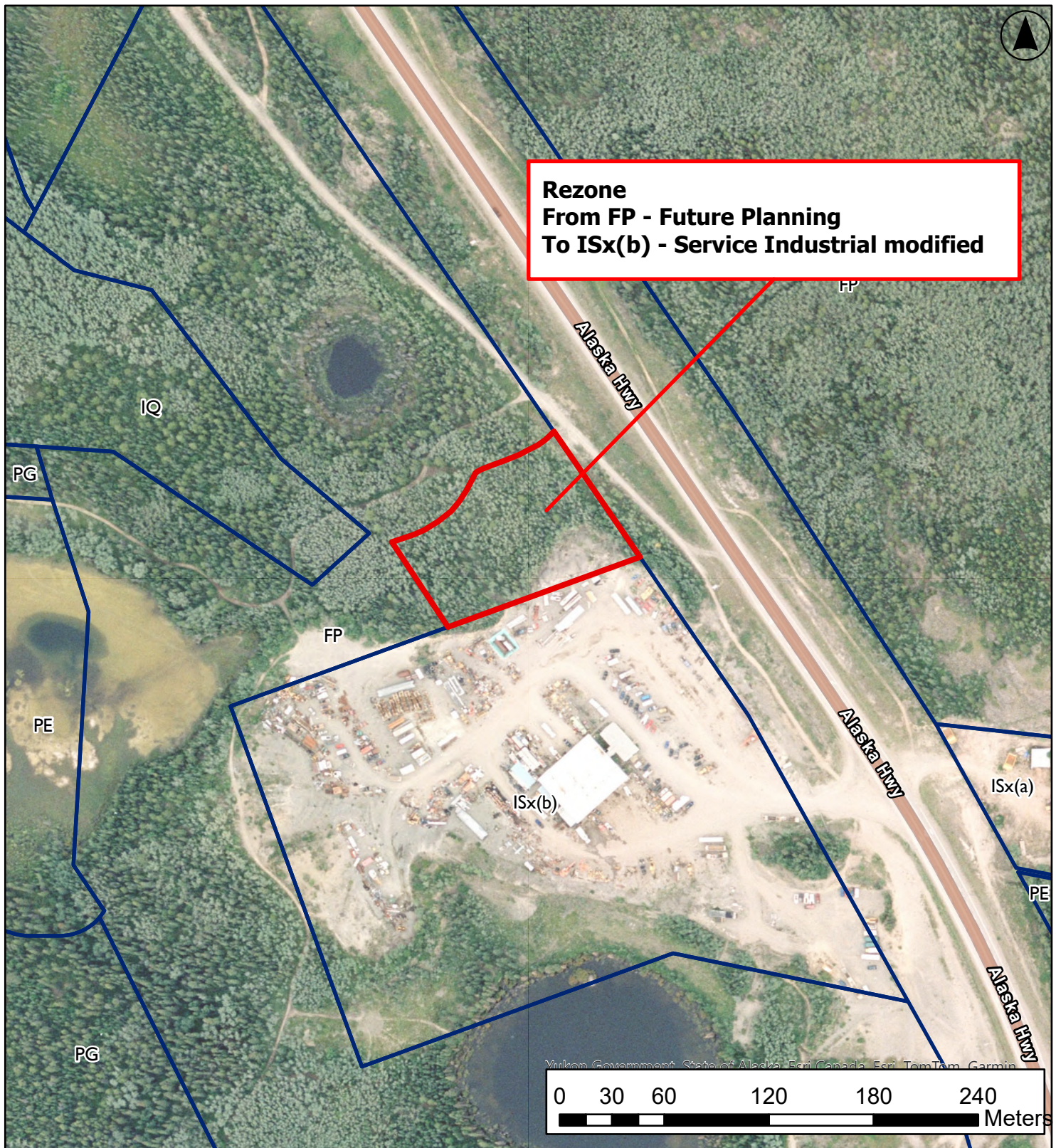
A member of the public, while not opposed to the amendment, expressed concern regarding the protection of nesting birds during site clearing. Specifically, they highlighted that vegetation must either be cleared outside the main breeding bird season (May 3 to August 15) or be preceded by a survey conducted by a qualified avian professional to ensure no active nests are present.

In Canada, the protection of migratory birds and their nests is governed by the Migratory Birds Convention Act, 1994 and its associated regulations. While there is no specific prohibition on vegetation clearing during the breeding season, it is an offence to disturb or destroy active nests of migratory birds. As a result, it is considered best practice to avoid clearing vegetation during the main breeding season. If clearing must occur during this period, a qualified avian biologist should first survey the area to ensure no active nests are present.

In this case, the applicant proposed to complete vegetation clearing outside of the breeding season, during the fall or winter and the project was reviewed by the Yukon Environmental and Socio-economic Assessment Board, which recommended it proceed without terms or conditions.

ADMINISTRATIVE RECOMMENDATION

THAT Council direct that Bylaw 2025-19, a bylaw to amend the zoning of a 0.81 ha parcel of Commissioner's land from FP – Future Planning to ISx – Service Industrial (modified), be brought forward for second and third reading under the bylaw process.



DATE:
2/19/2025 10:13 AM

FILE:
Z-18-2024 - Location Map



Subject Site

CITY OF WHITEHORSE - PLANNING AND SUSTAINABILITY SERVICES

Zoning Bylaw Amendment

A proposal to amend the zoning of a 0.8 ha parcel of Commissioner's land adjoining Lot 1175 Quad 105D/14 from FP - Future Planning to ISx - Service Industrial modified



CITY OF WHITEHORSE
BYLAW 2025-19

A bylaw to amend Zoning Bylaw 2012-20

WHEREAS section 289 of the *Municipal Act* provides that a zoning bylaw may prohibit, regulate and control the use and development of land and buildings in a municipality; and

WHEREAS section 294 of the *Municipal Act* provides for amendment of the Zoning Bylaw; and

WHEREAS it is deemed desirable that the City of Whitehorse Zoning Bylaw be amended to allow for the expansion of an industrial development on 0.81 ha of Commissioner's land, adjoining Lot 1175, 72082 CLSR, Plan 89-79 LTO, Quad 105 D/14; and

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

1. Section 11.4.7 of the Zoning Bylaw 2012-20 is hereby amended by modifying subsection b) as follows:
 - b. Lot 1175 Quad D/14 (92340 Alaska Highway) and an adjoining parcel of 0.81 ha of Commissioner's land is designated ISx, the special modification being that only the following uses shall be permitted:
 - 1) Principal uses
 - a. Industrial, general
 - b. Service stations
 - 2) Secondary Uses
 - a. Accessory building/structure
 - b. Caretaker residence
2. The zoning maps attached to and forming part of Zoning Bylaw 2012-20 are hereby amended by changing the zoning of the parcel of Land comprising 0.81 ha, adjoining Lot 1175, 72082 CLSR, Plan 89-79 LTO, Quad 105 D/14 from FP – Future Planning to ISx(b) as indicated on Appendix “A” attached hereto and forming part of this bylaw.
3. This bylaw shall come into force and effect upon the final passing thereof.

