

From: [John Stern](#)
To: [Public Input](#)
Cc: [Erick](#)
Subject: Increasing Urban Density - Logan Subdivision
Date: Saturday, February 24, 2024 10:54:12 AM

John and Sandra Stern


Whitehorse, Yukon

February 24, 2024

Concerning the Following -

1. ADMINISTRATIVE REPORT, Planning Committee, February 19, 2024, RE: Zoning Amendment – Housing-Related Amendments
2. City of Whitehorse Zoning Bylaw Rewrite, Round 1 Engagement Summary, Final Report 2024

When we moved into the Logan subdivision in 1997, it was with the understanding that the neighbourhood was to consist entirely of single family residences. To drastically change the allowable density after all these years is most unfair. I wish to state that I am strongly opposed to these proposed changes for the reasons that have already been stated.

Sincerely,

John Stern

From: [Erick](#)
To: [Public Input](#)
Cc: [Christina Eid Nwtel](#); [john](#)
Subject: Input to City of Whitehorse regarding proposed zoning amendments
Date: Monday, February 26, 2024 1:44:46 PM

Submitted via e-mail by Erick and Tina Eid, February 23, 2024

Subject: Additional Input to City of Whitehorse regarding Housing-related amendments to the Zoning Bylaw to allow for a wider range of opportunities for residential development.

Reference Documents: 1) ADMINISTRATIVE REPORT, Planning Committee, February 19, 2024, RE: Zoning Amendment – Housing-Related Amendments; 2) City of Whitehorse Zoning Bylaw Rewrite, Round 1 Engagement Summary, Final Report 2024.

Main Concern: The City’s proposal to allow up to four (4) units per lot in ALL urban ‘single detached’ zones.

Background: The following concerns to allowing more units per lot were provided in the Round 1 Engagement Summary, Final Report 2024:

- “• Yards are important for children to play in and for space to garden.
- This is supported only in certain areas with servicing capacity and larger lots.
- Dwellings will become too crowded and will cause traffic and parking issues.
- Infill leads to increased housing prices on existing lots.
- Existing lots are already too small for a family.
- The current infrastructure does not allow for more density.
- This will increase wildfire impacts.
- People purchased homes in neighbourhoods with the understanding that density will stay the same. Densification will impact the value of existing properties.
- Less density creates more access to nature.”

Additional Input: Dramatically increasing unit density presents serious safety concerns due to increased pedestrian, vehicular traffic, and street parking. Also, if the City’s proposed amendment is approved then no location in Whitehorse remains earmarked for only Single Family Detached homes. We object to the City removing this desired option for current and future Whitehorse residents. Additionally, we feel it is unfair to retroactively and materially change zoning regulations as many residents purchased their homes after considering zoning which impacts neighborhood characteristics.

Recommended Solution: Simply exempt current Restricted Residential (RR) zoning RR from the proposed changes. This will allow the City to meet its densification goals without completely removing the ability for Whitehorse residents to have an option to live in a neighborhood with only single family detached homes.

From: [Kuntz, Aaron](#)
To: "Stuart Young"
Cc: [planning](#)
Subject: RE: Housing related zoning bylaw amendments
Date: Wednesday, February 28, 2024 8:17:57 AM

Hi Stuart,

Thank you for your email.

The proposed changes to the Zoning Bylaw that will permit up to 4 units per lot in urban residential zones do not apply to Country Residential areas (RC1 and RC2 zones), such as Mary Lake.

More information on the proposed amendments can be found on our [Current Amendments](#) page and the [Zoning Bylaw Rewrite Page](#) on Engage Whitehorse.

The [Official Community Plan](#) has several policies for Residential Country areas to protect groundwater resources and aquifer capacity (See Policies 15.15.4 – 15.15.6).

Please let me know if you have any further questions.

