

CITY OF WHITEHORSE – STANDING COMMITTEES

Monday, October 6, 2025 – 5:30 p.m.

Council Chambers, City Hall

CALL TO ORDER

ADOPTION OF AGENDA

PROCLAMATIONS Mental Health Awareness Week (October 5 – 11, 2025) and
World Mental Health Day (October 10, 2025)
Fire Prevention Week (October 5 – 11, 2025)

DELEGATIONS Frank Ursich – Closure of Eugene Avenue
Keith Lay – Interactive Trail Map User Status

PUBLIC HEALTH AND SAFETY COMMITTEE – *Councillors Middler and Boyd*

1. New Business

CORPORATE SERVICES COMMITTEE – *Councillors Boyd and Melnychuk*

1. 2025 State of Infrastructure Report – For Information Only
2. New Business

CITY PLANNING COMMITTEE – *Councillors Morris and Middler*

1. Zoning Amendment – 163 Collins Lane
2. 2025 Zoning Bylaw
3. New Business

DEVELOPMENT SERVICES COMMITTEE – *Councillors Gallina and Hamilton*

1. New Business

CITY OPERATIONS COMMITTEE – *Councillors Melnychuk and Morris*

1. New Business

COMMUNITY SERVICES COMMITTEE – *Councillors Hamilton and Gallina*

1. New Business



PROCLAMATION

MENTAL ILLNESS AWARENESS WEEK and WORLD MENTAL HEALTH DAY

October 5 to 11, 2025 and October 10, 2025

WHEREAS mental health is an integral part of our overall well-being, and affects individuals, families, and communities across the country; and

WHEREAS currently it is estimated that 1 in 5 Canadians will personally experience a mental illness in their lifetime, and almost half of Canadians struggling with mental illness feel they are not getting the support they need; and

WHEREAS Mental Illness Awareness Week and World Mental Health Day provide opportunities to raise awareness, combat stigma, and promote compassion for those struggling with their mental health or the health of their loved ones;

NOW, THEREFORE I, Mayor Kirk Cameron, do hereby proclaim October 5 to October 11, 2025 to be Mental Illness Awareness Week, and October 10, 2025 to be World Mental Health Day, in the City of Whitehorse.

Kirk Cameron
Mayor



PROCLAMATION
FIRE PREVENTION WEEK
October 5 to 11, 2025

WHEREAS Fire Prevention Week is a national initiative designed to raise awareness regarding fire safety; and

WHEREAS smoke and carbon monoxide alarms alert people to danger and seconds can mean the difference between escaping a fire safely or having lives end in tragedy; and

WHEREAS residents should make sure their smoke and carbon monoxide alarms meet the needs of all their family members and that everyone in the home knows how to respond to the alarms;

NOW THEREFORE, I, Mayor Kirk Cameron, do hereby proclaim October 5 to 11, 2025 to be Fire Prevention Week in the City of Whitehorse.

Kirk Cameron
Mayor

CITY OF WHITEHORSE
PUBLIC HEALTH AND SAFETY COMMITTEE
Council Chambers, City Hall



Chair: Anne Middler

Vice-Chair: Dan Boyd

October 6, 2025

Meeting #2025-19

-
1. New Business

CITY OF WHITEHORSE
CORPORATE SERVICES COMMITTEE
Council Chambers, City Hall



Chair: Dan Boyd

Vice-Chair: Eileen Melnychuk

October 6, 2025

Meeting #2025-19

-
1. 2025 State of Infrastructure Report – For Information Only
Presented by Gareth Earl, A/Manager, Engineering Services
 2. New Business

ADMINISTRATIVE REPORT

TO:	City Operations Committee
FROM:	Administration
DATE:	October 6, 2025
RE:	2025 State of Infrastructure Report – For Information Only

ISSUE

Presentation of the 2025 City of Whitehorse State of Infrastructure Report.