FIRST READING:

March 10, 2025

PUBLIC NOTICE:

March 28 and April 4, 2025

PUBLIC HEARING:

April 14, 2025

SECOND READING:

THIRD READING and ADOPTION:

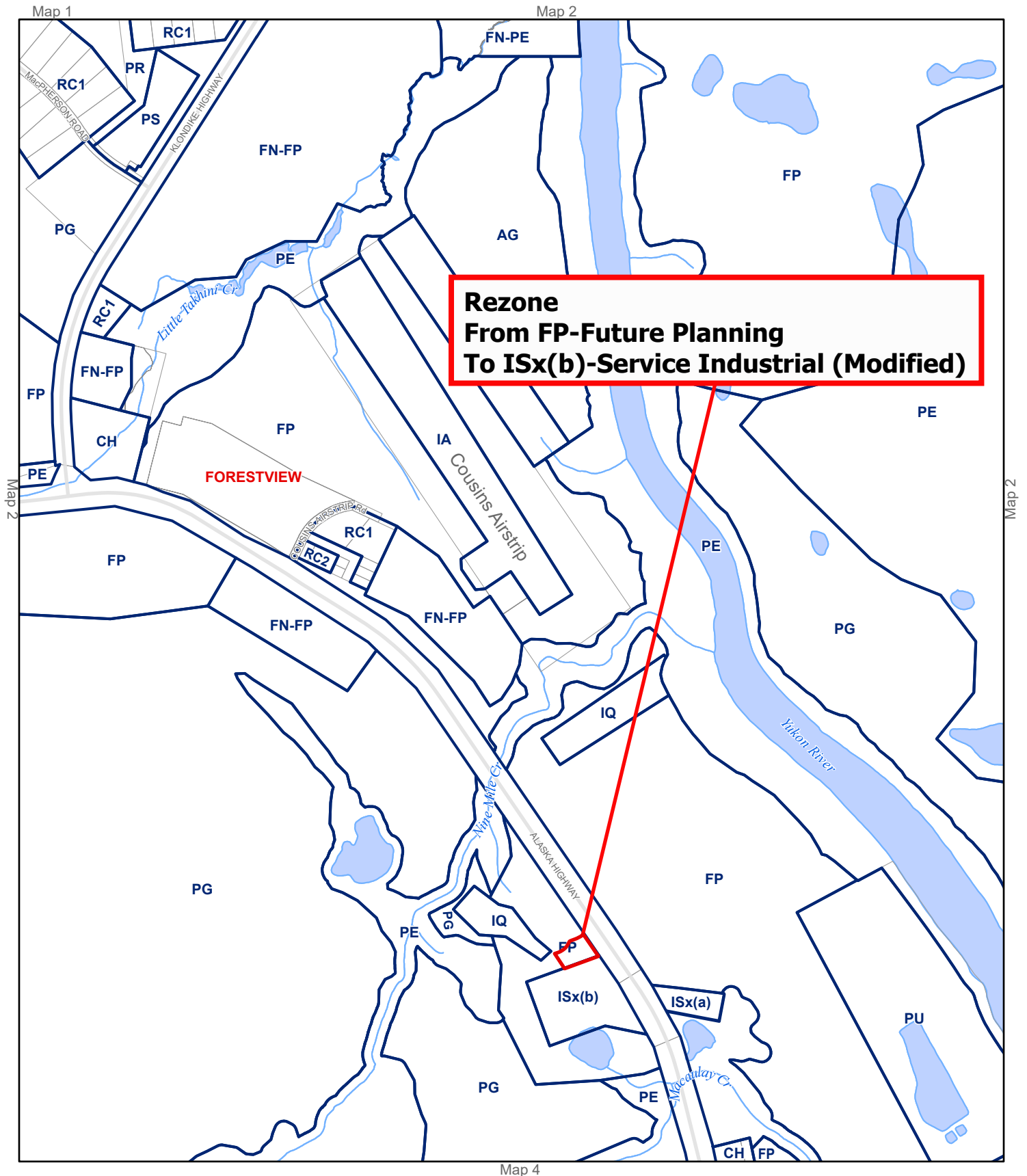
Kirk Cameron Mayor

Corporate Services

MAP 3

Appendix A, Bylaw Map
Bylaw 2025-19

FORESTVIEW



**Rezone
From FP-Future Planning
To ISx(b)-Service Industrial (Modified)**

Where a letter appears in brackets following a zoning designation, e.g. RSx(a), the letter corresponds to the 'special restrictions' subsection for that zone.



0 680
Meters

Projection: NAD 1983 UTM Zone 8

Consolidation date:
September 13, 2024

ADMINISTRATIVE REPORT

TO:	City Planning Committee
FROM:	Administration
DATE:	May 5, 2025
RE:	Subdivision Approval – Whistle Bend Phases 12 & 13

ISSUE

Subdivision approval for 16.2 ha of Lot 465 (REM), Group 804, Plan 26555 LTO, Lot 549, Plan 2019-0003 LTO, Lot 769, Plan 2019-0025 LTO, and vacant Commissioner's land comprising phases 12 and 13 of Whistle Bend.

REFERENCE

- [Zoning Bylaw 2012-20](#)
- [Subdivision Control Bylaw 2012-16](#)
- [Development Agreement Regulations Bylaw 2012-15](#)
- Subdivision Sketch (Attachment 1)
- Location Sketch (Attachment 2)

HISTORY

Phases 12 and 13 of Whistle Bend were first brought to Council as Bylaw 2022-43, which served to rezone the subject area. This Bylaw was followed by subdivision approval by Council on February 27, 2023, with the condition that a development agreement was executed between the Government of Yukon (YG) and the City of Whitehorse. As per regulations in the Municipal Act, this approval expired on February 27, 2025. The development agreement remains in place. Administration is now bringing forward a new approval for phases 12 and 13 of Whistle Bend. In accordance with the City's Subdivision Control Bylaw 2012-16, Council is the approving authority for subdivisions that result in the creation of six or more lots.

As part of the Future Areas planning work for Whistle Bend, space for a new City firehall was identified in Phase 13 and is shown on the subdivision sketch at Proposed Lot H.

ALTERNATIVES

1. Approve the subdivision with conditions; or
2. Do not approve the subdivision.

ANALYSIS

Lot Layout and Design

The application area consists of approximately 16.2 ha of vacant Yukon land. The layout and design of phase 12 and 13 have not changed since their approval in 2023 and construction of infrastructure is well underway.

All of the proposed lots conform to the applicable zoning regulations of Zoning Bylaw 2012-20. The details of each phase are as follows:

	Phase 12	Phase 13
Multiple Family Lots (RCM)	3 Lots	3 Lots
Multiple Family Lots (RCM2)	N/A	2 Lots
Commercial Lots (CM2x)	N/A	2 Lots
Public Use Lots (PS/PU)	1 Lot	2 Lots
Walkways, Greenbelts, PUL	4 Lots	5 Lots
Total Lots	8 Lots	14 Lots
Estimated Number of Units*	35 – 70 Units	236 – 390 Units

**Range in number of units is due to minimum and maximum density requirements in multiple family zones.*

Street naming was identified through the Whistle Bend Master Plan. The theme for street names in Whistle Bend remains northern steamships. Two new road names, Shamrock Road and Sunbeam Place, are proposed.

All lots created through the proposed subdivision approval will be accessed by way of a network originating from Whistle Bend Way and Casca Boulevard.

The roads and lanes shall be constructed as per the specifications of the City's Servicing Standards Manual. All proposed development lots within the proposed subdivision area will be fully serviced.

Development Agreement

The development agreement, executed on March 6th, 2023, between the City of Whitehorse and YG remains in place, and is set to guide the development of phase 12 and 13.

Public Use Land Dedication and Development Cost Charges (DCCs)

Approximately 30% of the total developed area (255 ha) of the complete Whistle Bend neighbourhood is dedicated to greenbelts and corridors.

The land dedication proposed through this subdivision will be satisfied through the creation of a one-hectare greenbelt lot within phase 13.

Residential Development Cost Charges for the residential lots will be collected at the time of building permit application.

City Firehall

Through the Future Areas planning work that was undertaken in 2018, a lot for a future City firehall was identified in Phase 13, shown as Proposed Lot H in the subdivision sketches. This lot is currently zoned PS-Public Service, which includes emergency and protective services as a principal use.