Thank you,

Aaron

Aaron Kuntz (he/him)
Assistant Planner • Planning and Sustainability Services
City of Whitehorse • [REDACTED] • [whitehorse.ca](#)
*Working and living within the traditional territories of the
Kwanlin Dūn First Nation and the Ta'an Kwäch'än Council.*

From: Stuart Young [REDACTED]
Sent: Tuesday, February 27, 2024 5:29 PM
To: Public Input [REDACTED]
Subject: Housing related zoning bylaw amendments

Good afternoon.

In regards to the amendment allowing 4 residential units per lot, have you considered the implications of all the extra wells and septic fields that will have to be built in an area such as Mary Lake that has issues already with our watershed?

Regards,

Stuart Young

President,

Red Dog Resources Ltd.



"There is no legacy as rich as honesty"

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From: [Forest Pearson](#)
To: [Public Input](#)
Subject: input on Initial Round of Housing Amendments
Date: Sunday, March 3, 2024 11:03:24 PM

Please accept this as my input for the March 25 public input on the zoning bylaw amendments for housing.

I have reviewed the proposed amendments and familiar with zoning bylaw. **I am in full support of the proposed amendments.** They generally appear to extend the development flexibility of downtown to elsewhere in Whitehorse. I live downtown, and these measures create a nice, density-with-dignity form. Increasing density this way is important for both community building and the financial sustainability of our city. I am highly supportive of the reduction in parking requirements - planning by parking is terrible.

For the record, although I support this kind of densification, I am highly opposed the negative community impacts from tall buildings. Buildings over 20m height are bad for community building, not sustainable and we don't need them to achieve the high quality, urban form we are looking for.

Thank you.

-Forest Pearson


"Later is too late"

From: [Wayne Kettley](#)
To: [Public Input](#)
Subject: Zoning Bylaw Rewrite.
Date: Thursday, March 14, 2024 8:49:53 AM

See my comments below on the attack of the zoning classification of my neighbourhood.

The primary purpose of zoning bylaws are to protect designated lands from undesigned use, to preserve neighbourhood appeals and to assure property owners that those characteristics that they bought into when buying their property will not be eroded. In 1987 we bought into this assurance with a RS zoned "Residential Single Family Detached" dwelling, however since then this has been steadily eroded.

The erosion started off with the dropping off of a very important phrase from the description of classification of the RS zone. This phrase is "Single Family" and goes from Residential Single Family Detached to Residential Single Detached. Then an "in-law suite" of temporary use in the main dwelling was allowed, which was later allowed to include a "garden suite" that was detached from the main structure, allowed to be not temporary and the suite could be either of the two but not both. Then later lots of 1208 m² or greater were allowed to have both these suites. Now with this revision up to 4 dwelling units per RS lot in any configuration would be allowed.

That sure changes the vision of what is possible in my neighbourhood of site C in Porter Creek. When we moved in it was all single family detached residential houses. Now within 4 dwellings on each side of me and on the other side of the street (That totals to 18 dwellings) there are 5 dwellings with suites and two with bed and breakfast that are in suites.

I think this demonstrates the up take of adding suites, but having a possible of 4 dwelling units per lot is ridiculous. (This is referenced to the first sentence on page 2 of "Zoning Bylaw Rewrite, Initial Round of Housing Amendments", which states "Allow up to 4 units per lot in all urban 'single detached' zones".)

I do not want to live that way nor do I wish to live next to that density.

The current zoning bylaw has zones to accommodate this type of multifamily use and this type of dwelling construction right from the start of the planning stage, so why attack the single detached dwelling land use zoning? If those RS land owners who wish to be landlords in their own building then they can buy into a "planned" multifamily zoned lot and neighbourhood.

On page 2 of "Zoning Bylaw Rewrite, Initial Round of Housing Amendments", under Site Design, the summary talks about respecting the existing neighbourhood form, fit and function, however in my view this new rewrite does not even come close to preserving my neighbourhood.

This proposed zoning bylaw revision effectively negates the "Residential Single Detached" zoning land use, so why even have the classification of RS and RS2? Lets get back to the basics of land use planning and zoning and get some certainty, protection and stability in the bylaw for the land owner for each zone classification.

