

City of Whitehorse

Minutes of the meeting of the

Housing and Land Development Advisory Committee

Date	November 12, 2024
Location	City Hall, Heritage Boardroom
Committee Members Present	Bryony McIntyre – Chair Joel Gaetz Suzanne Greening Greg Thompson John Vogt Laura Prentice
Absent	Simon Lapointe Natalie Leclerc
Staff	Mike Gau, Director of Development Services Deanna McNaught, Executive Assistant
Guest	Matt Ball, Director of Energy, Mines and Resources, Government of Yukon

This extra meeting was called to continue to discussion from the October 30, 2024, HLDAC meeting on the land availability and development recommendations and incentives for private developments.

HLDAC members continued to discuss the need for a clear outline of what the steps are for developers to take in the development and building process.

It was recommended that regulations for development should be facilitative rather than onerous, and unnecessary barriers should be removed at all levels (i.e. Yukon government, City of Whitehorse, YESAA, etc.). It was also recommended that complex development permits should allow for one point person at the City to work through individual applications to keep things consistent. Currently, the City development officers work with the developers, with engineering staff also often involved. It was suggested by having too many folks involved in each application may slow things down, as different folks may interpret the zoning differently, and mixed messaging may be shared within individual projects. In contrast to this comment, it was suggested that it is a great benefit to have, for example, City engineering staff readily available to developers to answer engineering questions directly versus funnelling through the development officers. The overall suggestion to combat onerous processes within the City is to have a coordinated approach when dealing with developers and to work from

the premise of resolving the housing issues within the mandate of following policy and bylaws.

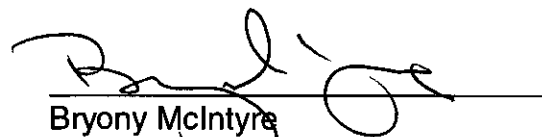
Another recommendation was to include the proponent throughout the City processes to allow for their input on the development application review.


Currently, developers have a pre-application meeting with the City and regular meetings with City employees in preparation of zoning amendments going before Council. The City shared that any one is welcomed to speak at a council meeting, as long as what they are discussing is on the agenda.

Matt Ball from the Energy, Mines, and Resources department at the Government of Yukon (YG) was invited to discuss the Committee's draft recommendation relating to development of a private developers policy which would outline the methods of offers and how land is to be priced, from raw land to more discrete parcels. The committee also discussed the possibility to place density requirements on the sale of individual lots. This would need to be done in concert with the City. It was mentioned that conditions may be placed on any parcel of land, but it was suggested that developers are cautious about purchasing lots if there are too many up-front expenses on the raw land purchase, leaving these lots undeveloped over the long term. This would work in opposition to everyone's intention to get housing built.

YG processes can be changed, but this may require an Order in Council and does take a lot of time to move through the process. The City reminded the members that some changes cannot be done outside of an existing policy or bylaw, and it also takes time to amend these. It was acknowledged that there is work to be done at all government levels to provide guidance to developers and ensure that the mandate of more housing is achieved, and it was recognized that working together in collaboration makes this more achievable than working in isolation.

Next meeting dates: Wednesday, November 27
 Wednesday, December 11 – last meeting of HLDAC


Bryony McIntyre
HLDAC Chair


Mike Gau
Director of Development Services