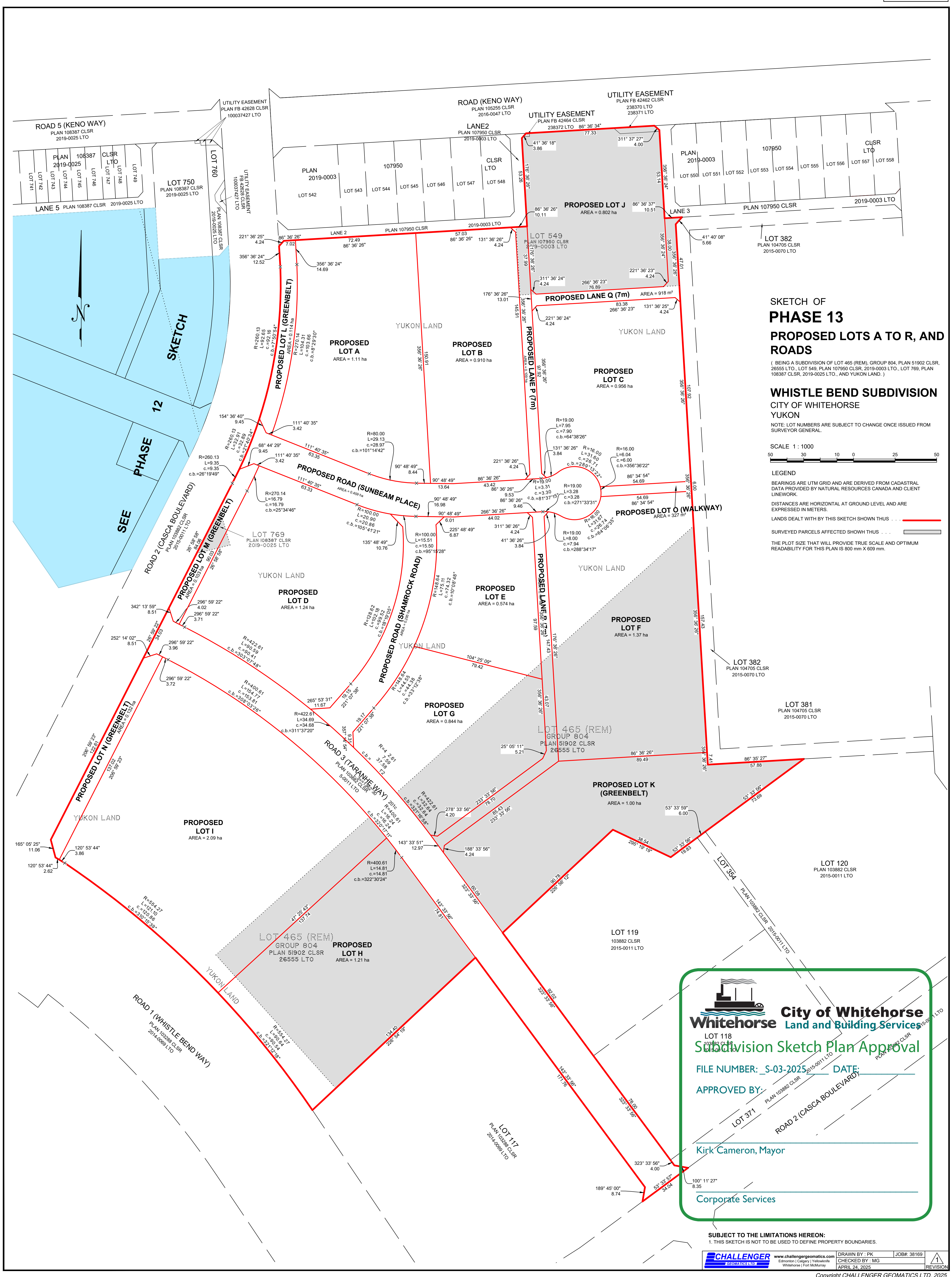
Having a firehall in Whistle Bend is critical as a significant portion of the neighbourhood is outside the current 10 minute response time area for the City's Fire Department. Where construction is taking place outside the 10 minute response time window, there are impacts to building requirements under the National Building Code as adopted by the Building Standards Act. It is crucial to the City's fire response and building permitting processes that the City acquire this lot and construct a firehall.

As the City is expecting to acquire this lot at no cost, similar to other public utility lots transferred to the City in Whistle Bend, Administration is recommending that the subdivision approval be conditional upon an amendment to the current development agreement. This amendment would state that the proposed firehall be transferred to the City, for nominal value, with the method of transfer to be determined at a later date.

ADMINISTRATIVE RECOMMENDATION

THAT Council approve the subdivision of approximately 16.2 ha of land for the creation of new residential, commercial, and public service lots, lanes, roads, greenbelts, walkways, and public utility lots, for the areas known as Whistle Bend Phases 12 and 13, as shown on the proposed subdivision sketches, with the following condition:

“THAT the current development agreement, executed on March 6, 2023, be amended to state that all right, title, and interest in Proposed Lot H be transferred to the City, for nominal value, at the earliest opportunity to facilitate the construction of a City firehall.”



**SKETCH OF
PHASE 13
PROPOSED LOTS A TO R, AND
ROADS**

(BEING A SUBDIVISION OF LOT 465 (REM), GROUP 804, PLAN 51902 CLSR, 26555 LTO, LOT 549, PLAN 107950 CLSR, 2019-0003 LTO, LOT 769, PLAN 108387 CLSR, 2019-0025 LTO, AND YUKON LAND.)

**WHISTLE BEND SUBDIVISION
CITY OF WHITEHORSE
YUKON**

NOTE: LOT NUMBERS ARE SUBJECT TO CHANGE ONCE ISSUED FROM SURVEYOR GENERAL.

SCALE 1 : 1000

LEGEND


BEARINGS ARE UTM GRID AND ARE DERIVED FROM CADASTRAL DATA PROVIDED BY NATURAL RESOURCES CANADA AND CLIENT LINENWORK.

DISTANCES ARE HORIZONTAL AT GROUND LEVEL AND ARE EXPRESSED IN METERS.

LANDS DEALT WITH BY THIS SKETCH SHOWN THUS . . .

SURVEYED PARCELS AFFECTED SHOWN THUS . . .

THE PLOT SIZE THAT WILL PROVIDE TRUE SCALE AND OPTIMUM READABILITY FOR THIS PLAN IS 800 mm X 609 mm.