If you want to chase those property owners off of the City of Whitehorse tax roll, who want to live under single family detached dwelling land use conditions, well keep it up. They will be moving just outside the City of Whitehorse boundaries, (as if this is not already happening) where there is more stability in bylaws and property taxes. Then you could talk again about urban sprawl, hydrocarbon use and global warming!

Now for the “relaxing of the parking requirements” for suites etc. Currently the requirement is to provide 1 parking space for each suite in the RS zone. What actually plays out here is a combination of things:

- The landlord never does assign the tenant a parking space off the street and therefore the tenant parks on the street, permanently.

- Most tenants of suites come as couples and therefore two vehicles, so now at the least one vehicle is on the street, permanently.

Parking on the street temporarily is fine, however on a permanent basis there are extenuating circumstances:

- In the winter with the width of snow windrows and parked vehicles the effective vehicle lane width reduces to about a lane and half.

- In the summer and the winter for those people wishing to back their tow behind trailers into their driveways, permanently parked vehicles directly across from and adjacent to the subject driveway greatly hinders this process.

So relax the parking requirements? Definitely not. If anything, increase the requirement of off street parking to two per suite.

From: [1965yukon](#)
To: [Public Input](#)
Subject: Increasing Density and Parking
Date: Tuesday, March 19, 2024 8:18:37 AM

Hello City of Whitehorse

With respect to the proposed zoning changes, how will the City address the increased parking demand?

In Riverdale, most if not all of the older apartments, all have at the very least, two vehicles per unit. When the apartments were built, they provided one parking stall per unit on site.

At present, the parking demand has far exceeded the available parking on the streets where the apartments are located, and has spread to adjacent streets.

With the increasing number of legal (and illegal) suites as well as granny type suites, the demand for parking has also increased, with no conditions made for additional on site parking provided by the owner.

These conditions, combined with the general increase in the number of motor vehicles per household has created an issue where our streets are becoming parking lots.

With further densification being considered, will the City put in place a comprehensive parking policy first, or will densification occur and parking will somehow have to sort itself out?

In the City of Whitehorse bylaws, the City requires on street parking permits, yet this bylaw has never been applied nor enforced.

Increasing density is a responsible measure, but parking is an essential component that must be addressed first.

Sincerely
Paul Christensen

Sent from my iPhone

From: [Lee Hawkings](#)
To: [Public Input](#)
Subject: Zoning Bylaw rewrite
Date: Tuesday, March 19, 2024 12:55:36 PM

I am strongly supportive of the proposed amendments for the following reasons:

- increasing density in all of our neighbourhoods will save the city money on critical infrastructure, transportation, and operations while simultaneously increasing the tax base, giving the city a greater ability to support and invest in active transportation infrastructure, snow and ice control operations (e.g. Hamilton Boulevard, accessible parking), public transit and walkable, mixed use neighbourhoods.
- increasing the value and use we can put to the City's existing land base will help ease the housing crisis over the long term, ease impacts and pressure from urban sprawl.
- Reduce minimum parking requirements allows the land we have developed to be put to more beneficial use than private vehicle storage and will increase housing affordability due to saved land costs. It also simultaneously provides a signal that single occupancy vehicles are on the lower priority end of desired transportation options and support the goal of shifting mode share to active transportation and public transit as described in the Transportation master plan.

--

Lee Hawkings

(c) 

From: [Karyn Leslie](#)
To: [Public Input](#)
Subject: Zoning bylaw rewrite
Date: Tuesday, March 19, 2024 3:34:41 PM

I write to express my strong support for the proposed amendments to the Zoning Bylaw.

There are obvious benefits to increasing density in existing neighbourhoods. It is the best way to address the housing crisis with existing infrastructure, while supporting the City's other goals related to improving public transportation and walkability of neighbourhoods.

