

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

Housing and Land Development Advisory Committee

Date October 26, 2022
Location Heritage Boardroom, City Hall
Committee Bryony McIntyre – Chair
Members Joel Gaetz
Present Suzanne Greening
 Simon Lapointe *
 John Vogt
 Greg Thompson

Staff Mike Gau, Director of Development Services
Present Rebecca Webber, Assistant City Clerk

* Indicates electronic participation

1. WELCOME:

The Meeting commenced at 5:30 p.m.
Committee member Greg Thompson was introduced to the Committee followed by a round table.

2. LAND ACKNOWLEDGEMENT BY THE CHAIR:

The Chair provided acknowledgement of the Ta'an Kwäch'än and Kwanlin Dun First Nation Traditional Territories.

3. ADOPTION OF AGENDA

The Committee members adopted the agenda as presented.

4. MEETING SCHEDULE

The Committee members discussed the meeting schedule for the upcoming months. The Chair confirmed the dates for the next two Committee meetings which will be held on November 30, 2022 and on December 14, 2022. The Committee members decided that they will set a schedule for the New Year at their meeting in December.

5. WORK PLANNING

The Committee members discussed the goals from the Draft Work Plan and identified possible linkages between goals. A summary of the comments on the work plan goals are as follows:

Goal 1:

- Propose approach for completion of goals and identify resources
- Develop work plan and priority goals to work on
- Discussion related to whether professional services or consultants are required

Goal 2:

- Request for information and follow up from Administration – defining roles and responsibilities of the City, Yukon Government and First Nations (Municipal Act, Lands Act etc.)
- Yukon Housing – Spring Housing Summit
- Housing Committees
- Land development protocol/ private approaches
- Joint Planning MOU
- Greg – KDFN planning/ development methods, outlook for leases
- Cost recovery for land developers
- Linkages with goals 4, 5 and 8
- Private sector input
- Incentives
- Barriers- bottlenecks, licenses, multi family lots, cost of entry, industry capacity
- Partnerships required

Goal 3:

- Be proactive not reactive to avoid misunderstandings
- Who are we trying to serve, identify constituents - land developers or home buyers
- Land development information for the public
- Proactive vs. reactive
- May be better to inform public vs. trying to explain land development
- Lower priority

Goal 4:

- Zoning Bylaw re-write
- Permit process
- Input from private sector
- Improve communication
- Efficiency/ staff shortages
- More about permit process than regulations
- Clearer information required

Goal 5:

- Communicated rationale for standards – clear for public
- Industry input through survey, contractor outreach or meetings

Goal 6:

- Very broad – does not need to be its own item

Goal 7:

- Lowering cost of lots only benefits developers
- Need purpose built rentals
- Affordable housing vs. different types of housing
- Subsidies, incentives
- Link to Lands Act. Land itself has little value before development costs applied
- Links to goal #10, broad topic and recommended to delete this goal and cover in others

Goal 8:

- Discussion on separate vs. combined
- Yukon Housing Presentation – joint incentive policies
- Affordable housing is missing
- Goal is about private land development not housing
- Skepticism on feasibility uptake
- Upcoming opportunities
- See discussion in goal #9 regarding the definition of affordable housing

Goal 9:

- Continuum
- Definition of affordable vs. attainable housing
- How to get more instead of how people access it
- Question to make affordable housing attractive to builders
- Add rental housing/ purpose built rentals
- Cooperatives and land trust options
- Short term vs. long term rentals
- Housing turning into hotels and hotels turning into housing
- Alternative building methods
- Mobile homes, trailer parks, modular homes, purpose built rentals etc.
- Restrictions on landlord rights make it undesirable.

Goal 10:

- Possible linkage with goal #9
- Identify constituents
- Collaborations
- Attainable vs. affordable
- What are builders looking for
- Housing Summit

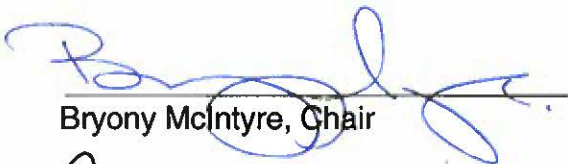
Goal 11:

- KDFN feels supported
- What does Private Sector need to support development
- Link to Goal #2 – Development protocol – relationships, responsibilities and roles
- Communication link – development on First Nations lands – what does this mean for people who buy there
- Thoughts from TKC to be requested

6. **NEXT STEPS:**

- Request for report on streamlining permit process
- Roles of City, YG, First Nations and legislation
- Provide chart to TKC for review and comments regarding Goal #11

7. **ADJOURNMENT:** 7:35pm



Bryony McIntyre, Chair



Rebecca Webber, Assistant City Clerk