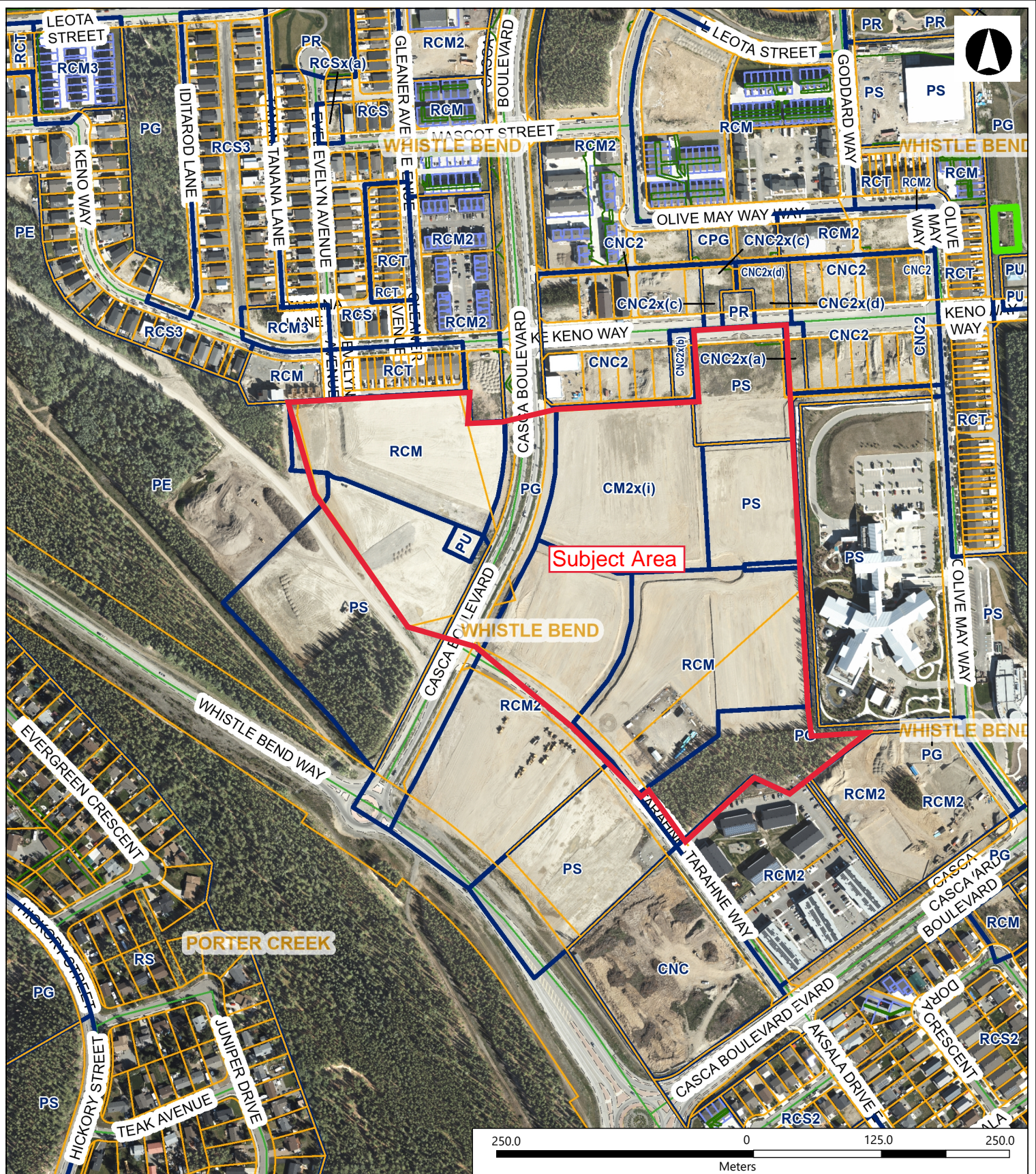
City of Whitehorse
Land and Building Services

Subdivision Sketch Plan Approval

FILE NUMBER: S-03-2025 DATE: APRIL 24, 2025

APPROVED BY: Kirk Cameron, Mayor

Corporate Services



SCALE:
1: 5,000

DATE:
5/05/2025

FILE:
S-03-2025
N/A

DWN BY:
JN

REV NO:
1

CITY OF WHITEHORSE - LAND AND DEVELOPMENT SERVICES

Location Sketch Whistle Bend 12&13
Approximate Subdivision Area



ADMINISTRATIVE REPORT

TO:	City Planning Committee
FROM:	Administration
DATE:	May 5, 2025
RE:	Conditional Use Application – 122 Copper Road – <i>For Information Only</i>

ISSUE

Application for Conditional Use approval to allow offices on the ground floor and more than 50% of the gross floor area of the building at 122 Copper Road (Lot 67, Whitehorse Industrial Sub Division, Plan 90-80 LTO YT).

REFERENCE

- [Zoning Bylaw 2012-20](#)
- Location Sketch (Attachment 1)
- Elevations and Floor plan (Attachment 2)

HISTORY

The property at 122 Copper Road is currently vacant and the applicant has proposed a 2-storey office building that will be rented by an environmental engineering company. The Zoning Bylaw allows offices on the second floor as a principal use, but the offices proposed on the main floor, which are in excess of 50% of the gross floor area, require conditional use approval.

The proposed schedule for consideration of the Conditional Use application is:

Newspaper Ad	April 25, 2025	Public Input Session	May 12, 2025
Letter Notification	April 25, 2025	Report to Committee	May 20, 2025
Planning Committee	May 5, 2025	Council Decision	May 26, 2025

ANALYSIS

Zoning Bylaw

The current zoning for the subject property is CIM – Mixed Use Commercial/ Industrial. The stated purpose of the CIM zone is “*To provide a transition zone for the development of service commercial and clean industrial uses near the city centre.*” The Zoning Bylaw does have ‘offices (above the ground floor)’ as a listed principal use in the CH zone, but ‘offices on the ground floor or more than 50% of the gross floor area of the building’ are listed as a conditional use in the CIM zone.

Section 4.9.5 of the Zoning Bylaw provides criteria for Council to consider when evaluating a conditional use application. These criteria include:

Design and Character: The building design and function of the lot is not out of character with other buildings in this neighbourhood.

Parking and traffic: The proposed site plan provides the required number of parking spaces for office use based on the amount of gross floor area of the proposed building.

Capacity of Infrastructure: The proposal has been reviewed by Engineering Services and deemed to meet relevant guidelines and bylaws.

Impact on neighbouring properties: Typically, office use does not produce effects that may impact neighbouring properties such as noise, odour, smoke, light, or vibration. The establishment of the commercial use will increase traffic as anticipated.

Plans and Policies: The Official Community Plan (OCP) designates this land industrial/commercial which is intended to accommodate a mix of light industrial and car-oriented commercial uses that occur primarily within enclosed buildings. The OCP also identifies a need for additional Industrial/Commercial land within the City boundary.

The proposed development will meet all other relevant regulations in the Zoning Bylaw, OCP and other City policies and bylaws.

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 May 12, 2025. Government of Yukon, Kwanlin Dün First Nation and the Ta'an Kwäch'än Council were notified by mail. A notice of the proposed development was placed in local newspapers on April 25, 2025, as per the notification requirements in the Zoning Bylaw.



56 - 11th AVENUE, WHITEHORSE, YT, Y1A 4H9 P: 336-0818

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Legend

Notes

GENERAL NOTES:

- DO NOT SCALE FROM DRAWINGS.
- DIMENSIONS TO FACE OF FRAMING UNLESS NOTED OTHERWISE.