But I wish to emphasize the personal aspect. The dominant voices in public hearings are often the people who already use a space and want it to stay the same. It is hard to get a balanced view from all the people who will benefit from the change.

So, I write to encourage City Council to (a) consider the absent voices of all the people who will benefit from the changes; and (b) to critically weigh the importance of the different interests at stake.

a) The bylaw changes will support more and denser housing -- housing for people who need it. Those people may not live in Whitehorse today. Or they may not know that they will need that housing in a few years' time. So, we cannot expect them to be here advocating for it. But we know that for every unit able to be built under the new Zoning Bylaw, a person or a family may be able to have a home. We can only imagine how important this is to them.

b) People who resist change may complain of inconveniences related to shade, wind, parking or neighbourhood feel/character. I urge the committee to critically analyze the weight and importance of these interests against the weight and importance of a person's interest in housing. They are all valid interests, but they are not equal.

Thank you.

--

Karyn N. Leslie (she/her)



From: [Louise Naylor](#)
To: [Public Input](#)
Subject: Zoning Bylaw Rewrite - concerns
Date: Tuesday, March 19, 2024 7:57:08 PM

Hello, reading on proposed changes from single to

1. Allow up to four (4) units per lot in all urban 'single detached' residential zones;
I currently live in copper ridge and own a single family dwelling on Falcon Drive.
I am opposed to the change from single to four units per lot, in granger and copper ridge, we already experience issues with traffic and options related to transport, and heavy traffic, increasing the existing living area with development of new lots with single or two family dwelling will put more than enough pressure on existing infrastructure, to double that would not benefit current home owners as well as new home owners, the additional pressure on existing infrastructure would be more than the two road access options to exit copper ridge and other subdivisions which already have issues which can handling.
More thought and planning and infrastructure is needed prior to passing the revised zoning proposal. We have bind spots on the existing roads and high traffic areas, to consider quadrupling the pressure to increase housing appears to potentially create more issues than solving existing issues.

Louise Naylor
Home owner, Copper Ridge.

From: [Lorie Larose](#)
To: [Public Input](#)
Subject: Zoning Bylaw
Date: Wednesday, March 20, 2024 6:49:08 PM

I am providing input to the zoning bylaw amendments that were put forward by City of Whitehorse - one in particular:

1. Allow up to 4 units per lot in all unban single detached residential zones

Issues with this amendment:

By allowing up to 4 units per lot it would make it very condensed, which I know the City is trying to do and which may be good for the city for reduced costs to provide servicing, increased revenue for taxes, etc. but is not good for individuals for various reasons:

Health:

- no yard left for children or pets to play/exercise which is important. They would have to go on the street which would be full of parked cars or go somewhere else to play away from the home which may not be an option depending on the age of the child. A yard is a place for families to play together and entertain.
- there wouldn't be any room for a garden for people to grow their own vegetables which is also a way to relax and de-stress for people, be in touch with nature, and grow some of their own food
- close proximity of neighbours and the constant hustle and bustle and noise contributes to anxiety and stress - no room to move or breathe - residents need space to de-stress and get away from noise and the rush - their own space
- lack of open spaces can impact residents' well-being
- less contact with nature which can affect mental health for individuals

Other Issues:

- no parking -potentially a minimum of four vehicles per lot - where would they park?
- traffic congestion - traffic would be even worse than it is now and this is an issue that isn't being dealt with.
- overcrowding
- noise
- insufficient sunlight with buildings being closer together
- loss of trees as the lot would pretty well need to be cleared which would contribute to increased heat as lack of shade as well as less trees to absorb air pollution
- decrease in value of surrounding properties to these units
- feel like people are on top of each other - again no room to get away from the hustle and bustle

The reason I live in Whitehorse is to be away from larger cities and to have room to move/breathe as well as be close to nature.

The city should slow down on growth and do proper planning for better health and happiness of ALL residents, nature, and wildlife.

