

City of Whitehorse
Minutes of the meeting of the

Housing and Land Development Advisory Committee

Date	July 13, 2023
Location	Heritage Boardroom and Virtual
Committee Members Present	Bryony McIntyre – Chair Joel Gaetz Natalie Leclerc Greg Thompson John Vogt Suzanne Greening Laura Prentice
Absent	Simon Lapointe
Staff	Mike Gau, Director of Development Services Wendy Donnithorne, Manager Legislative Services, City Clerk Selena Kaytor, Executive Assistant

1. WELCOME

The Meeting commenced at 12:05 p.m.

2. LAND ACKNOWLEDGEMENT

A Committee member acknowledged the Ta'an Kwäch'än Council and Kwanlin Dün First Nation Traditional Territories.

3. ADOPTION OF AGENDA

This was a Special Meeting to review and approve select Committee Recommendations on zoning there was no official agenda to adopt.

4. ADOPTION OF MINUTES

Meeting Minutes of June 28, 2023 were adopted as presented.

5. RECOMMENDATION – Review and Approval

Recommendations related to zoning were amended and approved for presentation to Council as follows:

Short-term Amendments: Immediate changes to the Zoning Bylaw

1. Provide opportunities to allow greater density in all residential zones, including:
 - a. Allow up to 4 units per lot on all single-family zones.
 - b. Remove parking requirements for use of land, other than for accessible parking.
 - c. Revise site coverage and minimum lot size restrictions to provide more usable and developable space on the lot.
 - d. Remove maximum density on RCM3 and RCM Zones (Multiple Housing).
 - e. Allow Garden and Living Suites in all residential zones.

2. Provide for additional residential development in certain commercial zones to increase available housing units.
 - a. Set minimum height, and require or encourage residential housing requirements above commercial developments.
 - b. Require residential above commercial in CN.
 - c. Increase site coverage “sliding scale.”
 - d. Reduce amenity space requirements when housing provided as part of the development.
 - e. Revise parking requirements where housing provided as part of the development.
3. Provide additional opportunities for employee housing in industrial areas as a secondary use.

Carried Unanimously

Medium-term Amendments: for consideration as part of the upcoming Zoning Bylaw Re-write carried unanimously.

1. Reduce and simplify the number of residential zones under the bylaw.
2. Introduce an “Inclusionary Zoning” category;
 - a. Consider establishing requirements such as a set proportion for affordable housing and allowing for development incentives with more permissive requirements (greater density, less parking, more units etc.).
3. Increase developable space and units in multi-family housing zones.
 - a. Reduce or eliminate storage space requirements (<five units).
 - b. Reduce interior and exterior amenity space requirements (25% to 10%).
 - c. Provide Inclusionary Zones in all multi-family zones.
 - d. Reconsider maximum density requirements.
4. Establish additional areas to allow for mobile or manufactured housing units (i.e., “tiny homes”).

Carried Unanimously

Committee member Natalie Leclerc did not support specific Recommendations to reduce or eliminate interior and exterior amenity space requirements, noting the need for housing choices with additional space, and importance of livable spaces, which may not be developed if left to developers to determine.

Longer-term planning

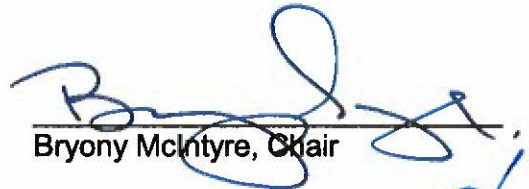
1. Investigate options and constraints for densification of current country residential neighborhoods.
 - a. Identify infrastructure requirements, conduct studies (i.e., aquifer).
 - b. Continue to provide subdivision opportunities to owners and future owners.

Carried Unanimously

NEXT STEPS

- Administration confirmed the Recommendations were currently scheduled for presentation to Council at Standing Committee on August 7, 2023.

6. **ADJOURNMENT:** 1:40 p.m.



Bryony McIntyre, Chair



Wendy Donnithorne, Legislative
Services Manager, City Clerk