

**City of Whitehorse
Minutes of the meeting of the**

Housing and Land Development Advisory Committee

Date	August 30, 2023
Location	Heritage/Zoom
Committee Members Present	Bryony McIntyre – Chair *Joel Gaetz John Vogt *Simon Lapointe *Laura Prentice Natalie Leclerc
Absent	Suzanne Greening Greg Thompson
Staff	Mike Gau, Director, Development Services Taylor Eshpeter, Manager, Engineering Services Micah Olesh, Senior Development Officer, Land and Building Services Peter Duke, Manager, Planning and Sustainability Services Shaila Baxendale, Development Technologist, Engineering Services Selena Kaytor, Executive Assistant, Corporate Services

*Indicates virtual attendance

1. WELCOME

The Meeting commenced at 5:35 PM.

2. LAND ACKNOWLEDGEMENT

The Committee acknowledged the Ta'an Kwäch'än Council and Kwanlin Dün First Nation Traditional Territories upon which the meeting is held.

3. ADOPTION OF AGENDA

Agenda adopted as presented.

4. ADOPTION OF MINUTES

The meeting minutes from July 26, 2023, have been revised and will be presented for approval at the meeting on September 27, 2023.

5. DEVELOPMENTAL APPROVAL PROCESS: BUILDING AND PLUMBING BYLAW REVIEW TABLE

The Committee discussed the development and building permit processes with staff to investigate their thoughts on options for improvements. Updates were reflected in the table for continued discussion.

6. INDUSTRY OUTREACH ON DEVELOPMENT AND BUILDING PERMIT PROCESSES

The Committee discussed having survey available at key industry retailers (Including Kilrich, Home Hardware, Canadian Tire). Gift cards or other incentive could be provided to those that return the completed engagement form.

Committee to review materials used for summer industry engagement lunch.

Outreach approach to be confirmed at the September meeting with updated process table, Committee recommendations, and list of questions for industry members. Outreach targeted for late October.

7. 2023 HOUSING SUMMIT

The City's preference is to move forward with a housing summit with or without partners this fall.

Summit should include information to connect supply with land development issues. Potential topic for HLDAC. HLDAC lacks understanding of citizens' housing needs; the focus should be on housing needs assessment, prior to the summit and to inform the summit.

HLDAC will develop a goal statement for the summit on housing and land development, availability, and affordability - including cost of the lot vs the cost of development.

8. UPDATED WORK PLAN REVIEW - deferred.

9. SHORT-TERM RENTAL DISCUSSION

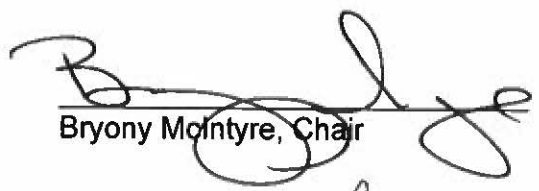
The Committee had an initial discussion about short-term rentals; key points included:

- Request for information on the current licence and permit requirements
- What would enforcement measures be under a regulatory regime.
- Vacant units are the key issue; what are disincentives to avoid empty units.
- Need to balance mortgage affordability and rising interest rates and potential for shared dwelling room rentals.
- How do you define what a temporary use of the rental is.
- Goal may be move vacant housing off the short-term rental market to address housing shortages.
- Regulation and permitting are needed for most single-family homes, as B&Bs are permitted. HLDAC should review zones and ensure safety and compliance with code. Quebec short-term fire may provide example.
- Determine key issues and identify data to be collected. What are the goals? Do we want to support short term rentals for tourism?
- A short paper will be produced for Committee review in September - Joel to review based on his experience.


10. NEXT STEPS

- Revise July 26, 2023 Meeting Minutes and distribute with next package.
- Workplan revisions – for September Agenda.
- Schedule Kristina Craig (Anti-Poverty Coalition) and Tara Goodwin-Chief (rental units) presentations to HLDAC.
- Draft Committee recommendation to Council to defer housing summit to 2024.

11. ADJOURNED: 8:15 PM



Bryony McIntyre, Chair



For: Wendy Donnithorne, Legislative
Services Manager, City Clerk