

PUBLIC HEARING

Bylaw 09-18 Official Community Plan Amendment No. 5
Bylaw 09-19 Zoning & Heritage Management Plan Amendment No. 2

7:00 PM Wednesday, September 9, 2009 in Council Chambers.

Attendance

City of Dawson:

Mayor John Steins
Councillors Diana Andrew
Ashley Doiron
Rick Riemer

CAO Eldo Enns
Secretary Karen Fischer

Consultant Mark Wickham – Across the River Consulting

Community Members:

Diana McCreedy	Helen Bowie
Madeline Gould	Bill Bowie
John Gould	Darcy Braga
Gigi Bigras	Philippe Bartholomeus
Shirley Pennell	Terri Turrai
Garry Gammie	Stephen Johnson
Cam Sigurdson	Judith Blackburn-Johnson
Byrun Shandler	Joy Taylor
Sylvia Burkhard	Jim Regimbal

Mayor Steins called the Public Hearing for Bylaw 09-18 Official Community Plan Amendment No. 5 and Bylaw 09-19 Zoning & Heritage Management Bylaw Amendment No. 2 Bylaw to order.

Mayor Steins advised all present that pursuant to the Municipal Act, Council is required to hold public hearings on Zoning and OCP bylaws in order to receive community feedback. This meeting is for the discussion of the bylaws and not for the discussion of the proposed locations of several specific infrastructure projects proposed for Dawson. He advised that Mr. Wickham is present to review the proposed amendments for the benefit of the community members present.

Mr. Wickham advised all present that his purpose at this meeting is to facilitate the process. Mr. Wickham reviewed the proposed changes providing clarity for the citizens present.

The OCP amendment is 2 changes. One is to facilitate the Yukon College addition to SOVA amending the 3 lots at the corner of 3rd Ave and Queen Street from Core

Commercial to Public Use. The second effects the corner of 5th Ave and Turner Street, amending a 150' x 250' section from *Public Use* to *Multi-Unit Residential*.

Mr. Wickham noted the Zoning Bylaw amendment involves 4 changes, 2 to text and 2 to maps. The text changes add *Health Services* to permitted use in *Public Use*. *Health Services* is defined as outpatient services. He noted that the current zoning already allows for a hospital at a *public* location. The second text change adds *Outdoor Participant Recreation Services* as a discretionary use in *Open Space*. This would allow for an outdoor skate park in *Open Space* zoning.

The mapping changes in this bylaw reflect the changes in the OCP bylaw.

Mr. Wickham provided clarification and confirmation that the Zoning amendments are not site specific; they affect each and every site with the noted zoning, i.e. any site zoned public use will now include as a permitted use *health services*.

Dina Grenon asked if there is opportunity to make changes to these proposed amendments and what the time line is for them.

Mr. Wickham advised that there is opportunity to make changes. These bylaws have received 1st reading in early August. We are now at the public hearing stage. The bylaws will go to 2nd reading, then the OCP must receive ministerial review. This step can take up to 45 days. After ministerial review and approval of OCP both bylaws may proceed to 3rd reading.

Shirley Pennell asked about *multi unit residential* what does that mean and does it include a hospital. *Multi-unit residential* allows for an apartment with a maximum density and does not include a hospital.

Diana McCreedy asked about hospital, outpatient, health services and asked how Mr. Wickham arrived at that location.

Mayor Steins advised the Across the River Consulting had been engaged at the request of Council to review all the large infrastructure projects, provide a "big picture" on how these developments could take place in an orderly fashion and what the City needs to do in order to facilitate all proposed projects with the least amount of bumps in the road. Mr. Wickham has presented a report to Council. Decisions have and will be made in consultation with the report, Municipal Act requirements, Zoning and OCP bylaws and community consultation.

Councillor Andrew reminded that the addition of *health services* is not site specific, but applies to all areas zoned *public use*.

Gigi Bigras asked why add *health services* to *public use*.

