



COUNCIL QUESTIONS & ANSWERS

Council Questions – Standing Committee January 5, 2026

1. Semi-Annual Procurement Report (July to December 2025)

a. In the report, which businesses are/aren't local?

The report identifies a mix of local and non-local businesses involved in City work.

Local businesses include Terus Construction; Norcope Enterprises Ltd. (Norcope Construction Group); Duncan's Ltd.; Copperbelt Contracting Ltd.; Castle Rock Enterprises; Arctic Backhoe Services; Yukon Equipment Services; Wildstone Construction Ltd.; Streamline Architects; Lane's Yukon Yardworks Inc.; Opportunities Yukon; and Arctic Backhoe Services.

Non-local businesses identified in the report are Neptune Technology Group Canada Co.; Alphabyte Solutions Inc.; Dillon Consulting; and Wesco.

Overall, the City continues to prioritize local procurement where possible. In 2024, approximately 69% of the City's total expenditures, representing about \$74.2 million, were spent with local businesses.

2. Public Hearing Report – Zoning Amendment – 25 Rhine Way

a. Can Administration provide parking scenarios that show what parking would be required under the existing zoning applied to the site and under the new Zoning Bylaw once adopted?

Administration prepared the Parking scenario analysis below. These figures represent the minimum required parking supply based on hypothetical development proposals. Additional parking supply can be provided at the discretion of a developer. Commercial floor areas are an estimate based on first floor area of Phase 1 Normandy Living at 468 Range Rd. The following analysis is an estimate based on conceptual plans and should be treated as such.

Scenario 1: Current zoning rights (RCM2) under current Zoning Bylaw 2012-20

- Rezoning is not approved
- No commercial uses enabled
- 51 units of senior's housing developed
- One (1) parking space per two (2) dwelling unit parking requirement
- **26 parking spaces required**



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Scenario 2: Zoning rights under Proposed Amendment to CM1 under current Zoning Bylaw 2012-20

- Rezoning approved
- CM1 zoning rights established
- 51 units of senior's housing developed
- One (1) parking space per two (2) dwelling unit parking requirement
 - 26 residential parking spaces required
- 819 m2 of commercial space established (health services and retail)
 - 20 commercial parking spaces required
- ***46 parking spaces required***

Scenario 3: Zoning rights (RMH) under proposed Zoning Bylaw 2025-41

- Rezoning is not approved
- New but equivalent RMH zoning rights established
- No commercial uses enabled
- 51 units of senior's housing developed
- One (1) parking space per two (2) dwelling unit parking requirement
- ***26 parking spaces required***

Scenario 4: Zoning rights (CNN) under proposed Zoning Bylaw 2025-41

- Rezoning approved
- New and equivalent CNN zoning rights established
- 51 units of senior's housing developed
- One (1) parking space per four (4) dwelling unit parking requirement
 - 13 residential parking spaces required
- 819 m2 of commercial space established (Urban Centre non residential)
 - 6 commercial parking spaces required
- ***19 parking spaces required***

3. Public Hearing Report – Zoning Amendment – 25 Rhine Way

- a. Given first reading of this item was in October 2025, are there any timing concerns with this item moving forward that Council should be aware of?*

The applicant initially submitted the application in June 2025, and the Traffic Impact Assessment (TIA) has already extended the review timeline. Any additional delays in the current rezoning process would adversely affect the Normandy Senior Housing Phase 2 schedule. Further delays would postpone the applicant's ability to advance to subsequent stages of development, including lot consolidation and the submission of permitting applications, thereby delaying development permit approval, building permit issuance, and the commencement of construction.