REFERENCE

- [Asset Management Policy](#)
- [2025 State of Infrastructure Report](#)

HISTORY

Council adopted an Asset Management Policy in 2021. This policy provides direction on how the City should manage infrastructure assets over time.

The State of Infrastructure Report (SOIR) is a tool used to summarize the state of the City's infrastructure assets, identifying known conditions and providing a high-level summary across all major asset categories. By understanding the condition, value and life cycle of City assets, staff can provide recommendations to Council on necessary infrastructure investment, replacement or upgrades.

Development of the SOIR involves a review of all assets within the organization, across all departments and is targeted for completion on a three-year cycle. The first draft SOIR was produced in 2022. This year's SOIR is the first to be publicly distributed.

ANALYSIS

A strong Asset Management program, supported by a documented SOIR, provides valuable data to assess the City's needs for future investment. It allows informed decisions to be made by Council, to ensure dollars invested provide the best opportunity for sustained access to key services such as safe drinking water, reliable transportation (roads, sidewalks, trails), and natural and recreational park areas.

City infrastructure goes beyond traditional considerations which generally included standard assets such as underground pipes, distribution systems and paved roadways. This report showcases the value of all City assets across a broad spectrum of areas.

The SOIR also speaks to the value of preventative maintenance, informing a cost-effective approach to protect and lengthen the life span of many of the City's assets. Moving forward, every three years, Council will have an opportunity to review an updated SOIR to measure the success of investments in infrastructure and forecast future investment requirements.

CITY OF WHITEHORSE
CITY PLANNING COMMITTEE
Council Chambers, City Hall



Chair: Lenore Morris

Vice-Chair: Anne Middler

October 6, 2025

Meeting #2025-19

-
1. Zoning Amendment – 163 Collins Lane
Presented by Dylan Harris, Senior Planner, Planning Services
 2. 2025 Zoning Bylaw
Presented by Darcy McCord, A/Manager, Planning Services
 3. New Business

ADMINISTRATIVE REPORT

TO:	City Planning Committee
FROM:	Administration
DATE:	October 6, 2025
RE:	Zoning Amendment – 163 Collins Lane

ISSUE

An application to amend the zoning of a 2.89 ha parcel of vacant Commissioner's land from PG-Greenbelt to IS-Service Industrial, to allow for lot expansion at 163 Collins Lane.

REFERENCE

- [Zoning Bylaw 2012-20](#)
- [Whitehorse 2040 Official Community Plan](#)
- Location Map (Attachment 1)
- Proposed Zoning Amendment Bylaw 2025-40 (Attachment 2)

HISTORY

In 2024, the applicant submitted an application to the Government of Yukon to acquire a 2.89 ha parcel of land adjacent to their existing property at 163 Collins Lane for the purpose of lot expansion, extending the southwest boundary of the existing property. This application was reviewed by the Yukon Environmental and Socio-Economic Assessment Board (YESAB) and a decision document was issued on March 25, 2025. YESAB determined that it would be unlikely, historic, archaeological, or paleontological resources would be found, but upon discovery of a heritage resource, the Proponent would be required to notify the Kwanlin Dün First Nation and Ta'an Kwäch'än Council Heritage Departments, in addition to Government of Yukon, Heritage Resources Unit, which would help to mitigate the magnitude of impacts from the alteration, fragmentation, or loss of heritage resources.

A land application decision letter was issued by Yukon Energy Mines and Resources on July 16, 2025. The approval was conditional on zoning and subdivision approval by the City. The letter also required the applicant to re-route any trails that pass through the application area, develop a spill contingency plan prior to development, no clearing of trees during the bird nesting season from May 15 to August 15, and obtain a permit from Environmental Health if a pit privy is to be installed.

Now an application has been submitted to rezone the subject area from PG – Greenbelt to IS – Service Industrial. The proposed amendment was reviewed at the Development Review Committee (DRC) on September 3, 2025. The DRC recommended the application to proceed.

