

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

Housing and Land Development Advisory Committee

Date	November 29, 2023
Location	City Hall, Heritage Boardroom
Committee Members Present	Bryony McIntyre – Chair Joel Gaetz* Michael Hale* Greg Thompson John Vogt Laura Prentice Suzanne Greening
Absent	Simon Lapointe Natalie Leclerc
Staff	Mike Gau, Director of Development Services Selena Kaytor, Executive Assistant Peter Duke, Planning Manager*

* Indicates virtual participation

1. WELCOME

The Meeting commenced at 5:31 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

October 25, 2023 minutes will be approved by Joel A/chair.

5. SHORT TERM RENTAL PRESENTATION

Ben Pereria from Neighbourly North joined the committee meeting to present on Short Term Rentals (STRs).

- The committee heard a summary of current legislation governing short-term rental activities in Whitehorse, regulatory frameworks for several other Canadian and Alaskan jurisdictions, and selected academic studies.
- The committee heard how successfully regulating short-term rentals would result in increased consumer protection and increased availability and affordability of long-term housing. Additionally, that STRs contribute to a healthier housing market.

6. SHORT TERM RENTALS CONTINUED

The committee discussed that there should be a balance or level playing field in terms of safety between STRs and hotels. HLDAC's mandate is to provide recommendations on

the usage of housing and STRs. A different body is in charge of safety requirements. The committee concluded that the STR recommendations should include the following:

1. Conditions of use.
2. Specified zones should be determined aiming to stay away from lower cost housing
3. Distinguish between primary STRs (owner-occupied) and secondary STRs (owned by investors).
4. Bed and breakfast regulations are an excellent example to follow.
5. Consultation on proposed regulations should include large employers such as construction companies, the health sector, and businesses with seasonal workers. Resources development companies, real estate associations, as well as Yukon and First Nation governments.

7. HOUSING SUMMIT UPDATE

- HLDAC discussed bringing forward STR recommendations in advance of the February 2024 Housing Summit.
- The committee was provided with an update regarding the Housing Summit date and venue.
- The committee had a discussion regarding the data and if speakers have enough data on Whitehorse to present at the Summit?

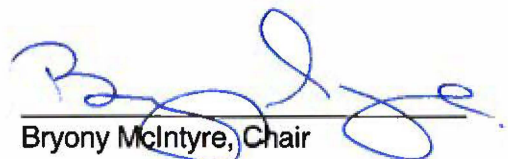
8. FINALIZE WORK PLAN

Mike will present on Monday and Bryony will answer questions. Bryony will pull together the table for the Administrative report.

9. NEXT STEPS

The proposed approximate runtime for the Development and Building Permit Process Survey was November 15 to December 19. HLDAC will draw the grand prize winner at the December 20th meeting. January Incentives - We have to justify why fees are what they are.

10. ADJOURNMENT: 8:00 p.m.


Bryony McIntyre, Chair

Wendy Donnithorne, Legislative
Services Manager, City Clerk