From: [cathyanddale](#)
To: [Public Input](#)
Subject: Zoning Bylaw - amendments
Date: Thursday, March 21, 2024 8:45:07 PM

We are providing input to the zoning bylaw amendments that were put forward by City of Whitehorse, this one in particular:

Allow up to 4 units per lot in all urban single detached residential zones.

Issues with this are:

TRAFFIC - Increase of traffic on residential streets – hazardous especially around schools, playgrounds, and churches.

NOISE - Increase in noise levels – constant noise that you cannot control is stressful and can lead to mental health issues.

PARKING - Lack of parking. This is already a problem for downtown, why make it a city-wide problem?

PRIVACY - Lack of privacy. How can you raise your small children without a yard? No yard means no pets, and nowhere for young children to play. No yard also means, no garage for storage or greenhouses for flowers or vegetables.

SAFETY - Who is to say who the people would be – would you have an older retired couple or people with young kids next to young loud partiers?

PROPERTY VALUE - Decreased property value.

The reason we live in Whitehorse is for SPACE – privacy and room... a yard for greenhouses and to enjoy nature... birds, squirrels and any other animal that may wander by as we do live in a wilderness city - not a crowded city. Canada has the most land, there is no reason for everyone to be crammed together.

Thank you.

From: [Yahoo!](#)
To: [Public Input](#)
Subject: Zoning
Date: Thursday, March 21, 2024 3:10:15 PM

Hello

I would like to put a suite on my property. Unfortunately I live outside the zone designated to receive the insensitive of the rebate of 2185.00 in fees. Then to make matters worse, because I don't qualify for the incentive in the municipality where I live, I am not eligible to apply for any YTG grants.

I would like to help with the housing crisis, but I should be able to have access to the same insensitives as everyone else.

Karina

[Sent from Yahoo Mail for iPhone](#)

From: [Mike Ellis](#)
To: [Public Input](#)
Subject: Support for Bylaw 2024-16
Date: Friday, March 22, 2024 5:00:47 PM

Hello

I strongly support the housing-related amendments proposed in Bylaw 2024-16.

Adoption of this amending bylaw turns 1 home into 2 to 4 lower-priced homes. With approximately 5,000 single detached housing units across the City, you have the opportunity here to set up Whitehorse with a huge supply of new housing units, in all areas of the City, for a very long time.

I am sure you will hear concerns from existing homeowners. However, if this Bylaw is adopted existing homeowners would benefit financially, while new families would have more affordable options to rent or own. In many cases, the older home being replaced will be near end-of-life. This amendment would change the financial equation for these homeowners, relieving many of them from owning an aging home in need of repair and giving them new options for better accommodation.

More homes in our existing neighbourhoods is also the single-biggest move you can make to improve Whitehorse's walkability. Walkability means shorter commutes, independent kids walking to school, new thriving commercial businesses, cleaner air, and more.

Thanks for your consideration,

Mike Ellis


Whitehorse, YT

From: [Loreena Dobson](#)
To: [Public Input](#)
Subject: Zoning Bylaw - Housing Amendments
Date: Sunday, March 24, 2024 8:31:16 PM

Dear City of Whitehorse Council Members,

I am writing to express my strong support for the proposed housing amendments to the zoning bylaw. These amendments, aimed at allowing higher density housing within our city, represent a crucial step towards addressing pressing issues such as housing shortages, climate change, affordability concerns, and sustainable urban development.

The proposed amendments are essential for meeting the growing demand for housing in Whitehorse. By maximizing land use efficiency, we can effectively alleviate housing shortages and provide more affordable housing options for residents across varying income levels.

Higher density housing is more cost-effective to service with infrastructure such as roads, utilities, and public services compared to low-density development. This efficiency minimizes the strain on municipal resources and budgets, allowing for more sustainable and resilient infrastructure investments.

Embracing higher density housing promotes environmental sustainability by reducing urban sprawl and preserving valuable green spaces and wildlife habitats. This aligns with our city's commitment to responsible growth and sustainable development.

