



Minutes of the meeting of the City Planning Committee

Date Monday, July 17, 2017

Location Council Chambers, City Hall

Committee Members Present Deputy Mayor Betty Irwin – Chair
Councillor Robert Fendrick – Vice Chair
Mayor Dan Curtis
Councillor Dan Boyd
Councillor Jocelyn Curteanu
Councillor Samson Hartland
Councillor Roslyn Woodcock

Staff Present Linda Rapp, City Manager
Douglas Hnatiuk, Acting Director of Community and Recreation Services
Valerie Braga, Acting Director of Corporate Services
Mike Gau, Director of Development Services
Peter O'Blenes, Director of Infrastructure and Operations
Patrick Ross, Manager of Land and Building Services

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

1. Land Disposition Policy Update

The existing Land Disposition Policy has been in place since 2010. In response to a request from a non-profit organization, a number of changes to the existing policy are recommended. The Challenge-Disability Resource Group has entered into a sale agreement with the City for the purchase of the development lot at 704 Main Street with plans to provide a mixed-use residential/commercial development for affordable and supportive housing. Affordable housing is a council priority in the City's Strategic Plan. Providing support to this project through the proposed policy amendments aligns with this significant council objective.

The major change to the policy is that the non-refundable deposit provisions will not be triggered for certain developments proposed by non-profit societies on properties being sold by the City. Additional minor amendments are also proposed to provide clarity and address inconsistencies that have been encountered through previous transactions.

Administration confirmed that without changes to the policy no extension of the time frame for completion of a sale could be permitted without activating the non-refundable provisions.

A Committee member asked for additional clarity around the identification that will be acceptable under the policy. Additional clarity was also requested with respect to the maximum time periods allowed when extensions on sale agreements are requested by the purchaser.

Yolande Vachon expressed concern that the name of the project is "Cornerstone" as this name already exists in other buildings.

The recommendation of the City Planning Committee is THAT the Land Disposition Policy dated July 2017 be adopted as presented.



Minutes of the meeting of the City Operations Committee

Date	Monday, July 17, 2017
Location	Council Chambers, City Hall
Committee Members Present	Councillor Samson Hartland – Chair Councillor Roslyn Woodcock – Vice Chair Mayor Dan Curtis Deputy Mayor Betty Irwin Councillor Dan Boyd Councillor Jocelyn Curteanu Councillor Robert Fendrick
Staff Present	Linda Rapp, City Manager Douglas Hnatiuk, Acting Director of Community and Recreation Services Valerie Braga, Acting Director of Corporate Services Mike Gau, Director of Development Services Peter O’Blenes, Director of Infrastructure and Operations Taylor Eshpeter, Acting Manager of Engineering Services

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

1. Budget Amendment – Marwell Lift Station Upgrade Project

The 2017 capital budget includes funds for the Marwell Lift Station upgrade project, including funds added due to the discovery that piping within the station needed to be replaced. Unforeseen conditions delayed the bypass vault portion of the project, resulting in increased costs, and the sole bid received for the replacement of process piping is higher than estimated. Additionally, it is deemed advisable to take advantage of the temporary full station bypass that will occur as part of this project to apply a sprayed concrete protection liner on the walls of the wet well. This could significantly extend the useful life of the wet well and prevent costly repairs in the future.

The increased costs for the completion of this project are above the thresholds for approval by council resolution and therefore a bylaw is required. It is planned to fund the additional costs through Gas Tax and an application is awaiting final approval. In the event that Gas Tax funding is not approved, the increased funding would come from the Water and Sewer Reserve.

The recommendation of the City Operations Committee is THAT Bylaw 2017-26, a bylaw to amend the 2017 to 2020 capital expenditure program by increasing the 2017 Marwell Lift Station Upgrade Project in the amount of \$1,000,000.00, be brought forward for due consideration under the bylaw process.

