

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

**Housing and Land Development Advisory Committee**

Date	September 27, 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 Peter Duke, Planning Manager Darcy McCord, Senior Planner

\* Indicates virtual participation

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1. **WELCOME**  
The Meeting commenced at 5:30 p.m.
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**  
July 26, 2023 (amended with corrections) adopted as presented.  
August 30, 2023 adopted as presented.
5. **SELECTED TOPICS – GUEST PRESENTATIONS**  
The following guests made presentations to the Committee on the following topics:  
Business License Requirements for 3 or fewer rental units – Tara Goodwin-Chief
  - Short Term Rentals (STRs) are causing housing shortage
  - Owners of rentals are businesses and should require business licenses
  - Business license bylaw loop hole exempts rental owners with three or fewer units

- Enforcement – landlords should be held accountable
- Solutions – close loop hole, make Building File Information more readily available, submit violations to Rental Tenancy Office (RTO)
- RTO/Landlord Act Overlaps – should umbrella
- More data needed.
- Concern that units may not be in compliance with Fire and safety requirements and that tenants are fearful of reporting.

Kristina Craig, Yukon Anti-Poverty Coalition – Short Term Rentals, PIT Count

- Shared information about homelessness, living wage update and impact of STRs
- PIT count shows steady increase (197 in April 2023 compared to 151 in 2021) but is estimated to be 3x underestimate. Other state estimate 247 active homeless people.
- Barriers: rent, discrimination, substance abuse
- Need more affordable rental stock
- Financialization of rental stock and rise of STRs
- City regulations required, some ideas explored
- More data required
- Right stock of housing still short

**6. BUILDING AND DEVELOPMENT PERMITTING PROCESS TABLE**

7. Draft table to be distributed to Committee following meeting based on discussion of permit process recommendations.

**8. INDUSTRY OUTREACH – SURVEY QUESTIONS AND ENGAGEMENT PLAN**

Survey questions and engagement plan to be developed for late fall engagement. The committee discussed possible engagement elements, such as industry store locations for survey distribution, potential prize draw, potential direct contact.

**9. 2024 HOUSING AND LAND DEVELOPMENT SUMMIT**

Dates confirmed for joint Housing Summit with Yukon Housing Corporation February 1, 2024 and February 2, 2024, with venue to be confirmed.

**10. OTHER**

- Simon Lapointe raised a potential conflict of interest for awareness of the Committee, with his role in the Zoning Bylaw rewrite consultant team. The Committee agreed that the role itself was not in conflict and that potential topics and recommendations would be evaluated on a case by case basis, to determine if the member should abstain from Committee deliberations.
- Short term rental recommendation discussion– deferred
- HLDAC Work plan discussion – deferred

- Members planned absences:
  - Bryony McIntyre – October 18-30
  - Suzanne Greening – October 9-25
  - The Committee appointed Joel Gaetz to act as Chair for the period of Bryony's absence.

**11. NEXT STEPS**

Draft industry questionnaire using the Committee recommendations put forward to Council in August - Administration

Explore options and book venue for February 2024 housing and land development summit - Administration.

Book HLDAC lunch hour Housing Summit planning sessions October 17, 2023 and November 7, 2023 to determine input to summit program (guests to be confirmed for YHC update).

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**12. ADJOURNMENT: 8:00 p.m.**

  
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Bryony McIntyre, Chair

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Wendy Donnithome, Legislative  
Services Manager, City Clerk