

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

Housing and Land Development Advisory Committee

Date June 26, 2024

Location Heritage Boardroom, City Hall

Committee Members Present
Bryony McIntyre – Chair
Joel Gaetz
Suzanne Greening
Simon Lapointe
John Vogt
Laura Prentice

Absent
Natalie Leclerc
Greg Thompson

Staff Present
Mike Gau, Director of Development Services
Peter Duke, Manager of Planning Services
Deanna McNaught, Executive Assistant

1. **WELCOME**
The meeting commenced at 5:30 pm.
2. **LAND ACKNOWLEDGEMENT BY THE CHAIR**
Bryony McIntyre 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 minutes from May 29, 2024, were adopted as amended.
5. **MINUTES READ INTO RECORD OF BUILDING PERMIT RECOMMENDATION UNANIMOUS VOTE**
The Motion 2024-05-08 Adoption of the *City Development and Building Permit Review Process Recommendations* received unanimous approval from the committee on May 10, 2024.

6. LAND DEVELOPMENT

The main objective of this discussion was to explore various land development models, identify gaps, and brainstorm new ideas. To begin, City staff presented an overview of the Valleyview Master Plan, highlighting the latest decision made by the Council. The Council decision around Lot 66 in Valleyview making it a recreational site was discussed. Before Council's decision, quite a few members of the public spoke at the public hearing about what could be done with this space. Even though there was a generous buffer included in the plan, Council decided to keep it green space. The City will now reroute the servicing that was going to go through this parcel.

There was significant discussion amongst the committee about ways to support land developers to build more housing, as there could be challenges and issues for developers and builders. There was discussion about providing a step-by-step guide to potential developments to show developers what they need to do from land acquisition to development. Could there also be incentives provided under the zoning to developers to densify housing on lots, thus increasing housing? Could the City push developers to oversize services for four units on a lot, as this would be too expensive to do later? Maybe have a minimum lot size requirement?

There was a question about maximum heights on residential builds. Height is mostly 10 m. This height could restrict the build and not accommodate the four units. Residential height maximums could affect accessible units, as these cannot be built below surface level, may force a flat roof. Could some lots have a variance to allow for more accessible units, maybe bump to 12 to 15 m? Three storey is ideal if not, especially if not relaxing parking. The City may want to consider bonuses for extra units. The City mentioned there may be a consolidation of zones, and this could lead to increased height, but there needs to be a way to manage the transitions (graduating heights).

Land Development provided the Yukon Government Land Development and Lot Preparation/Release Process diagram. There was discussion around how land development and availability should not just be focused on YG. The committee walked through some of the stages of YG Land Development and Lot Preparation/Release Process:

LAND DEVELOPMENT PROCESS

OCP Support, Areas of Interest, and Feasibility Work

Feasibility work in (South Growth Area) SGA and NGA (North Growth Area) – infrastructure routes, bedrock analysis, wildlife, traditional knowledge study – be done feasibility end of year, start planning 2024.

In the SGA, YG land is not so good, and the KDFN land is good. In the NGA, there is a better mix.

Process discussion around a potential pre-submission screening to provide upfront knowledge for the proponent to understand what is required to move forward, so they can know what the agencies need and what they have to do up front. This YG model could help the private developer, which is currently covered by the MP or YESAA submission. There has to be a path to move forward to be careful about what stage to complete first. For example, one wouldn't have to complete a heritage study if the land was not deemed developable, and it would be a time and cost saving if a stage wasn't completed that didn't need to be. It would be good if there was a development process guide from land acquisition to development.

The question was asked: Is there a way to force YG or a municipality to commit to a piece of land before acquisition, as developers don't want to do any work if YG or the municipality will say no in the end; it was stated that there is such a process in place.

Another question: Is it possible to pre-identify potential parcels that fit within the OCP for future development?

The City encourages land owners to work together to build areas within a cohesive design and discourage spot land development.

There was discussion about needing 7900 homes within the next 16 years to keep up with population growth. It was mentioned that barriers to development need to be removed and that governments need to make it easier for developers to build. Work is being done, but processes take time. YG is looking at ways to get land out to developers, and steps need to be put out in a clear way. Developers want clarity and certainty and for there to be little or no risk for them.

The City has a strong preference for YESAA to happen before a city decision is made.

Planning, Preliminary Design, YESAB and Regulatory Approvals:

Regulation approvals take a long time (i.e. if fish are found on the property, DFO needs to be involved)

- for land development, YG is thinking out 5 years ahead
- water boards take a long time
- survey process is taking longer
- subdivision approval is taking longer
- land title process is taking longer

As there are a lot of steps, YG says that private developers should be supported. The City wants the requirements aligned to quicken the process. For example, requirements from the OCP and YESAA should be the same.

There was a discussion about the City website and providing not only the administrative reports but also the current amendments, proposals, studies, and proponent information. These documents are available but are typically hyperlinked within the report itself not as separate attachments.

The City mentioned that there will be a zoning bylaw rewrite that will identify parcels with master plans and will look at future planning. Once a master plan is approved, Council need to approve zoning. The City is developing a template for development agreements. They are also working on having shorter time periods to approve permits. Currently, Whitehorse is taking 60 days to approve permits, and it is working at getting faster and doing better. Because of circumstances out of their control this year, there have been delays. There are currently no delays in development permits, but there are delays in building permits.

Detailed Design and Tender:

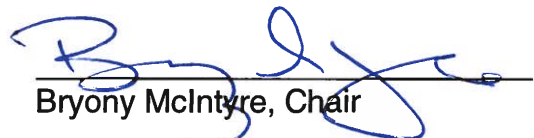
YG says that the detail design is an arduous process. It is difficult to coordinate everyone who is involved.

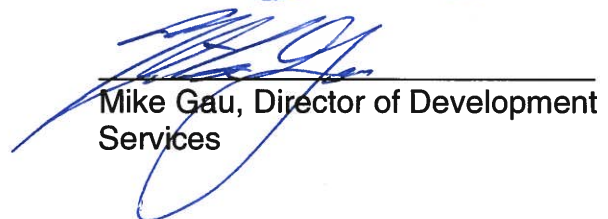
7. OTHER

The question was asked if HLDAC wants to break for summer, and the decision was to carry on and meet again next month on July 31, 2024, with land development, land availability, and the list of zoning bylaws. Peter Duke will schedule one of his staff to meet with HLDAC to talk about the accelerator fund.

8. ADJOURNMENT

7:50 pm


Bryony McIntyre, Chair


Mike Gau, Director of Development Services