

City of Whitehorse
Minutes of the meeting of the

Housing and Land Development Advisory Committee

Date	March 27, 2024
Location	City Hall, Heritage Boardroom
Committee Members Present	Bryony McIntyre – Chair
	Simon Lapointe John Vogt Laura Prentice Joel Gaetz
Absent	Suzanne Greening Natalie Leclerc Greg Thompson
Staff	Mike Gau, Director of Development Services Peter Duke, Manager of Planning Shaila Baxendale, Private Development Technologist Cathy Dyson, Supervisor of Land Development Richard Diamond, Supervisor of Building Inspections Taylor Eshpeter, Manager of Engineering Services Dale Cebuliak, Private Development Technologist Selena Kaytor, Executive Assistant

* Indicates virtual participation

1. **WELCOME**
The meeting commenced at 5:23 p.m.
 2. **LAND ACKNOWLEDGEMENT BY THE CHAIR**
The committee chair provided acknowledgement of the Ta'an Kwäch'an Council and Kwanlin Dün First Nation Traditional Territories.
 3. **ADOPTION OF AGENDA**
The agenda was adopted as amended.
 4. **ADOPTION OF MINUTES**
December 20, 2023, January 24, 2024 (revise adjournment), and February 21, 2024, minutes were approved as presented.
 5. **PRESENTATIONS**
 - a. **Development and Building Permit Review Process (Engineering and Land and Building)**
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The committee and staff reviewed the table, going over inputs from city staff. The discussion resulted in edits and additions to the table. The Committee will review the revised table at the April meeting with the intent of presenting it to Council in May.

b. Boarded Building Bylaw:

The director of Community Services presented an overview of the proposed bylaw to address vacant and boarded buildings in Whitehorse. The discussion focused on the scope of the bylaw, particularly in residential areas.

c. Incentives Policy:

The director of Development Services presented a recap and overview of the new incentive policy. The proposed changes address developer complaints and grant caps. One significant change is for phased developments. The city will now fund each phase by organization, business, or person. DDDC's new Winter's Crossing development, for example, would not receive an incentive until its River's Bend incentive expires. Now each phase of the development will receive full incentives. COW also created budgets for each category of incentives. The Housing Accelerator Fund is planned to be used to provide tipping fees for the demolition of key derelict buildings. The committee commented that there are buildings in other areas of town that would benefit from using this incentive.

The committee wants to discuss incentives further and potentially forward other incentives to Council that are outside of current policy. We will revisit this topic in future meetings.

6. 2024 HOUSING SUMMIT DEBRIEF

The committee received comments and thoughts that focused on the fact that the morning session was positive.

7. UPDATE ON SHORT TERM RENTAL RECOMMENDATIONS

The committee felt good that Council received the STR recommendations positively and that it was great that the direction was to proceed with the consultations as proposed.

8. UPDATE ON IMMEDIATE HOUSING ZONING AMENDMENTS

The status on council process was provided notably the public hearing report will be presented on April 15, 2024.

9. OTHER:

Next month agenda items:

- Review the workplan before it expires in June or July. Examine the items again in April and choose carefully what to present to council.

- Finalize and approve the revised development and building permit process recommendations.
- Incentive ideas.
- Land development and availability.

10. ADJOURNMENT: 7:55 pm.



Bryony McIntyre, Committee Chair



Mike Gau, Director of Development Services