Mayor Steins responded noting that a hospital, including outpatient services, is earmarked for this town. It may happen now, it may happen next year. OCP and Zoning amendments must be in place to facilitate such a project. We don't want to loose any of the proposed projects, some of which are time sensitive, because the City had not done its due diligence.

Stephen Johnson asked which of the projects are time sensitive.

Re-building of Korbo Apartments must be completed by March 2011. That project is part of the Federal stimulus funding. Also time sensitive is the Yukon College/SOVA expansion and the Wastewater Treatment Plant.

Mayor Steins noted that the changes to these bylaws do not mean Council is endorsing any location for any project.

Diana McCready inquired how Council decides on the priorities? Are there any plans available to view?

Mayor Steins reminded that this is not the issue tonight. Tonight is to discuss issues of the bylaws, not to be confused with endorsing or rejecting any plans.

Byrun Shandler asked when the public would have an opportunity to provide input on the hospital. He was advised that the City had no input on that location. Concerns regarding the hospital location should be addressed to the MLA. Mr. Shandler countered that zoning changes accommodate a hospital at that location, enabling YG and YHC to proceed with their project without public consultation. The meeting with the Hospital Corp did not provide the community the opportunity to ask the questions the community wanted to ask. He continued comparing this proposed project to the proposal for a sewage treatment lagoon at lot 1058/59 and the citizens need to demand a referendum in order to be heard. By proceeding with the zoning changes now, it eliminates the citizen's ability to speak. Council can control how quickly zoning changes are completed and thus how fast the project can proceed. Mr. Shandler expressed confusion at the fact that there are several proposed infrastructure projects on the horizon, yet Council is opposed to talking about the placement of these projects.

Mayor Steins commented that there is a balance between listening and hearing public input and concerns & the elected officials making a decision. Council is not saying they will not hold a public meeting on the placement of projects.

Councillor Andrew commented that that decision will be made by the community on October 15 (election day).

Joy Taylor stated that YTG jams projects they decide our community needs down our throats; our MLA has no reaction when questioned by citizens; when will Mayor and Council stand up for the citizens of the community?

Mayor Steins replied that Council would not be acting responsibly to act without research. They have a responsibility to look at both sides, the community input and the consequences of delaying or blocking a proposal, even if just temporarily.

Diana McCready asked if other locations had been advertized? And was advised that the City uses its website, posters, rolling ads, newspapers etc and citizens can come to Council, we are very accessible.

Helen Bowie commented that at the Hospital Corp meeting YHC reviewed other locations and reasons why they are not acceptable. People have had a chance to voice their opinions. Council should pass the bylaws and enable the options.

Dina Grenon asked for clarification on the SOVA portion of the amendments. What if you don't agree with all the components of the proposed amendments?

Mayor Steins advised that we are between 1st and 2nd readings. There is opportunity to change. Also noted was the requirement of the OCP amendments to receive ministerial review, up to 45 days, before 3rd reading.

Shirley Pennell noted her concerns with the proposed amendment for 5th Ave and Turner Street. She recognized the burden on council to amend the OCP. She does not want to see amendments that leave council with an inability to look at the land for use for the 3 projects suited for the location. She notes that *multi-unit residential* does not allow of hospital. She would like to see 5th & Turner as an option for the hospital. Ms. Pennell states that it is unreasonable to burden council with tight timelines, thereby bullying and putting undue pressure on this small community and it is not a reasonable or responsible option to leave the decision to a new council.

Bill Bowie commented that there has been opportunity for input. Citizens must take the opportunities provided. He noted that if zoning doesn't fall into place there is currently no area to put the hospital. Further notation was made that the current clinic is not in compliance. We need to look at these opportunities; this is an opportunity to put our community citizens to work. We need to look not at what we can't do, but instead what we can. These opportunities are economic activity. Lets not watch more people leave our community.

Terri Turrai stated that she sees these bylaws as allowing projects to come to our community and commended council for their foresight.