2	ISSUED FOR DP REV. 1	24.08.19
1	ISSUED FOR DP	24.07.15
Issued		YY.MM.DD

Permit-Seal

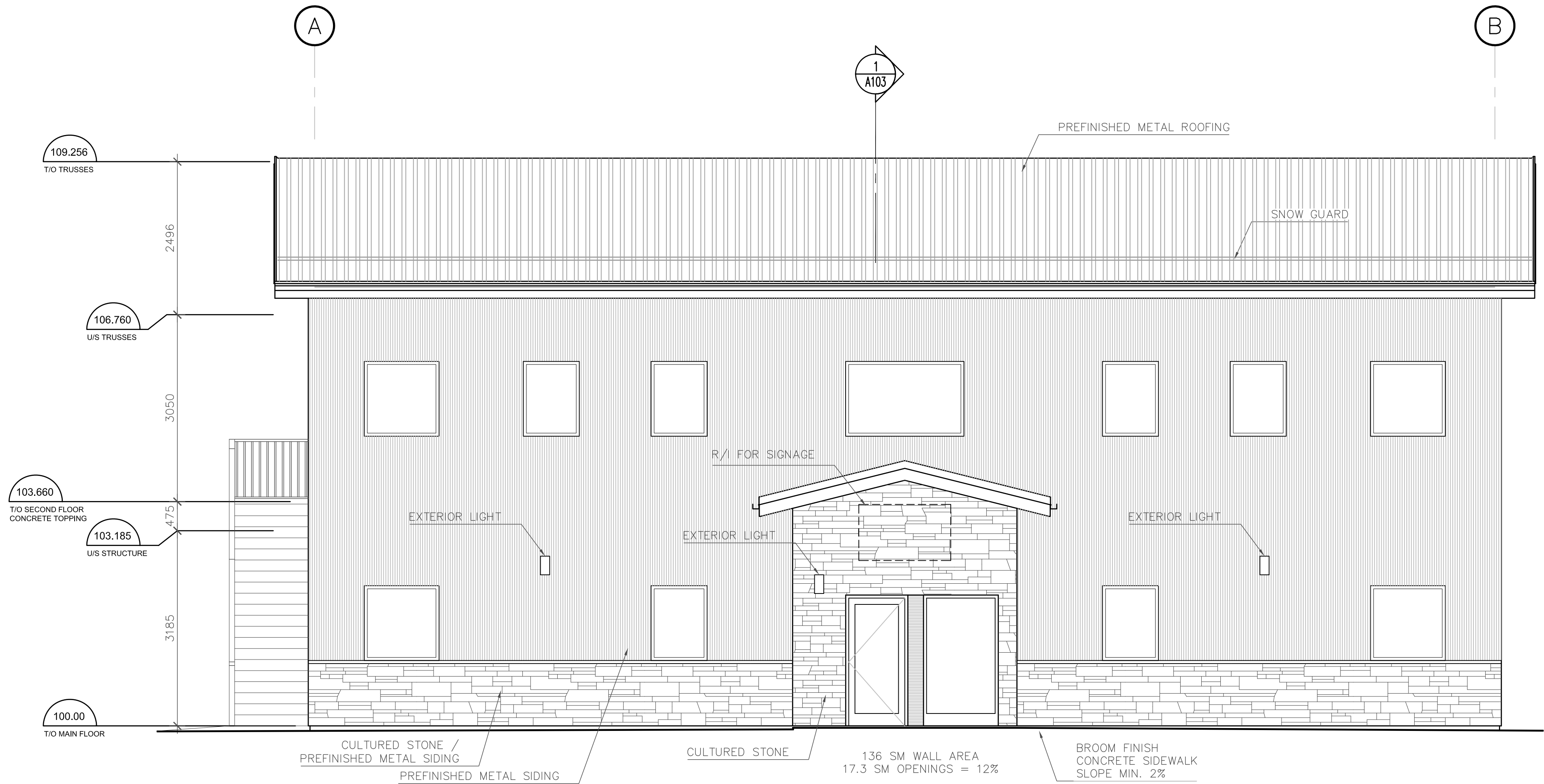
Client/Project
LOT 67

WHITEHORSE, YT

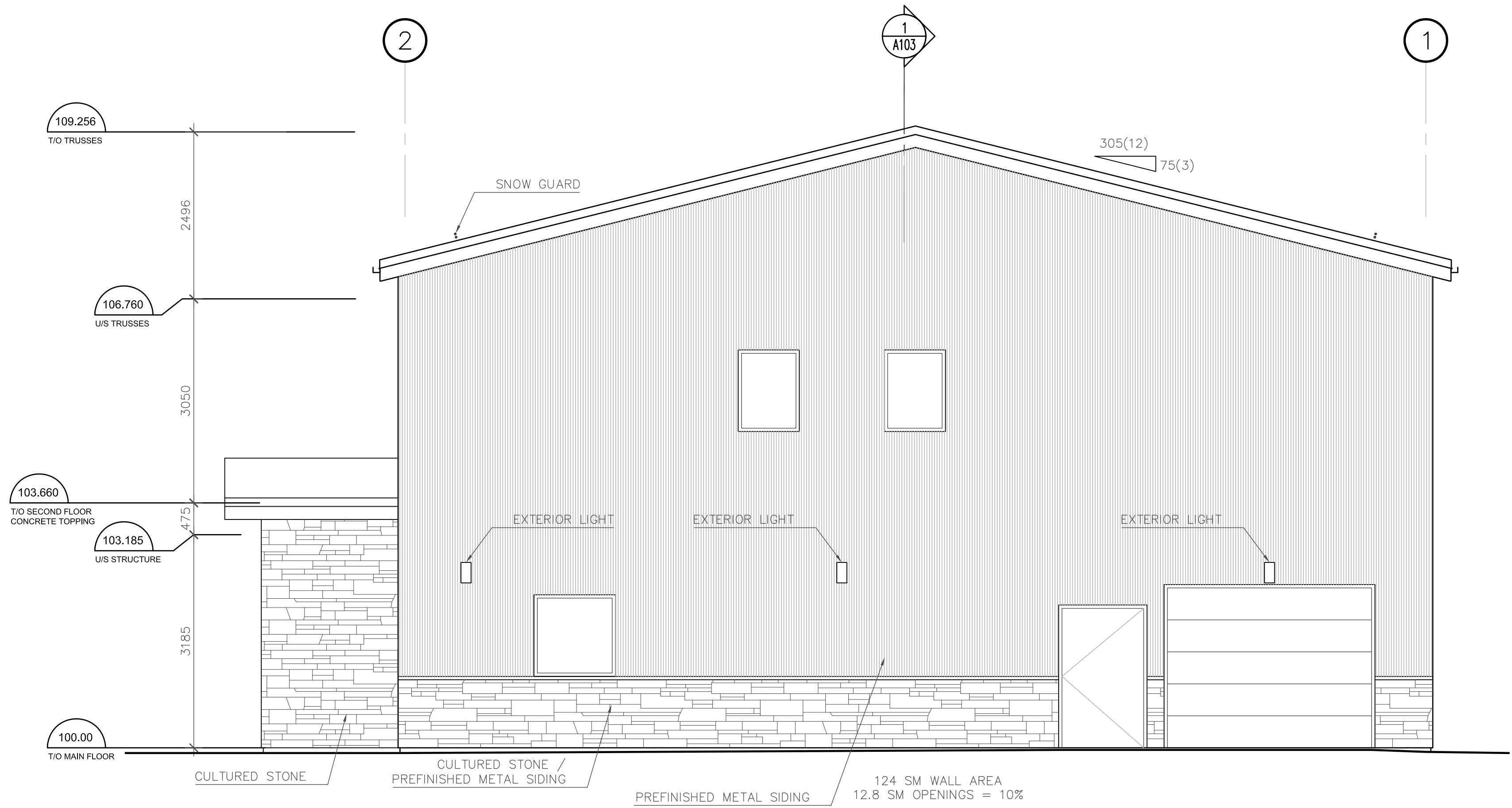
Title
BUILDING ELEVATIONS

Project No. CDW-2024.03	Scale 1:50	
Drawing No.	Sheet	Revision

A201 3 of 4 0



1
A201
ELEVATION
1:50



2
A201
ELEVATION
1:50



56 - 11th AVENUE, WHITEHORSE, YT, Y1A 4H9 P: 336-0818

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Legend

Notes

- GENERAL NOTES:
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2	ISSUED FOR DP REV. 1
1	ISSUED FOR DP
Issued	YY.MM.DD

