

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

**Housing and Land Development Advisory Committee**

Date	February 21, 2024
Location	City Hall, Heritage Boardroom
Committee Members Present	John Vogt – A/Chair Suzanne Greening Laura Prentice (Late 6:00 pm)
Absent	Bryony McIntyre – Chair Michael Hale Joel Gaetz Greg Thompson Simon Lapointe Natalie Leclerc
Staff	Mike Gau, Director of Development Services Selena Kaytor, Executive Assistant Peter Duke, Manager of Planning Services

\* Indicates virtual participation

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1. **WELCOME**  
The Meeting commenced at 5:39 pm.
2. **LAND ACKNOWLEDGEMENT BY THE CHAIR**  
A Committee member provided acknowledgement of the Ta'an Kwäch'än Council and Kwanlin Dün First Nation Traditional Territories.
3. **ADOPTION OF AGENDA**  
Because only two voting members were present, no voting took place at the meeting.
4. **PRESENTATIONS:**  
**HOUSING DEVELOPMENT INCENTIVES**
  - The committee members discussed how Habitat for Humanity creates opportunities to support home ownership.
  - A member of the committee commented on affordable housing vs. "targeted long-term affordability" home ownership.
  - Tipping fees: what happens if there is no uptake on the Downtown core? Is there a possibility to expand to other areas around town?
  - Currently, the boarded building bylaw only targets Downtown for high priority sties but could be expanded in the future. Council will need to consider.

- The feedback and solutions from the Summit will be provided in a summary report developed by the event coordinator.
- The YHC loan program is a solid incentive, but it maxes out rapidly and is not widely used. The First Nation and the Development Corps have used this financing to develop the land and offset front-facing costs.

#### **DRAFT MASTER PLAN POLICY**

- Tier 1 (simple, approved by 2 directors) i.e. Birch Street.
- Tier 2 (approved by council resolution) i.e. Copper Ridge.
- Tier 3 (approved by council resolution): anything over 10 hectares.
- All the tiers require public engagement, but the requirements are different for each stage.
- A committee member is interested in seeing what collaborations may emerge when land becomes accessible for development.

#### **5. UPDATES: 2024 HOUSING SUMMIT**

- A committee member suggested a smaller Builders Trade Show with incentives that included free tools.
- A committee member pointed out that the Summit's topics do not include topics on seniors/elders or Market ownership. Administration stated that Sanda MacDougall's presentation will address statistics covering all stations on the continuum and that the common thread through the summit is about gaining support for more volume and density for all housing types - such as through "gentle density." The Mayor will try to create that connection in her welcome remarks.

#### **STR PRESENTATIONS**

- It was a long council meeting, but the STR presentation went well.

9. **ADJOURNMENT: 8:00 p.m.**



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John Vogt, A Chair



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Mike Gau, Director Development  
Services