Mayor Steins reminded everyone that these bylaws are not endorsing projects, but they increase the potential for the projects to come our way.

Diana McCreedy made a query noting that the zoning amendment allows specific zoning in specific areas; why does zoning need to be changed – to eliminate gray areas, to open up to new options or to close options?

Dina Grenon reiterated earlier comments the currently there is no *health services* in the Zoning bylaw, if there was a disaster we would not be able to rebuild our current health facilities anywhere. Both the medical clinic and MacDonald Lodge are in contravention of the bylaws. Ms. Grenon supports the changes.

Mayor Steins expressed Council's level of concern about public consultation on the locations of projects and again noted citizens responsibility and ability to direct their concerns regarding lack of public consultation regarding the proposed hospital location to the MLA.

Byrun Shandler again requested Council to host a public meeting and requested that council gather information and forward it to YTG

Sylvia Burkhard noted that she had attended the Hospital Corp meeting and YHC stated there are 2 other projects on the Old Grader Station site, sewage treatment facility and Korbo Apartments. Ms. Burkhard was advised that The City had not told the Hosp. Corp. that Korbo would be placed there, in fact they had been told that the Korbo has 3

possible locations. Ms. Burkhard questioned if the Hosp Corp was corrected. She was advised that at the afternoon meeting the Corp. had been corrected and therefore City representatives were shocked to hear the same comment at the evening meeting. It was then questioned why, if the Korbo has other options for location is the section being rezoned to accommodate an apartment?

Gigi Bigras asked if the other locations are already *multi-unit residential*. She was advised that 1 location is and 1 location isn't.

Mayor Steins again reminded all present that this is not a meeting for building locations.

Cam Sigurdson queried the apparent numerous changes to the maps.

Mr. Wickham advised that the maps showing a small area show the changes, the maps showing the larger areas will replace the current maps in the bylaw. He further noted that the OCP is the big picture broad policy direction for the community. He noted that the current OCP and Bylaws are 12-20 years old so some changes seem substantial.

Gigi Bigras requested the definition of *Outdoor Participant Recreation*. Mr. Wickham provided the definition within the bylaw.

Mr. Shandler commented that this is to accommodate a skate park and queried why Council would not provide the specific information when requested but instead waited for the consultant to answer?

Councillor Riemer advised that the skate park was mentioned at the beginning of the meeting. A lengthy discussion regarding a proposed skate park ensued, with notation made that Corix (the WWTP contractor) has offered their assistance to the community to develop a skate park for our youth.

Councillor Andrew noted that this meeting is to hear the community's input on the bylaws, not for a town hall. Council would like to hear from everyone who wishes to speak regarding the bylaws in question.

Byrun Shandler again asked why council would not provide a clear answer about the proposed skate park.

Rick Riemer noted that, as with other projects, there is no final location for the skate park. Several options are being looked at. Council is looking at all options for the whole of the Minto park area.

Councillor Doiron provided clear comment that there are a large number of projects that seem to be coming our way, we have limited space and council is trying to make them all best fit together. No locations have been set.

Mayor advised that Council will commit to discussing how and when to hold a public meeting on location issues.

CAO advised the community members present that Council has listened and is listening, they have attended many meetings regarding all of the projects. He urges everyone with comments regarding the location of the hospital to talk to your representative. Let your MLA know your thoughts.

Dina Grenon asked what the proper procedure is to have comments heard. Mayor Steins noted they are heard tonight, notes are being taken. Comments may also be provided in writing to Council.

Sylvia Burkhard inquired about the \$60 million in infrastructure money. Infrastructure is basic structure of a community and it should be planned. This is not adequate planning.

Councillor Andrew asked the community members present how much we are prepared to risk while we debate?

Mayor Steins asked for further submissions.

Mayor Steins asked 2nd time for further submissions

Gigi Bigras stated she is for the changes on the understanding that before anything is built there will be meaningful public consultation.

Mayor Steins asked a 3rd time for further submissions.

Being no further submissions Mayor Steins called this public hearing closed.