Master Plan Waiver

The size of the subject site triggered the Land Use Master Plan Policy (OCP Policy 13.22) and a waiver was requested per section 47 of the Land Use Master Plan Policy. The master plan waiver request was reviewed by the DRC on September 3, 2025 and was subsequently approved by the Director of Operations and the Director of Development

Services on September 15, 2025, as the proposed development does not require City infrastructure upgrades, access or easements from neighboring properties, new uses, or formalization or consolidation of existing lots or leases.

Proposed Schedule

The proposed schedule for the zoning amendment is:

Planning Committee:	October 6, 2025
First Reading:	October 14, 2025
Newspaper Ads:	October 17 and 24, 2025
Public Hearing:	November 10, 2025
Report to Committee:	December 1, 2025
Second and Third Reading:	December 8, 2025

Potential Postal Delivery Disruption

There is a potential that a postal delivery disruption may prevent the delivery of written notification letters to surrounding property owners as required in the Zoning Bylaw. Zoning Bylaw regulation 15.5.1 states however that in the event of a postal delivery disruption, additional methods or alternate notifications may be used, as directed by Council at First Reading. Administration recommends that Council authorize notifications of the public hearing to be advertised on the City's social media platforms if a postal delivery disruption prevents the delivery of mailed notifications.

Expansion History

The applicant expanded the existing lot at 163 Collins Lane in 2013 and in 2017. In 2024, the Manager of Planning Services reviewed the current application against OCP policies 16.1 and 16.2, which outline that land use and greenspace boundaries shown in its maps are generalized and that confirmation of exact boundaries may require further studies or investigations. An Environmental Baseline Report was undertaken in 2021 to assess the location and extent of wetlands within and near the proposed expansion area, general vegetation composition, the presence of bird nests, potential wildlife occurrence, and the location of recreational trails. The proposed lot expansion area was revised based on the report recommendation. Administration accepts the Environmental Baseline Report as the additional study required under OCP policy.

Zoning Bylaw Rewrite

This proposed amendment, Bylaw 2025-40, includes provisions to amend both the current Zoning Bylaw 2012-20 and the proposed Zoning Bylaw 2025-37 once and if approved.

ALTERNATIVES

1. Proceed with the amendment under the bylaw process; or
2. Do not proceed with the amendment.

ANALYSIS

Site Context

The 2.89 ha forested site in the Mount Sima Industrial subdivision is adjacent to the southwest boundary of 163 Collins Lane. Existing operations on the 7.59 ha lot at 163 Collins Lane include a bay shop and laydown areas for fleet, equipment, and materials.

The nearest residential property is approximately 184 m away. The site contains a few cross-country ski and foot trails and is otherwise surrounded by wetlands. The parcel has been adjusted to maintain a buffer from the wetland and pond, and the Government of Yukon requires any impacted trails to be rerouted at the owner's expense.

Official Community Plan (OCP)

The subject area is designated as Industrial in the OCP, which is intended to accommodate industrial development at varying scales and intensities. The proposed rezoning to IS is consistent with this designation.

OCP Policy 7.7 requires a 30 m riparian setback along both sides of all rivers, streams, lakes, and wetlands to protect riparian areas. The proposed expansion area incorporates this 30 m setback from the creek and wetlands.

OCP Policy 15.6.7 notes that a buffer of approximately 200 m may be required where light industrial uses are near residential areas, to provide separation, visual screening, and noise mitigation. The existing industrial lot is approximately 184 m from the nearest residential property. As this policy uses the permissive 'may', the recommendation for a buffer can be waived by Council, which was done at the previous 2013 lot expansion, where it was determined that the intent of the OCP policy was met as it was only a slight reduction from the 200 m. Despite the existing property being within 200 m of the residential property, the proposed consolidation will not result in proposed land uses moving closer to existing residential properties.