Higher density housing can enhance transportation efficiency by encouraging the use of public transit, walking, and biking, thereby reducing traffic congestion and emissions. This not only benefits our environment but also contributes to a healthier and more livable city for all residents. To ensure the success of densification, the City must prioritize the establishment of safe, interconnected, and well-maintained active transportation infrastructure throughout the city.

In conclusion, I urge you to support these proposed housing amendments, as they offer numerous benefits for our city, including addressing housing shortages, promoting affordability, reducing greenhouse gases, fostering environmental sustainability, enhancing transportation efficiency, supporting local businesses, and strengthening community vibrancy.

Thank you for considering my input on this important matter.

Sincerely,
Loreena Dobson

From: [Ross Lindley](#)
To: [Public Input](#)
Subject: Zoning Bylaw Rewrite
Date: Sunday, March 24, 2024 10:22:45 AM

To Whom It May Concern

We knew when we bought our lot 23 years ago that one day the area behind us would be developed by KDFN. We're thankful for having enjoyed two decades of 'green belt', always knowing in the back of our minds that one day we'd have neighbours behind us. But back then, we were given the impression that when the development happened, it would be single family dwellings on each lot, a natural continuation of existing housing in Copper Ridge. On YESAB's website, regarding this development, it states, "*The residential development will consist of 150 to 195 single family and townhome units.*"

<https://yesabregistry.ca/projects/f0e24c12-f0f0-4d3f-b0f3-f0b9b06d97ba/public-notice?fbclid=IwAR1djH0gZX3wkT3x8nHhIOJZthbnt-Df5chzgDA5DOtsBAZz-K5n35YZ7WU>

Now the city is trying to open the door to developers to build four-plexes on pretty much any residential lot. This seems like a scattergun approach to aid the current housing situation. And unfortunately, I think this may also be a pretty lucrative incentive for contractors, which would make it even more likely to happen behind me, even though that was not KDFN's original intention.

We had our choice of many lots in Copper Ridge 23 years ago and **if we had any inkling back then that we might have four-plexes built directly behind us one day, we certainly would not have purchased this lot!** I'm in favour of four-plexes being built to alleviate the current housing crisis, but that **new construction should be done in a manner that does not have a negative impact on existing neighbourhoods/homeowners.**

I am vehemently opposed to having four-plexes built directly behind my property!

Sincerely
William Lindley

From: [Elaine](#)
To: [Public Input](#)
Subject: Please allow only living suites (not garden suites) in existing RR zoned areas to moderate the change imposed on existing property owners
Date: Monday, March 25, 2024 10:50:53 AM

There are only 208 RR zoned lots in the City.

RR zone presently does not allow ANY suites so the proposed zoning changes allowing suites will be a BIG change for RR zoning. (as opposed to other zoning areas that already allow suites).

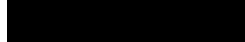
To moderate the impact on existing property owners please consider **allowing living suites** and **not garden suites** in existing RR zoning.

Please remember that property owners rely on zoning bylaws when making purchasing/home building decisions including neighbourhood look and feel, density, use of their own lot (e.g. establishing a garden that under proposed zoning changes could be entirely shaded by a neighbour's garden suite OR planning the layout of their house for light from windows, privacy and view).

For all zones, please consider the proposed 1m between garden suites and main building in light of climate change and increased exposure to wildfire risks. 1m space essentially means both buildings are going up in flames.

Thank you for considering my comments.

Elaine Carlyle



Whitehorse

From: [Olivier Clements](#)
To: [Public Input](#)
Subject: Housing Amendments - Zoning Bylaw
Date: Monday, March 25, 2024 9:46:16 AM

Dear Members of the City of Whitehorse Council,

I am reaching out to voice my firm endorsement of the proposed housing amendments to the zoning bylaw. These revisions, designed to permit higher density housing within our city, mark a significant stride towards tackling urgent issues such as housing shortages, climate change, affordability, and sustainable urban development.