2. Contract Amendment – Marwell Lift Station Bypass Vault Project

During excavation work for the bypass vault project, it was discovered that the existing pipe is worn too thin to allow valves to be installed. These unforeseen circumstances caused significant delays to the project schedule, and the solution to this issue was to move the location of the proposed vault closer to the river. In order to complete the work at this time, a significantly different construction methodology is needed to manage the high groundwater and saturated sandy soils in the area. In response to a change notice issued by the City, the contractor provided a detailed work methodology and a breakdown of costs for the additional work. The majority of the cost will cover the hiring of a sub-contractor to install sheet piling around the site using a large crane to reduce the flow of groundwater and saturated sands into the excavation.

City Staff and Stantec Consulting have confirmed that the prices submitted by Ketza Construction for this work are reasonable and that the contractor has the knowledge, skills and experience to complete this work.

The recommendation of the City Operations Committee is THAT the contract with Ketza Construction for the 2017 Marwell Lift Station Upgrade Bypass Vault Project be amended in the amount of \$273,891.20, making the total amended price of the contract \$481,591.20.

3. Contract Award – Marwell Lift Station Process Piping Project

Only one bid was received in response to a tender issued for the process piping replacement component of the Marwell Lift Station upgrade project. City Staff and Stantec Consulting have confirmed that the sole bidder is familiar with the scope of work, the prices submitted are reasonable, and the contractor has the knowledge, skills and experience to complete this work.

Considering the critical nature of this infrastructure and the poor condition of the existing piping, any delays to this work increases the risk of a major pipe failure. Such a failure could cause major disruptions to services and could also result in a direct discharge of raw sewage to the Yukon River.

The recommendation of the City Operations Committee is THAT the construction contract for the 2017 Marwell Lift Station Upgrade – Process Piping Replacement project be awarded to Wildstone Construction and Engineering for a net cost to the City of \$2,378,816.00, subject to the passage of the budget amendment bylaw.

4. Tipping Fees for the Humane Society – *For Information Only*

A Committee member asked about the status of the request for the waiver of tipping fees for the Humane Society. Administration confirmed that the request is being considered but more details are needed and the City is awaiting a response to the request for additional information.

5. City's Role in Re-use Discussions – *For Information Only*

In response to a query from a Committee member, administration confirmed that the City is willing to work with any organization that comes forward with a proposal for dealing with re-usable items. In the meantime, City staff continue to participate in discussions on this issue.



Minutes of the meeting of the Community Services Committee

Date	Monday, July 17, 2017
Location	Council Chambers, City Hall
Committee Members Present	Councillor Robert Fendrick – Chair Councillor Samson Hartland – Vice-Chair Mayor Dan Curtis Deputy Mayor Betty Irwin Councillor Dan Boyd Councillor Jocelyn Curteanu Councillor Roslyn Woodcock
Staff Present	Linda Rapp, City Manager Douglas Hnatiuk, Acting Director of Community and Recreation Services Valerie Braga, Acting Director of Corporate Services Mike Gau, Director of Development Services Peter O’Blenes, Director of Infrastructure and Operations

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

1. World Hepatitis Day – *For Information Only*

Brontë Renwick-Shields and Sophia Topper addressed the Committee on behalf of the Blood Ties Four Directions Centre to highlight some of the activities planned for World Hepatitis Day on July 28th. They thanked the City for helping to raise awareness about the global burden of viral hepatitis, and encouraged everyone to get tested.

2. World Softball Championships – *For Information Only*

A Committee member congratulated all the people involved in hosting the World Softball Championships.

3. BC Wildfires – *For Information Only*

A Committee member suggested that the City consider a contribution to the Red Cross to aid the people impacted by the wildfires in BC, and also suggested that fire wise steps should be taken to minimize the risks to Whitehorse.