Zoning Bylaw

The subject area is currently zoned as PG – Greenbelt, which is intended to provide a zone for areas of public land that are typically left in a natural state and may be used primarily for buffers, walkways, trails and for unorganized or passive recreation.

The IS zone was selected to match the zoning at 163 Collins Lane and to facilitate the land purchase and lot expansion. The purpose of the IS zone is to provide a zone for a mix of commercial and industrial uses including manufacturing, processing, assembly, distribution, service or repair, which may carry out a portion of their operation outdoors or require outdoor storage. The proposed use aligns with this zone and YG requires that any trails that pass through the application area will be re-routed by the applicant.

ADMINISTRATIVE RECOMMENDATION

THAT Council direct that Bylaw 2025-40, a bylaw to amend the zoning of a 2.89 ha parcel of Commissioner's land from PG – Greenbelt to IS – Service Industrial, be brought forward for consideration under the bylaw process; and

THAT Council authorize the use of alternative notification methods in the event of a postal delivery disruption.



SCALE:
1: 5,000

DATE:
8/21/2025

FILE:
Z-05-2025

DWN BY:
JM

REV NO:
1

CITY OF WHITEHORSE - PLANNING & SUSTAINABILITY SERVICES

Attachment 1 Proposed Zoning Bylaw Amendment - Location Sketch

163 Collins Lane
PG to IS



CITY OF WHITEHORSE
BYLAW 2025-40

A bylaw to amend Zoning Bylaw 2012-20 and Zoning Bylaw 2025-37

WHEREAS section 289 of the *Municipal Act* provides that a zoning bylaw may prohibit, regulate and control the use and development of land and buildings in a municipality; and

WHEREAS section 294 of the *Municipal Act* provides for amendment of the Zoning Bylaw; and

WHEREAS it is deemed desirable that the City of Whitehorse Zoning Bylaw be amended to allow for the expansion of 163 Collins Lane by rezoning a 2.89 ha parcel of Commissioner's land adjoining Lot 68, 106468 CLSR YT, 2017-0022 LTO for the purpose of consolidation; and

WHEREAS Zoning Bylaw 2012-20 may be repealed and replaced by Zoning Bylaw 2025-37; and

NOW THEREFORE the council of the municipality of the City of Whitehorse, in open meeting assembled, hereby ENACTS AS FOLLOWS:

1. The zoning maps attached to and forming part of Zoning Bylaw 2012-20 are hereby amended by changing the zoning of a parcel of Land comprising 2.89 ha more or less, adjoining 163 Collins Lane from PG – Greenbelt to IS – Service Industrial as indicated on Appendix “A” attached hereto and forming part of this bylaw.
2. Zoning Bylaw 2025-37 will hereby be amended, if and upon passage of Third Reading, by changing the zoning of a parcel of Land comprising 2.89 ha more or less, adjoining 163 Collins Lane from PG – Greenbelt to IS – Service Industrial as indicated on Appendix “A” attached hereto and forming part of this bylaw.
3. This bylaw shall come into force and effect upon the final passing thereof.

FIRST READING:

PUBLIC NOTICE:

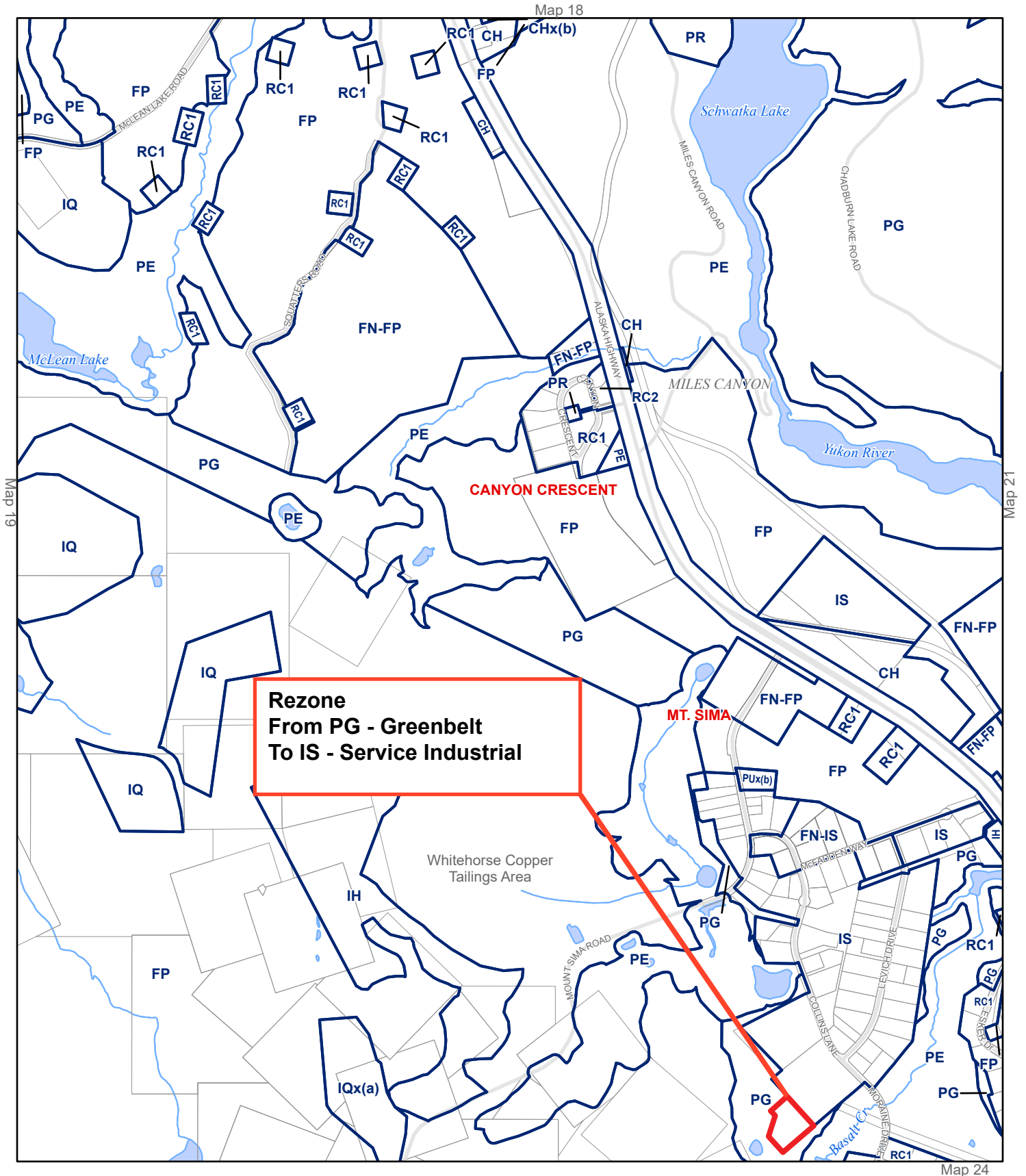
PUBLIC HEARING:

SECOND READING:

THIRD READING and ADOPTION:

Kirk Cameron, Mayor

Corporate Services



Where a letter appears in brackets following a zoning designation, e.g. RSx(a), the letter corresponds to the 'special modifications' subsection for that zone.



0 930
Meters
Projection: NAD 1983 UTM Zone 8

Consolidation date:
February 18, 2025

ADMINISTRATIVE REPORT

TO: City Planning Committee
FROM: Administration
DATE: October 6, 2025
RE: 2025 Zoning Bylaw

ISSUE

Council adoption of proposed Zoning Bylaw 2025-37 to repeal and replace Zoning Bylaw 2012-20.