The proposed amendments are imperative in meeting the escalating demand for housing in Whitehorse. By optimizing land utilization, we can effectively mitigate housing shortages and offer more affordable housing alternatives catering to individuals from diverse income brackets.

Higher density housing proves to be more economically viable in terms of servicing infrastructure like roads, utilities, and public amenities compared to low-density developments. This efficiency alleviates pressure on municipal resources and budgets, allowing for more sustainable and resilient investments in infrastructure.

Embracing higher density housing advocates for environmental sustainability by curbing urban sprawl and conserving invaluable green spaces and wildlife habitats. This resonates with our city's pledge to conscientious growth and sustainable development.

Higher density housing has the potential to amplify transportation efficiency by encouraging the use of public transit, walking, and cycling, thereby reducing traffic congestion and emissions. This not only benefits our environment but also fosters a healthier and more livable city environment for all residents. To ensure the success of densification, it is crucial for the City to prioritize the establishment of safe, interconnected, and well-maintained active transportation infrastructure throughout the city.

In conclusion, I implore you to lend your support to these proposed housing amendments, as they offer myriad benefits for our city, including addressing housing shortages, promoting affordability, curbing greenhouse gas emissions, fostering environmental sustainability, enhancing transportation efficiency, bolstering local businesses, and enriching community vibrancy.

Thank you for considering my perspective on this pivotal matter.

Sincerely,
Olivier Clements

Olivier Clements (he/him)



I respectfully recognize and acknowledge that I live, work and learn within the traditional territories of the Kwanlin Dün First Nation and the Ta'an Kwäch'än Council.

From: [iancpumphrey](#)
To: [Public Input](#)
Subject: Public input zoning rewrite.
Date: Monday, March 25, 2024 1:03:02 AM

To whom it may concern:

While you are rewriting your zoning Bylaws, I wanted to bring a confusing issue to your attention that I get conflicting feedback from various people, including the City's staff.

As a result, I think clarification and/or an educational directive in the Bylaws may be required.

For instance, under the zone, CM2, a building with commercial below and residential units above appear to be all zoned as CM2. CM2 allows for major and minor business.

Can the units then be either residential, minor and/or major business?

The preamble to the general zoning states that the specific zoning details take precedence over the general bylaws. I, and I believe, members of the legal community would also interpret that if an explicit zone regulation states, such as in CM2 zone, that you can have a major business, but the general bylaws states you can't in multi-residential, then I read this as you can because under the General Zoning, first line (S.6 of city bylaws) it states ...

'The specific use regulations shall apply to all development unless otherwise exempted in this section. Where these regulations are in conflict with any regulations in a zone or the general regulations, the zone regulations shall take precedence'.

The question comes down to intent, is it the City's intent not to allow major businesses in residential units unless those units fall within a CM2 zone? Can you confirm if this is correct or not?

Can residential units zoned in a plot of land zoned CM2, operate a Minor and/or a Major Business. If this is not the City's intent, then I believe the bylaw has to be changed to have some sub zone specifics for those residential units in a commercial zones that allows for major businesses, such as CM2.

The Condo Corps of buildings located in Commercial zones would like to have certainty on this issue, so their condo bylaws and rules are in compliance with City bylaws.

Certainty on this issue to allow condo corps to take correct legal approach in writing their own condo use bylaws.

Under the city bylaws, a Development Officer, by definition, may make determinations on interpreting and applying the City's bylaws. I believe they too do not have certainty or a legal opinion to this question as their opinion has differed from other conversational opinions from the legal community that I know.

Hope this question helps you improve the City's bylaw/zoning rewrite and provides certainty to the staff and the public.

Sincerely,

Ian Pumphrey



Sent from my Galaxy

From: [Duncan Martin](#)
To: [Public Input](#)
Subject: Bylaw 2024-16
Date: Monday, March 25, 2024 11:51:25 AM

I am writing to express my strong support for the passing of bylaw 2024-16. The proposed amendments represent a step towards addressing Whitehorse's housing crisis.