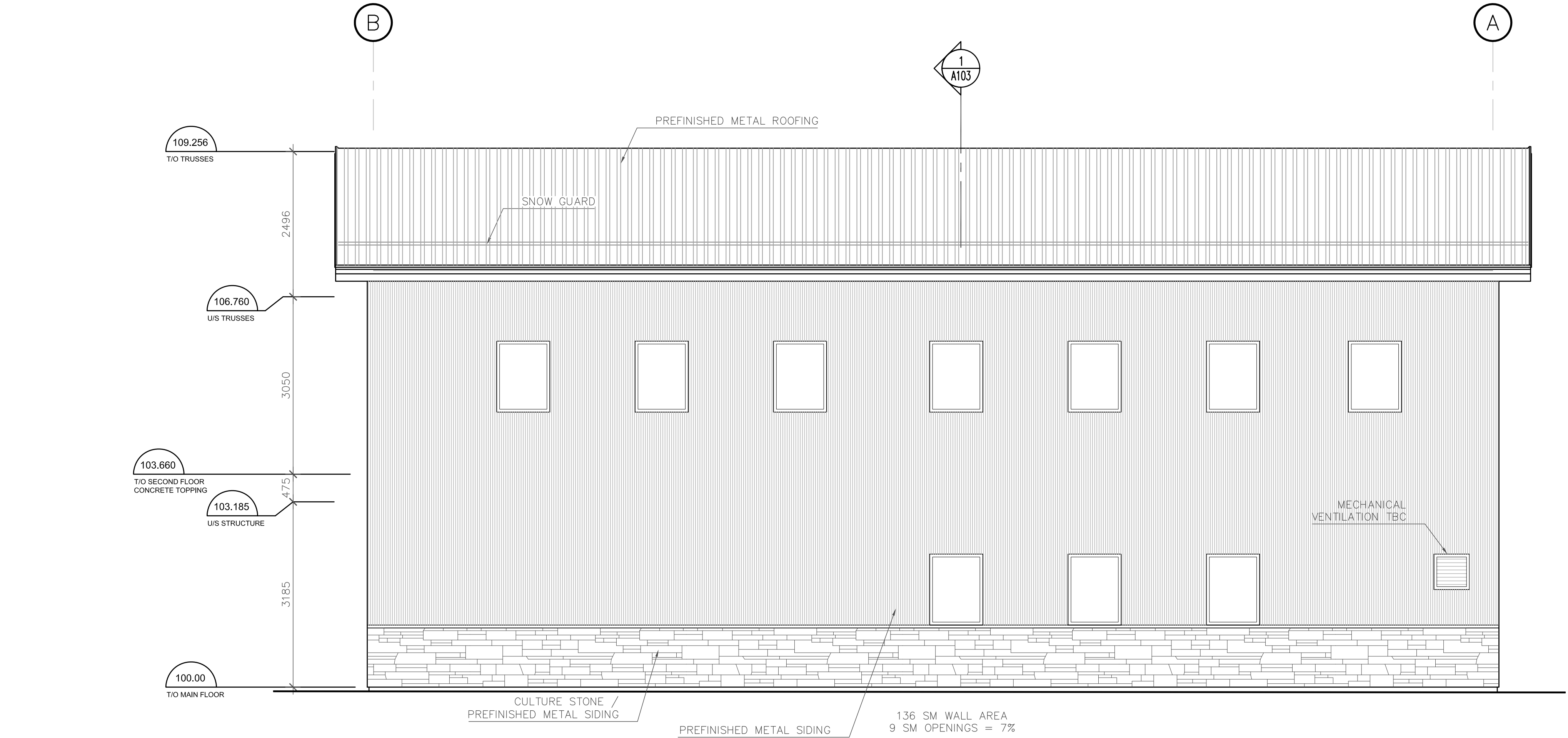
Permit-Seal

Client/Project
LOT 67

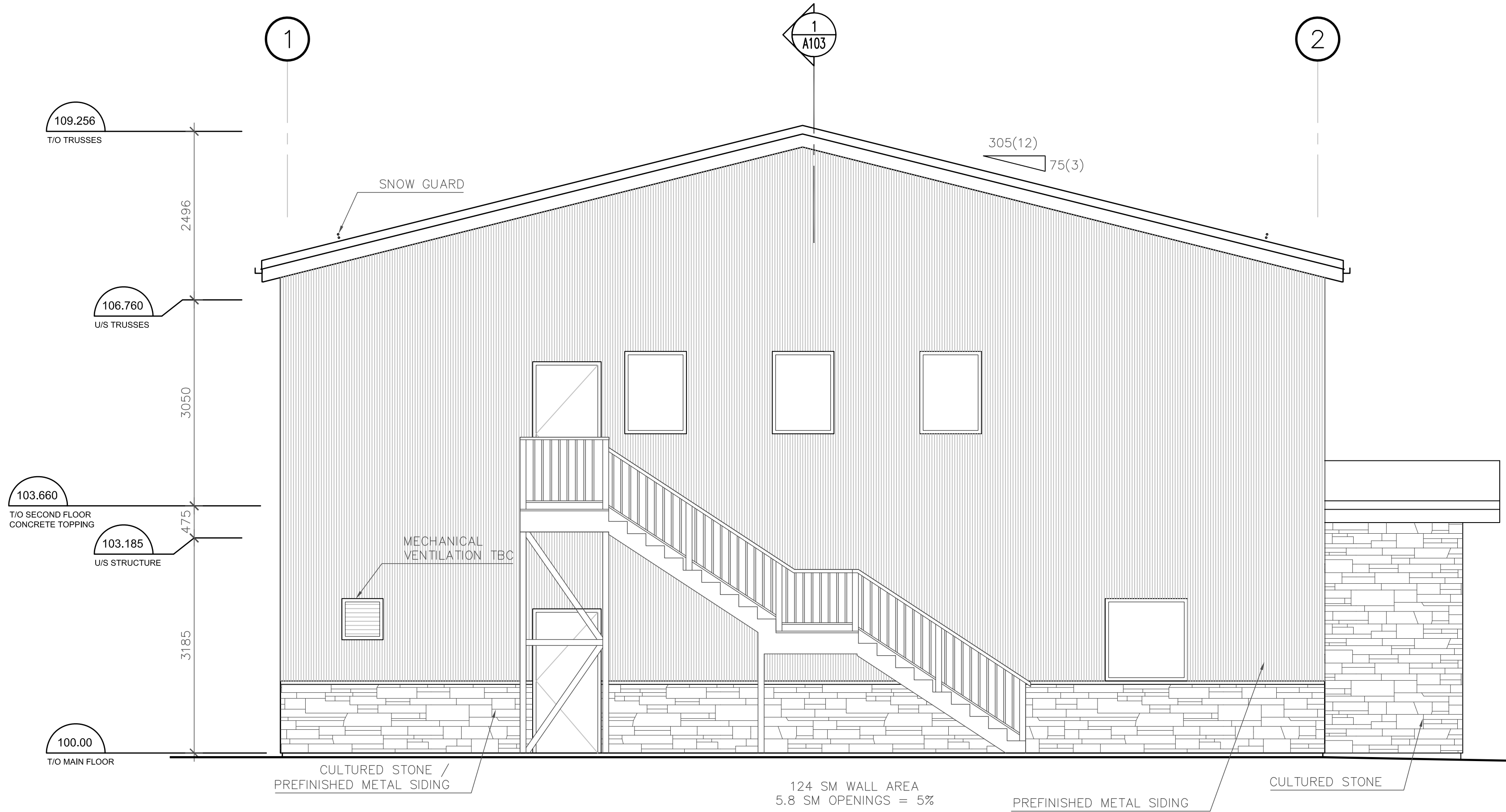
WHITEHORSE, YT

Title
BUILDING ELEVATIONS

Project No.	Scale	
CDW-2024.03	1:50	
Drawing No.	Sheet	Revision
A202	3 of 4	0



1 ELEVATION
A202 1:50



2 ELEVATION
A202 1:50

CITY OF WHITEHORSE
DEVELOPMENT SERVICES COMMITTEE
Council Chambers, City Hall



Chair: Paolo Gallina

Vice-Chair: Jenny Hamilton

May 5, 2025

Meeting #2025-09

-
1. Building and Plumbing Bylaw Amendment – Section 86
Presented by Lindsay Schneider, Director of Development Services
 2. New Business

ADMINISTRATIVE REPORT

TO:	Development Services Committee
FROM:	Administration
DATE:	May 5, 2025
RE:	Building and Plumbing Bylaw Amendment – Section 86

ISSUE

March 17, 2025 Motion to amend Building and Plumbing Bylaw thermal insulation requirements.

