

City of Whitehorse
Minutes of the meeting of the

Housing and Land Development Advisory Committee

Date	December 20, 2023
Location	City Hall, Heritage Boardroom
Committee Members Present	Bryony McIntyre – Chair Joel Gaetz Michael Hale Greg Thompson John Vogt Laura Prentice Suzanne Greening Natalie Leclerc
Absent	Simon Lapointe
Staff	Mike Gau, Director of Development Services Selena Kaytor, Executive Assistant Peter Duke, Manager of Planning Services

* Indicates virtual participation

1. WELCOME

The Meeting commenced at 5:33 pm.

2. LAND ACKNOWLEDGEMENT BY COMMITTEE MEMBER

A Committee member Greg Thompson provided acknowledgement of the Ta'an Kwäch'än Council and Kwanlin Dün First Nation Traditional Territories.

3. ADOPTION OF AGENDA

The agenda was adopted as presented.

4. ADOPTION OF MINUTES

The November 29, 2023, minutes were adopted as presented.

5. SHORT TERM RENTAL DISCUSSIONS CONTINUED

The chair mentioned to the committee that If the STR table is approved by the committee today, it can go forward to council for the second cycle in January 2024. The committee went through the table line by line and discussed:

- Including density limits similar to Bed and Breakfasts.
- Requiring posting business license numbers on STR listing.
- Including STRs if hotel tax is ever implemented.
- Establishing a fee representative of a commercial activity.
- STR definition should match that of Landlord Tenant Act, as revised from time to time – currently 30 days.

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- Expanding list of groups to engage with as part of regulation development; and
- Further discussion required on limiting to local property owners.
- On the STR table refrain from using the term “trailer parks” and revise to “mobile homes.”
- After the discussions, It was agreed that STR Recommendations should come back to HLDAC for approval once the table and summary and memo is updated (January meeting.)

6. HOUSING SUMMIT UPDATE

- Feedback discussions for the Summit need to explore ideas and real solutions like the land trust. DDDC is confirmed to speak on their portion, but Greg, (presenting for KDFN) would like an earlier time on the agenda.
- A suggestion was made to remove STRs but keep incentives, land development, and supply obstacles. How does land availability tie into land development? We can't talk about housing without discussing the cost.
- During solutions café introductions explain “there is a path forward for action; HLDAC will review results; here's what they've done to date with recommendations to council.”

7. SURVEY GRAND PRIZE WINNER DRAW

There were 95 entries, 55 names were submitted for the draw. Kim Phair is the winning name that was drawn.

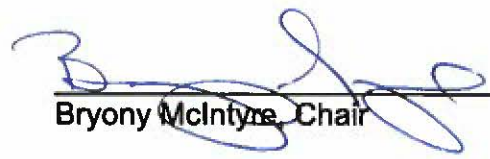
8. OTHER

January infill lot discussions will tie into land availability conversations.

9. NEXT STEPS

Community Northern Land Trust presentation to the Committee in January and the summit to follow a week later.

10. ADJOURNMENT: 7:17 p.m.



Bryony McIntyre, Chair



Mike Gau Director, Development Services