

City of Whitehorse
Minutes of the meeting of the

Housing and Land Development Advisory Committee

Date	June 28, 2023
Location	City Hall, Heritage Boardroom
Committee Members Present	Bryony McIntyre – Chair Joel Gaetz Simon Lapointe Greg Thompson John Vogt Laura Prentice Suzanne Greening Natalie Leclerc
Absent	Selena Kaytor, Executive Assistant
Staff	Mike Gau, Director of Development Services *Wendy Donnithorne, Manager Legislative Services, City Clerk Mathieu Marois, Senior Planner, Planning & Sustainability Services

* Indicates virtual participation

1. **WELCOME**
The Meeting commenced at 5:30 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**
Agenda adopted as presented.
4. **ADOPTION OF MINUTES**
Minutes will be printed at a later date for signature.
5. **HOME BUILDERS QUESTIONS FOR COLLECTIVE SURVEY**
 - Online survey, available at land and building counter, send to contractors
 - Could call contractors to see what they think
 - Talk to City staff about bottlenecks and trends/ problems they observe
 - Could be handed out at counter at Kilrich, home hardware
 - Could approach stores for draw prizes for entering survey – table saw
 - Committee members to submit questions for consideration and add to those developed for May luncheon

6. ZONING AMENDMENT TABLE

- Zoning rewrite will start in September - want to avoid two processes happening at the same time
- Revise title of first table to: include in housing package of
- Committee can table the recommendation.
- Don't want recommendation to be watered down - want recommendation to stand alone
- Table and send to consultant as HLDAC recommendation.
- Put it in front of Council and have them decide.
- Highlight the items that should be brought forward immediately - put low hanging fruits in front of Council.

#1 Zoning Table amendment review - Table summarized and updated.

- State Goal: More units and higher density
- First four are the key ones for more housing
- Combine 3 & 4 more uses - they are required to assist with 1 & 2 site coverage to increase housing (built it around 3) - recommend adding up to 4 units
- Parking removed/reduced? for all residential developments inside and outside of downtown- consider neighbourhood parking program/extend 2hr zones
- All part of Transit improvements/promotion and ongoing work on Transportation Master Plan
- Incentivize underutilized lots? Part of the incentive discussions. Consider discussion on YG lot building commitments.
- Discussion on tax policy – tax at highest and best use? Caution though as infrastructure may not match allowable build. Studies underway will inform zoning.
- Add four plexes to list of allowable densities and ensure a mix of types can go together – duplex with 2 suites, triplex with one suite
- Switch order in table – rational and notes

#2 - Short Term Rentals

- Goal: Increase Long Term Rentals (LTR)
- Must be primary residency? No. Or could it be managed by a property management company? target investment properties
- Loss of flexibility - especially with new legislation – after 30 days = long term rental and cannot evict
- At least should get a business license and get treated as a business; should it be accessible from the inside? (no)
- Business License is not about safety
- B&B and STRs are not about tourism – valuable for Hospital and other employers

- STR = less than 30days
- If there was a tax on hotels should apply to STRs
- Regulations will provide level playing field for BnB

#3 – Housing in Commercial zones

- Goal: add residential to commercial zones
- Allow ability for residential on ground floor for accessibility
- Expanded discussion to include OCP policy regarding employment housing in industrial areas
- Live/work - non-permanent residential on ground floor
- Ensure commercial/industrial use remains principal use while addressing housing (no condo, not on ground floor, etc.)
- Manufactured homes ok
- See Toronto examples
- Staff housing/bunkhouses should be temporary?

#4 - RCM3 & RCM remove max density

- Goal allow more density in multiple housing zones
- Maximum density restricts lots from providing the amount of units it could actually accommodate

#5 - Inclusionary zoning & universal design

- Goal: increase affordable and attainable (such as accessible) housing using zoning tools
- Discussion on focusing on location to apply advantages to doing so
- Such as OCP Urban Centres? apply with an incentive/density/other development bonus
- Allow developers to apply for IZ advantage

#6 - Alternative/non-traditional housing vs alternative housing

- Homes without a permanent foundation- has to be safe (NBC) & serviced housing
- Could be both new RP (Residential Mobile Home Park zone) and/or apply to new RP model?

#7 - Country Residential Subdivision densification

- Just garden & living suites, not subdivision
 - Subdivision is a Long-range Planning item – still mention it
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#8 Housing and land development summit - City co-hosting with YHC

- In discussions with YHC on co-hosting
- Focus on whole continuum

7. WORKPLAN UPDATE

- Tabled for July meeting

8. ADJOURNMENT: p.m.



Bryony McIntyre, Chair



Wendy Donnithorne, Legislative
Services Manager, City Clerk