REFERENCE

- [Yukon Building Standards Act](#)
- [National Building Code of Canada](#)
- [Building and Plumbing Bylaw 99-50](#)
- Proposed Bylaw 2025-24 (Attachment 1)

HISTORY

The Building and Plumbing Bylaw was originally adopted in October 1999 to administer standards for construction, demolition, removal, or alteration of any building or structure within municipal boundaries, as per the *Yukon Building Standards Act* and the *National Building Code of Canada* (NBC). Administration is bringing forward edits to harmonize the Bylaw with the NBC and to modify thermal insulation requirements as described in a March 17, 2025 Motion.

ALTERNATIVES

1. Proceed with the amendments under the bylaw process; or
2. Do not proceed with the amendment.

ANALYSIS

The changes being proposed by Bylaw 2025-24 include removing redundant requirements that construction adhere to the NBC and National Energy Codes which are adopted through the Yukon Building Standards Act, as well as waiving insulation continuity between footings and unheated floor slabs. The National Building Code of Canada mandates that insulation required by its provisions is installed in a continuous manner. In Whitehorse unheated floor slabs are not required by the NBC to have insulation under them, but rather this is required by the Building and Plumbing Bylaw. This amendment will clarify where underfloor insulation is not required.

ADMINISTRATIVE RECOMMENDATION

THAT Council direct that Bylaw 2025-24, a bylaw to amend the Building and Plumbing Bylaw be brought forward for consideration under the bylaw process.

CITY OF WHITEHORSE

BYLAW 2025-24

A bylaw to amend the “Building and Plumbing Bylaw 99-50.”

WHEREAS section 220 of the *Municipal Act* provides that the power to adopt a bylaw or pass a resolution includes the power to amend or repeal the bylaw or resolution unless the Act or any other Act expressly provides otherwise; and

WHEREAS section 265(h) of the *Municipal Act* authorizes a municipal council to pass bylaws respecting the construction, demolition, removal, or alteration of any building or other structure, subject to the Building Standards Act, building standards or codes, and regulation; and

WHEREAS section 266(c) of the *Municipal Act* provides that, without restricting section 265, council may by bylaw provide for a system of licenses, inspections, permits, or approvals; and

WHEREAS the National Building Code sets out modern energy standards for residential buildings; and

WHEREAS the City of Whitehorse sets out similar energy standards in Section 86 of the Building and Plumbing Bylaw; and

WHEREAS it is desirable that City of Whitehorse building requirements be consistent with the National Building Code;

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

1. Section 86 of the Building and Plumbing Bylaw 99-50 is hereby amended by repealing subsection (2) and subsection (3);
2. Section 86(4) is hereby amended to read:

“86. (2) Buildings and additions to which this section applies pursuant to Subsection 86(1), shall meet the following minimum thermal insulation values:”;
3. Section 86(4)(d) of the Building and Plumbing Bylaw is amended to read:

“86. (2)(d) “Slabs on ground – RSI 1.8 (R10), but builders shall not be required to extend insulation over concrete footings”;
4. The amended clause shall read as follows:

“86. Energy Efficiency

 - (1) This section applies to site and factory built buildings and additions to buildings intended to be occupied during the heating season, excluding residential accessory structures and unheated buildings.

Bylaw 2025-24
Building and Plumbing Amending Bylaw

- (2) Buildings and additions to which this section applies pursuant to Subsection 86(1), shall meet the following minimum thermal insulation values:
- (a) Walls including foundation above and below grade – RSI 4.9 (R28);
 - (b) Ceilings throughout – RSI 10.57 (R60);
 - (c) Floors above unheated spaces – RSI 4.9 (R28);
 - (d) Slabs on ground – RSI 1.8 (R10), but builders shall not be required to extend insulation over concrete footings;
 - (e) Slabs on ground containing radiant heat – RSI 3.5 (R20)
 - (f) Concealed floor space or crawl space from grade – RSI 1.8 (R10);
 - (g) Insulation with a thermal resistance of not less than RSI 1.8 (R10) shall be installed around the perimeter of a building extending not less than 600 mm (2 feet) from the building face immediately above or at footing level;
 - (h) Doors excluding glazing shall have a minimum thermal resistance of RSI 2.1 (R12);
 - (i) Windows and glazing installed shall have a minimum thermal resistance U value of $1.4\text{W/m}^2\cdot\text{K}$ (R4).
- (3) Alternatives to the insulation requirements of section 86(2) of this bylaw may be determined through the use of energy computer modelling resulting in an equivalent performance.
- (4) Notwithstanding subsections 86(1) to 86(3) of this bylaw, the requirements for minimal thermal insulation values for mobile homes located in areas zoned RP–Residential Mobile Home Park may be determined through the use of energy computer modelling resulting in an EnerGuide Rating System value of 78 or an equivalent value as determined and approved by the authority having jurisdiction.”

This bylaw shall come into full force and effect upon final passage thereof.

FIRST and SECOND READING:

THIRD READING and ADOPTION:

Kirk Cameron, Mayor

Corporate Services

CITY OF WHITEHORSE
CITY OPERATIONS COMMITTEE
Council Chambers, City Hall



Chair: Eileen Melnychuk

Vice-Chair: Lenore Morris

May 5, 2025

Meeting #2025-09

-
1. New Business

CITY OF WHITEHORSE
COMMUNITY SERVICES COMMITTEE
Council Chambers, City Hall



Chair: Jenny Hamilton

Vice-Chair: Paolo Gallina

May 5, 2025

Meeting #2025-09

-
1. Spring Recreation Grant Allocations
Presented by Keri Rutherford, Manager, Recreation Services
 2. New Business

ADMINISTRATIVE REPORT

TO:	Community Services Committee
FROM:	Administration
DATE:	May 5, 2025
RE:	Spring Recreation Grant Allocations

ISSUE

Approval of the grant recommendations for Spring Recreation Grant allocations.

REFERENCE

- [Recreation Grant Policy](#)
- 2025 Spring Recreation Grants (Attachment 1)

HISTORY

Council policy governs the allocation of recreation grants. The Recreation Grant Task Force met on April 10, 2025 to discuss and compile recommendations for funding in accordance with the Recreation Grant Policy.

A total of \$272,824.00 is available for two granting sessions in 2025. The funding available for this session for all Recreation Grant categories is \$190,000.

The total amount received by the City for our Recreation Grant Program in 2025 through the Community Lottery Fund was \$220,000. The City continues to acknowledge Lotteries support in City advertising.

ALTERNATIVES

1. Approve the allocation of the grants as recommended by the Task Force; or
2. Refer the matter back to Administration.

ANALYSIS

The Recreation Grant Task Force received and reviewed 44 applications totaling \$201,735.05 in requests, with 43 applicants deemed eligible for funding.

Applications were submitted in accordance with the Recreation Grant Policy and aligned with one of the four designated funding categories. Ongoing Projects and Initiatives, New Projects and Initiatives, Training and Leadership Development, and Operational Support. The applications were evaluated based on the established evaluation matrix and eligibility criteria. Council has the authority to deny any of the recommendations brought forward by the Task Force. The result of denied recommendations is that some projects might not proceed.

In accordance with Community Lotteries guidelines, requests related to Operations and Maintenance (O&M) are not eligible for funding. This means that all of the O&M requests received are funded using the City's contribution of \$52,824.00.

