

City of Whitehorse

Minutes of the meeting of the

Housing and Land Development Advisory Committee

Date	August 28, 2024
Location	City Hall, Heritage Boardroom
Committee Members Present	Bryony McIntyre - Chair Suzanne Greening Simon Lapointe Greg Thompson Laura Prentice*
Absent	John Vogt Natalie Leclerc Joel Gaetz
Staff	Mike Gau, Director of Development Services Peter Duke, Planning Manager Deanna McNaught, Executive Assistant

* Indicates virtual participation

1. Welcome
The meeting commenced at 5:40 pm.
2. Land Acknowledgement
The Committee chair provided acknowledgement of the Ta'an Kwäch'än Council and Kwanlin Dün First Nation Traditional Territories.
3. Agenda
The agenda was adopted as amended.
4. Minutes
The July 31, 2024, minutes were approved as presented.
5. Permitting Delays and Impacts
HLDAC Recommendations were previously distributed for information purposes.
6. Committee Motion 24-01

HLDAC recommended THAT the Housing and Land Development Advisory Committee (HLDAC) Recommendations titled 'Building Permit Delays and Impacts' be adopted.

Carried.

7. Continued Discussion on Land Development Model and Incentives for Private Developers

HLDAC continued their discussions around different land development models and how these could increase housing in the City of Whitehorse, from the City providing incentives to private land developers to offset what barriers might be preventing them from building to figuring out how to densify pre-existing residential areas. The intent is to get land to the private sector to build housing. For Lot 520 in Copper Ridge, instead of selling land for a profit, the City is getting land back in exchange to facilitate the development of housing. Getting land to the developers should be about getting houses to the public, and it shouldn't be about how much the government can make in profit. The principle of any City incentives should be to increase public benefit.

Examples of incentives could include reducing building permit fees or development costs and providing a step-by-step guide to the City processes to help developers know what to expect. Currently, developers cover the cost of sewer and water assessments when developing lots, but it would be beneficial if the City could provide this information ahead of time.

Some members mentioned that the existing maximum building heights and parking requirements for new builds are barriers to densification, and if the City is to reach the recommended 7000 units of housing by 2040, as stated in the Official Community Plan, these barriers will have to be addressed. Whistle Bend was used as an example of new lots being built upon but not being maximized for density (single houses on single lots). It was also mentioned that transportation infrastructure needs to be addressed when building in places like Whistle Bend.

There was also discussion about accommodating an aging population in the City and building appropriate housing to accommodate their needs (no stairs, for example). Zoning may need to be amended to allow for densifying such structures.

Porter Creek was discussed as an area with large lots and single detached houses that could be further developed by each home owner to add a garden suite or carriage house on the property, but there was a question as to why this hasn't already been done. One member thought it might be the lack of marketing that this is even a possibility (to increase housing units and to increase land owner income). It was thought that if there was a marketing campaign to communicate the benefits of building on their properties that more land owners might build. Within this communication, it was thought that sharing the building process with the land owners might be a good improvement and help to walk them through the process.

The Chair of HLDAC will incorporate the discussions from tonight's meeting and update the committee's chart of recommendations for future action.

In regards to the new City Council (post-election in October), HLDAC would welcome the opportunity to meet with the new councillors and mayor to share their years of experience as builders, contractors, etc. It was suggested that a 2-day workshop between HLDAC and the new City Council would be beneficial to discuss and share views on the changing landscape in the city and how the 7000 unit target might be accomplished within the next 16 years.

8. Fall Work Plan

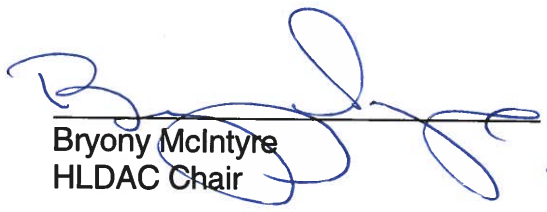
HLDAC is scheduled to meet until December 2024, which is the end of the initial 2-year term, as extended. They are on target with their mandate and moving forward with recommendations to City Council. The chair will update the plan and share it with members.

After the City election in October 2024, it will be the prerogative of the new City Council to extend the existing committee beyond December 2024 or to put a call out for new HLDAC members.

A co-chair will need to be chosen for the September 25 HLDAC meeting.

Adjourned: 7:54 pm

Next meeting: Wednesday, September 25, 2024



Bryony McIntyre
HLDAC Chair



Mike Gau
Director of Development Services

