

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

Housing and Land Development Advisory Committee

Date	January 24, 2024
Location	City Hall, Heritage Boardroom
Committee Members Present	Bryony McIntyre – Chair Joel Gaetz Simon Lapointe Greg Thompson John Vogt Laura Prentice* Suzanne Greening* Michael Hale*
Absent	Natalie Leclerc
Staff	Mike Gau, Director of Development Services Peter Duke, Manager of Planning and Sustainability Services Doug Spencer, Manager of Land and Building Services Selena Kaytor, Executive Assistant

* Indicates virtual participation

1. WELCOME

The Meeting commenced at 5:30 pm.

2. LAND ACKNOWLEDGEMENT BY THE CHAIR

The chair 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. SHORT TERM RENTAL RECOMMENDATIONS

The committee reviewed the table and discussed revisions. The table was adopted with the following amendments: Revise primary and secondary on the STR summary memo.

Motion: THAT the Housing and Land Development Advisory Committee (HLDAC) Draft Short Term Rentals Recommendations be adopted as presented.

It was duly moved by John Vogt and seconded by Suzanne Greening

Carried Unanimously
Recorded Vote – 4 in favor; 1 abstained
(Joel Gaetz due to a perceived conflict of interest.)

5. SURVEY RESULTS DISCUSSION – THEMES OF THE SURVEY RESPONSES

Committee members heard from Doug Spencer about some changes the Land and Building staff have rolled out and are working on. The committee discussed the following themes based on survey responses.

- A committee member expressed concern about including rejections, consistency, and communication on engineered stamped drainage plans.
- Complex projects require comprehensive drawings, which may be challenging to meet. For larger projects, requirements are obtained too early and in excessive detail consider incremental approvals for later phases.
- Development permits may affect lending from banks for multiphase developments. Most developers struggle with a lack of assurance when it comes to committing money up front for later phases.
- The committee aims to give guidance to the construction industry by looking at the connection among the OCP, MPs, and building permits. One suggestion was to create guiding documents.
- A benefit of the master plan is certainty for a developer with the master plan approval but requires more process. What's the added value?
- A master plan approval will make it less expensive to acquire a decision.
- Administration will make a development agreement template for the raw land developments. It needs to balance between allowing for conversation and refraining from being too descriptive. Allow space for parallel processes between building and land development.
- Peter to present master plan process on February 21, 2024, HLDAC meeting.

6. VOLUNTEER PRESENTER TO COUNCIL ON BEHALF OF THE CHAIR

Due to limited committee availability for the February 5th Council meeting, the short-term rental presentation will be at the February 19th Council meeting, and John Vogt will present.

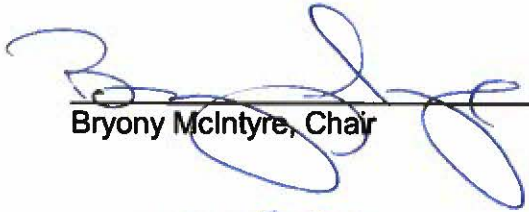
7. HOUSING SUMMIT UPDATE

The Summit has been moved to February 29th at KDCC; save the dates went out already.

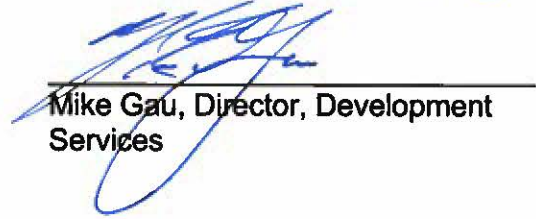
NEXT STEPS:

Schedule the next committee meeting for February 21, 2024. Agenda items will be Incentives and master plan policy steps. Provide a doodle poll for chairing purposes, as Bryony will be away until March 2024.

ADJOURNED: 7:30 PM



Bryony McIntyre, Chair



Mike Gau, Director, Development
Services