Minutes of the meeting of the Public Health and Safety Committee

Date	Monday, July 17, 2017
Location	Council Chambers, City Hall
Committee Members Present	Councillor Dan Boyd – Chair Councillor Jocelyn Curteanu – Vice Chair Mayor Dan Curtis Deputy Mayor Betty Irwin Councillor Robert Fendrick Councillor Samson Hartland Councillor Roslyn Woodcock
Staff Present	Linda Rapp, City Manager Douglas Hnatiuk, Acting Director of Community and Recreation Services Valerie Braga, Acting Director of Corporate Services Mike Gau, Director of Development Services Peter O’Blenes, Director of Infrastructure and Operations Tom Wyers, Acting Manager of Bylaw Services

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

1. Sexual Assaults in Whitehorse – *For Information Only*

Lori Garrison addressed the Committee to express concern with the number of women who have had bad experiences dealing with the R.C.M.P. and the Crown Prosecutor in achieving convictions following sexual assaults. She noted that the system is difficult to navigate for well-educated and well-informed women, and therefore it has to be much more difficult for women who do not have such resources. She requested that Council reach out and use all their resources to advocate for women who suffer in this way.

2. Business License and Vehicle for Hire Bylaw Changes

In response to public concerns raised with respect to the owners Vehicle for Hire companies not having to meet the criminal records thresholds that drivers within the industry are required to meet, a review of the Vehicle for Hire Bylaw was initiated. During the review it was determined that changes to the Business License Bylaw would be required.

A minor amendment to the Vehicle for Hire Bylaw is proposed to address the issue, but the review of the Business License Bylaw identified a number of areas where the requirements for criminal records checks were inconsistent or inadequate. Additionally, the provisions for suspending or revoking a business license and the ability for a business owner to appeal the decision of a Designated Officer needed to be addressed. It was determined that a re-write of the bylaw would be appropriate to create a clearer and more easily understood bylaw.

Administration advised that minor wording changes will be incorporated into the bylaw to indicate that the designated officer may use discretion when exercising the authority to grant, suspend or revoke licenses pursuant to the provisions of this bylaw. These changes are indicated in response to issues raised by the Human Rights Commission.

The recommendation of the Public Health and Safety Committee is THAT Bylaw 2017-23, a bylaw to amend the Vehicle for Hire Bylaw, be brought forward for due consideration under the bylaw process; and

THAT Bylaw 2017-24, a bylaw to provide for the licensing and regulating of businesses in the City of Whitehorse, be brought forward for due consideration under the bylaw process.



Minutes of the meeting of the Development Services Committee

Date	Monday, July 17, 2017
Location	Council Chambers, City Hall
Committee Members Present	Councillor Jocelyn Curteanu – Chair Deputy Mayor Betty Irwin – Vice Chair Mayor Dan Curtis Councillor Dan Boyd Councillor Robert Fendrick Councillor Samson Hartland Councillor Roslyn Woodcock
Staff Present	Linda Rapp, City Manager Douglas Hnatiuk, Acting Director of Community and Recreation Services Valerie Braga, Acting Director of Corporate Services Mike Gau, Director of Development Services Peter O’Blenes, Director of Infrastructure and Operations

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



Minutes of the meeting of the Corporate Services Committee

Date	Monday, July 17, 2017
Location	Council Chambers, City Hall
Committee Members Present	Councillor Roslyn Woodcock – Chair Councillor Dan Boyd – Vice Chair Mayor Dan Curtis Deputy Mayor Betty Irwin Councillor Jocelyn Curteanu Councillor Robert Fendrick Councillor Samson Hartland
Staff Present	Linda Rapp, City Manager Douglas Hnatiuk, Acting Director of Community and Recreation Services Valerie Braga, Acting Director of Corporate Services Mike Gau, Director of Development Services Peter O’Blenes, Director of Infrastructure and Operations Edward Duru, Policy Analyst

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

1. 2017 Citizen Survey Report – *For Information Only*

A citizen survey has been conducted during each Council's term of office since 1999. This is consistent with practices by other Canadian municipalities. The purpose of this year's survey was to collect information on the perspectives of Whitehorse citizens on programs and services provided to residents by the City. The 2017 survey was completed by approximately 600 residents. Overall Whitehorse is rated as a great place to live and residents speak positively about their experience and the level of service provided by the City.

There being no further business, the meeting adjourned at 7:04 p.m.

Adopted at the regular council meeting on July 24, 2017

ORIGINAL MINUTES SIGNED BY:

"Dan Curtis"

Dan Curtis, Mayor

"N. L. Felker"

Norma L. Felker, Assistant City Clerk