All of the proposed amendments together create conditions where property owners will have more flexibility to build as they see fit on their own land.

Regards,
Duncan Martin

From: [Maurice Perreault](#)
To: [Public Input](#)
Subject: zoning bylaw rewrite input
Date: Monday, March 25, 2024 7:47:58 AM

I was told by a development officer that accessory building overhangs count as lot coverage, but they do not for houses. If accurate, this should be streamlined so that no overhangs count towards lot coverage. They do not cover anything, help protect any building's doors and windows, and are a visual feature.

I highly suggest increasing allowable lot coverage for RCS, RCS2 and RSC3 lots. For example, I built a house with a suite to house my aging parents. I have enough lot coverage left to build a shed, but not enough allowable space to add a greenhouse onto that, or to extend the roof from the shed to provide a carport shelter for our small fishing boat – something that would match the house, look aesthetically pleasing and be functional. Instead, we erected a portable shelter from Canadian Tire in Whistle Bend to appease CoW. It looks terrible and will need replacing every 5-10 years. I'm sure everyone on our street would prefer our lot coverage to be increased so we can build something permanent and pleasing to the eye. We have the space for it, it just doesn't mean CoW site coverage %.

Building facades, colors and materials:

Either actively enforce this, or get rid of it. It's currently a joke. How many builders, are building identical houses all next to each other with the only difference being the color of siding. Some builder's are using identical siding next to one another because the city lets them get away with it.

Vinyl siding should be banned for its environmental impacts. Or an incentive provided for using alternate materials. Idea being a reduction in building permit fees for anyone using metal, fiber cement or stucco products which are fire resistant

Oh, and the wide 5.5" trim requirement. Why would this be a requirement? No one follows this because it is ridiculous!

Drainage inspections:

During development permit application, a thorough drainage plan is provided and approved. There is no follow-up or inspections in regards to this afterwards. This has led to many problems for home owners with their builder's cutting corners.

From: [YAPC Info](#)
To: [Public Input](#)
Cc: [Kristina Craig](#)
Subject: Bylaw Amendment Input
Date: Monday, March 25, 2024 11:58:42 AM
Attachments: [Zoning Amendment Letter.pdf](#)

Good Morning,

Please see the attached letter regarding input for the housing bylaw amendments.

Thank you,

Keitha
Keitha Clark (she/her)
Office Manager/ Project Coordinator
Yukon Anti-Poverty Coalition

[REDACTED]
Yukon Anti Poverty Coalition

[REDACTED]

[REDACTED]

I respectfully acknowledge I work within the traditional territory of Kwanlin Dün First Nation and the Ta'an Kwäch 'än Council.



Yukon Anti-Poverty Coalition
[Redacted]
[Redacted]
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[Redacted]
[Redacted]

March 25, 2024

To Mayor Cabott and City of Whitehorse Council Members,

On behalf of the Yukon Anti-Poverty Coalition, I am writing to express our support for the proposed zoning bylaw amendments aimed at increasing housing development in Whitehorse. This initiative presents an important opportunity to help address the housing shortage in our community.

As an organization focused advocating for the rights and well-being of individuals experiencing poverty, we repeatedly see the constellation of issues that arise for community members who are chronically unhoused or housing insecure. Access to stable housing is a fundamental human right, essential for individuals and families to lead healthy, fulfilling lives. It provides a foundation for economic security, educational attainment, and overall well-being. By increasing the availability of affordable housing, we can empower individuals to break free from the cycle of poverty and build brighter futures for themselves and their families.

The proposed zoning bylaw amendments offers solutions that helps address these issues by allowing up to four units per lot, decreasing garden suite regulations and relaxing the coverage and set backs in some zones. While affordable housing, equitable access to rental units and the financialization of housing remains a concern, the proposed amendments to the zoning bylaws are a positive step towards removing barriers to housing development.

Sincerely,

Keitha Clark

Keitha Clark, Project Coordinator
Yukon Anti-Poverty Coalition