

City of Whitehorse
Minutes of the meeting of the

Housing and Land Development Advisory Committee

Date	May 29, 2024
Location	City Hall, Heritage Boardroom
Committee Members Present	Bryony McIntyre - Chair Greg Thompson Laura Prentice Suzanne Greening John Vogt Natalie Leclerc
Absent	Joel Gaetz Simon Lapointe
Staff	Selena Kaytor, Executive Assistant Peter Duke, A/Director of Development Services
Absent	Mike Gau, Director of Development Services

* Indicates virtual participation

1. WELCOME

The Meeting commenced at 5:30 pm.

2. LAND ACKNOWLEDGEMENT BY THE CHAIR

Peter Duke provided acknowledgement of the Ta'an Kwäch'än Council and Kwanlin Dün First Nation Traditional Territories.

3. ADOPTION OF AGENDA

The agenda was adopted as amended to allow for the early release of speakers.

4. ADOPTION OF MINUTES

The minutes from April 24, 2024, were adopted as presented.

5. PRESENTATIONS:

Ta'an update on settlement land presented by Natalie Leclerc

The Supervisor of Lands and Resources at Ta'an provided an update regarding the status current development on settlement lands. In the first phase of C-9B, row housing will be exclusively available for citizens, but it will later be subdivided for rent-to-own options to facilitate home ownership for citizens. The civil works have been completed, and there is currently a Request for Proposal (RFP) for construction, which is expected to be finalized by the end of June. However, there have been some delays in the C16 on Birch Street project due to geotechnical findings and highway restructuring. As for the C9B phase II, it will consist of

duplexes and single-family homes, exclusively for citizens, with plans for more houses than initially thought. The Supervisor is also organizing webinars to educate citizens on land title and raising title holding. The master plan for Mayo Road is currently on hold, while efforts are being made to progress with the land titles process. Lastly, all mobile homes in Lake Laberge are currently occupied.

KDFN update on settlement land presented by Greg Thompson

The Director of Economic Development at KDFN provided an update regarding the status of current development on settlement lands. Residential allocations are available without any time limit and exclusively for KDFN citizens. There are 11 market leases available around town, with 3 in McIntyre, and all leases are facilitated through CMHC. In McIntyre, 22 buildings were constructed, and this year, another 22 buildings are being built, although they are small single-family units. The KDFN lease provides for titles, and outreach efforts will be made to engage with the building community. This model will provide builders with numerous building opportunities for many years to come. FN is currently engaged in ongoing discussions with the City of Whitehorse regarding zoning amendments for McIntyre and other parcels. To avoid future zoning amendments, KDFN will develop a community plan for McIntyre. Other developments on settlement land were also discussed including C-112 in Copper Ridge, C-15 Range Point, and inclusion of settlement land in the Valleyview Master Plan area.

Growth areas within city limits presented by Peter Duke

The Manager of planning delivered a comprehensive presentation on the North and South Growth areas and population increases projects to 2040. The Zoning Bylaw is being rewritten to align with future planning for growth within the OCP. Administration will send the recently approved Master Plan Policy to the committee as an FYI. Discussions included potential for HLDAC to provide recommendations to support coordination of reviews of OCP, Master plans, and Zoning, all in one public hearing. Valleyview South was granted approval on May 27th the current permit lag times and the measures being taken by the City to address this issue were discussed. The potential utilization of government properties (YG, Fed, and City) for housing purposes, such as the lots situated behind the barracks on Range Road was also discussed.

YG Land Development update presented by Laura Prentice

The Director of the Land Development Branch at YG delivered an overview of the land development process, highlighting the roles, responsibilities, challenges, and opportunities involved. The presentation encompassed the historical perspective and future projections of land development in YG and Whitehorse, with a particular emphasis on Whistle Bend. Additionally, the presentation addressed the current difficulties faced by communities due to limited available land for development, which has impacted their municipal boundaries. The Master Plan (MP) is deemed as an effective and equitable approach, and the Yukon Government appreciates the City's commitment towards its implementation. Moreover, YG will initiate feasibility

projects for properties that deviate from the Official Community Plan (OCP) within municipalities.

6. REVIEW WORKPLAN ITEMS TO PRESENT TO COUNCIL

The updated workplan was voted on by the remaining four committee members. The vote was unanimous, with the intention to present the approved workplan and extension request to Council at the Standing Committee meeting on June 17, 2024.

7. OTHER:

- Suzanne Greening, the Executive Director of Habitat for Humanity shared a progress report on their initiatives, including that there will be four houses built funded by grants and the commencement of family information sessions.

8. ADJOURNMENT:

8:10 p.m.



Bryony McIntyre, Chair



Peter Duke, A/Director of
Development Services