REFERENCE

- [Zoning Bylaw 2012-20](#)
- [Whitehorse 2040 Official Community Plan](#)
- [Municipal Act SY 2024, c. 6](#)
- [2018 Joint Declaration of Commitment](#)
- [Proposed Full Zoning Bylaw 2025-37](#)
- [Proposed Adopting Bylaw 2025-37](#)
- [Zone Conversion Table](#)
- [OCP-Driven and Other Map Changes](#)
- [List of Special Modifications](#)

HISTORY

In accordance with the *Municipal Act*, a zoning bylaw must be adopted or amended for the lands affected by an Official Community Plan (OCP) within two years of the adoption or amendment of the OCP. However, the City applied to the Minister of Community Services for a one-year extension, which was subsequently granted. Since the 2040 OCP was adopted on March 27, 2023, the new zoning bylaw must therefore be adopted by March 26, 2026.

In September 2023, Administration entered into a contract with a consultant to lead the Zoning Bylaw Rewrite Project (the Project). In May 2024, the contract with the consultant was revised to include a study on Short-Term Rentals (STRs).

In January 2024, a volunteer Advisory Group was formed following a request for applications. Eleven individuals with a diverse range of backgrounds and expertise, including in architecture, housing, business, and the environment were selected. A total of four Advisory Group meetings were held over the course of the Project.

In April 2024, an initial round of housing-related amendments to the current Zoning Bylaw was adopted by Council to enable a wider range of opportunities for residential development. These amendments included allowing up to four units per lot in all low density urban residential zones, relaxing some development regulations where additional units are provided, and enabling more units in multiple housing zones.

Engagement

Throughout the Project, there have been opportunities for the public, stakeholders, and staff from various governments to contribute ideas, voice concerns, and provide feedback. The input received at various points in the Project has been used to inform and improve the regulations in the proposed Zoning Bylaw. A summary of the engagement activities conducted throughout the Project include:

1. Round 1 Engagement

- An online survey was available between November 29, 2023 and January 6, 2024 with 417 responses received;
- Interviews with interested parties and rights holders were also held between December 4, 2023 and January 9, 2024.

2. Housing-Related Zoning Bylaw Amendments

- The housing-related amendments to the Zoning Bylaw were introduced to the City Planning Committee on February 19, 2024. A Public Hearing was held on March 25, 2024 and the amendments were subsequently adopted through Bylaw 2024-16 on April 22, 2024.

3. STR Survey and Engagement

- An online survey was available between July 26 and September 2, 2024 with 1,928 responses received;
- Ten interviews were held with interested parties and rights holders between August and September 2024.

4. Round 2 Engagement

- An online survey was available from May 16 to June 20, 2025 with 224 responses received;
- A Virtual Open House was available from May 16 to June 20, 2025 with 221 unique visitors;
- Two in-person open houses were held on May 21, 2025 and May 28, 2025 with approximately 55 attendees in total;
- Four pop-up events were held on May 22, May 29, June 10, and June 12, 2025 where approximately 185 people were actively engaged.

5. Advisory Group Meetings

- Four Advisory Group meetings were held on February 15, 2024, June 26, 2024, March 27, 2025, and July 22, 2025.

Additionally, a flyer was included with all commercial and residential utility bills in the latest billing cycle to notify property owners of the upcoming opportunity to provide input at the public hearing.

Schedule

The proposed schedule for the adoption of the Zoning Bylaw is:

Planning Committee:	October 6, 2025
First Reading:	October 14, 2025
Newspaper Ads:	October 24 and October 31, 2025
Public Hearing:	November 24, 2025
Report to Committee:	January 5, 2026*
Second and Third Reading:	January 12, 2026*

**2026 meeting dates are unconfirmed*

Potential Postal Delivery Disruption

Under section 294(3) of the *Municipal Act*, Council shall give notice to all persons affected by the zoning bylaw by a method determined reasonable by Council.

There is a potential that a postal delivery disruption may prevent the delivery of written notification letters to property owners losing development rights. Administration recommends that Council authorize extending the public hearing period to allow the newspaper, social media, and radio advertisements to run for a longer period and extend the public hearing period by two weeks.