The applications received, together with the recommendations of the Task Force and any applicable conditions, are listed in the attached summary sheet identified as Attachment 1.

\$187,035.05 is recommended for allocation by the Recreation Grant Task Force and is within the amount of funding available.

Where funding recommendations do not reflect the full amount requested, it is typically because certain elements of the application may be eligible under a different program or only a portion met the eligibility criteria for consideration.

ADMINISTRATIVE RECOMMENDATION

THAT Council approve the allocation of \$187,035.05 for Recreation Grants as recommended by the Recreation Grant Task Force.

2025 Spring Recreation Grants

#	Applicant	Priority/Type	Project	Last Funded Year	Last Funded Amount	Amount Requested	Amount Recommended
1	Big Brothers Big Sisters Yukon	New Projects and Initiatives	Get the Matches Moving	Spring 2024	\$ 6,000.00	\$ 6,050.05	\$ 6,050.05
2	Climb Yukon Association	New Projects and Initiatives	Route Setting for new wall	Spring 2014	\$ 3,250.00	\$ 7,000.00	\$ 7,000.00
3	Friends of Mount Sima Society	New Projects and Initiatives	Hiking Trail Expansion	Spring 2024	\$ 7,000.00	\$ 7,000.00	\$ 7,000.00
4	Freedom Trails	New Projects and Initiatives	Ground Lesson Programs	Spring 2024	\$ 3,500.00	\$ 5,000.00	\$ 5,000.00
5	The Guild Society	Ongoing Projects and Initiatives	Support for the Guild Society's Program Costs	Fall 2024	\$ 7,000.00	\$ 7,000.00	\$ 7,000.00
6	Gwaandak Theatre Society	Ongoing Projects and Initiatives	14th annual Indigenous Summer Play Readings	Fall 2024	\$ 6,000.00	\$ 7,000.00	\$ 7,000.00
7	Jazz Yukon	Ongoing Projects and Initiatives	Jazz in the Hall	Spring 2024	\$ 2,750.00	\$ 3,250.00	\$ 3,250.00
8	Muaythai Yukon	New Projects and Initiatives	Martial Arts Seminar Program-Continuing Development	Spring 2024	\$ 6,000.00	\$ 7,000.00	\$ 6,000.00
9	Music Yukon	Ongoing Projects and Initiatives	Arts in the Park 2025	Spring 2024	\$ 7,000.00	\$ 7,000.00	\$ 7,000.00
10	Nakai Theatre Ensemble	Ongoing Projects and Initiatives	Nakai Summer Puppets	Spring 2024	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00
11	Pinoy Canadian Volleyball Association	New projects and Leadership development	Volleyball startup league	N/A	N/A	\$ 4,500.00	\$ 4,500.00
12	Tai Chi Association Yukon	Training and Leadership development	Seminar with Grandmaster Yang Jun	N/A	N/A	\$ 2,500.00	\$ 2,500.00

2025 Spring Recreation Grants

#	Applicant	Priority/Type	Project	Last Funded Year	Last Funded Amount	Amount Requested	Amount Recommended
13	Special Olympics Yukon	Ongoing Projects and Initiatives	Golf Program	Spring 2024	\$ 2,100.00	\$ 3,000.00	\$ 3,000.00
14	Screen Production Yukon Association	New Projects and Initiatives	Summer programming for Whitehorse aspiring filmmakers	N/A	N/A	\$ 5,000.00	\$ 5,000.00
15	The Heart of Riverdale	Ongoing Projects and Initiatives	Summer Arts Camps	Spring 2024	\$ 7,000.00	\$ 7,000.00	\$ 7,000.00
16	Whitehorse Bike Kitchen Taskforce	Ongoing Projects and Initiatives	Whitehorse Bike Polo	Spring 2024	\$ 5,500.00	\$ 5,500.00	\$ 5,500.00
17	Whitehorse Nordic Ski Society	Ongoing Projects and Initiatives	Radio Communication and service upgrade	Spring 2024	\$ 5,000.00	\$ 7,000.00	\$ 7,000.00
18	Whitehorse Glacier Bears	Ongoing Projects and Initiatives	Athlete Training	Spring 2024	\$ 10,500.00	\$ 5,000.00	\$ 5,000.00
19	Whitehorse United Soccer Club	Ongoing Projects and Leadership development	Youth Leading Youth-Female soccer development	Fall 2023	\$ 6,044.21	\$ 6,960.00	\$ 6,960.00
20	Yukon Arts Centre Corporation	Ongoing Projects and Initiatives	Youth Arts Education and Transportation Program	Spring 2024	\$ 7,000.00	\$ 7,000.00	\$ 7,000.00
21	Yukon Art Society	Ongoing Projects and Initiatives	Arts Underground Arts and Craft Programming	Spring 2024	\$ 7,000.00	\$ 7,000.00	\$ 7,000.00
22	Yukon Breeze Sailing Society	Training and Leadership	Advanced Training	Spring 2024	\$ 1,000.00	\$ 1,875.00	\$ 1,875.00
23	Yukon Canoe and Kayak Club	New Projects and	Whitehorse Youth Kayaking Camp	Spring 2023	\$ 9,500.00	\$ 7,000.00	\$ 7,000.00
24	Yukon E-Sports Alliance	New Projects and	Support for Events	Spring 2024	\$ 9,000.00	\$ 7,000.00	\$ 6,000.00
25	Yukon Summer Music Camp Society	Ongoing Projects and Initiatives	Yukon Summer Music Camp 2025	Spring 2024	\$ 7,000.00	\$ 7,000.00	\$ 7,000.00
			Total Amount Requested:			\$ 145,635.05	
			Total Amount Available-Spring:			\$ 145,000.00	\$ 143,635.05

2025 Spring Recreation Grants - Operational Support Summary

#	Applicant	Priority/Type	Project	Last funded Year	Last funded Amount	Amount Requested	Amount Recommended
1	Biathlon Yukon	O&M	Operational Support	Spring 2024	\$ 4,000.00	\$ 4,200.00	\$ 4,000.00
2	Climb Yukon Association	O&M	Operational Support	N/A	N/A	\$ 5,000.00	\$ 4,000.00
3	Friends of Mount Sima	O&M	Operational Support	Spring 2024	\$ 3,500.00	\$ 5,000.00	\$ 5,000.00
4	Guild Society	O&M	Operational Support	Fall 2024	\$ 3,500.00	\$ 5,000.00	\$ 4,000.00
5	Special Olympics Yukon	O&M	Electrical Support	Spring 2024	\$ 900.00	\$ 900.00	\$ 900.00
6	The Heart of Riverdale	O&M	Operational Support	Spring 2024	\$ 3,000.00	\$ 5,000.00	\$ 4,000.00
7	Whitehorse Curling Club	O&M	Operational Support	Spring 2024	\$ 3,500.00	\$ 5,000.00	\$ 4,000.00
8	Whitehorse Glacier Bears	O&M	Book keeping services	Fall 2023	\$ 3,500.00	\$ 2,000.00	\$ 2,000.00
9	Yukon Artists At Work Society	O&M	Operational Support	N/A	N/A	\$ 5,000.00	\$ 4,000.00
10	Yukon E-Sports Alliance	O&M	Support for Events	Spring 2024	\$ 2,500.00	\$ 5,000.00	\$ 3,500.00
11	Yukon Church Heritage Society	O&M	Operational support for Museum	Spring 2024	\$ 4,000.00	\$ 5,000.00	\$ 4,000.00
12	Yukon Summer Music Camp	O&M	Summer Music Camp 2025	Spring 2024	\$ 4,000.00	\$ 4,000.00	\$ 4,000.00
					Total Amount Requested:	\$ 51,100.00	
					Total Amount Availablefor Spring	\$ 45,000.00	\$ 43,400.00