Public Notification Strategy

Administration will implement a public awareness campaign about the proposed Zoning Bylaw. Leading up to First Reading, different aspects of the proposed Zoning Bylaw, such as parking requirements and short-term rentals, will be advertised on social media, on the radio, and on posters around the community.

Once the proposed Zoning Bylaw passes First Reading, Administration recommends that notifications of the Public Hearing be published for four consecutive weeks in the Yukon News, posted on City social media platforms and the Engage Whitehorse project webpage, advertised on the radio, and that Kwanlin Dün First Nation (KDFN), Ta'an Kwäch'än Council (TKC), and the Government of Yukon be notified by email.

ALTERNATIVES

1. Proceed with the adoption of the proposed Zoning Bylaw 2025-37 and repeal Zoning Bylaw 2012-20 under the bylaw process and authorize a notification strategy; or
2. Do not proceed with the adoption of the proposed Zoning Bylaw 2025-37 and refer the matter back to Administration.

ANALYSIS

Major topics considered throughout the Project include simplification, housing, parking, STRs, reconciliation, city design, local food and urban agriculture, administrative changes, and map changes.

Simplification

The proposed Zoning Bylaw has been reformatted and reorganized to improve a reader's ability to navigate the document and understand the regulations. Zones have been renamed and a new 3-letter zone code applied to most zones using a more consistent naming convention, with several zones being consolidated to reduce the overall number of zones. The attached Zone Conversion Table shows how the current zones will be converted to the new zoning designations.

The number of defined uses has been reduced by combining similar uses and deleting outdated or redundant uses, resulting in a more flexible and modern zoning framework that is better-aligned with contemporary land use regulation and planning practices. The number of pages, defined uses, and sections have been reduced as follows:

<i>Number of:</i>	2012-20	2025-37
<i>Pages (excluding maps)</i>	215	146
<i>Zones</i>	42	30
<i>Uses</i>	125	94
<i>Sections</i>	15	6

Housing

The proposed Zoning Bylaw introduces development regulations aimed at enabling more housing, accelerating its delivery, allowing supportive housing more broadly, and encouraging affordability. Notably, the proposed Zoning Bylaw relaxes regulations in several residential zones—such as increasing site coverage and building heights—to expand the developable area within a site. Some of these increases are contingent upon providing additional housing units on a site. The proposed Zoning Bylaw also revises the definitions of various housing types to simplify classifications and foster greater creativity in building design.

Building Heights

The proposed Zoning Bylaw increases building heights in many residential zones in order to allow greater flexibility in design and allow for the development of more residential units. The following table compares the maximum building heights in the current residential zones with the proposed maximum building heights in the proposed zones.

Current Zone	Current Max. Height	Proposed Zone	Proposed Max. Height
RCM2	15 m	RMH	20 m
RCM/RM	15 m	RMM	16 m
RCS/RCS2/RCS3	10 m	RCD	11 m*
RR/RS	10 m	RSD	
RS2	9 m	RSD	
RCM3	10 m	RMC	11 m
RCT	10 m	RTH	11 m*
RD	8 m with roof projecting additional 2 m	ROL	10 m**

*If two or more dwelling units are provided; otherwise 10 m

**Amendment to OCP would be required to exceed 10 m height in Residential – Old Town designation

Additionally, maximum building height increases are proposed in mixed use zones. Mixed use zones provide a compatible mix of residential and commercial uses. The following changes are proposed to allow for increased density to enable more residential units:

- Increase the maximum building height to 25 m in the Downtown Core; and
- Increase the maximum building height in the Neighbourhood Commercial zones to 16 m.

Standard and Comprehensive Zones

The standard and comprehensive zones have historically been intended to provide low density developments such as single-detached houses and duplexes. While low density developments are still possible, the following changes are proposed to allow for the option of increased density and to expand the continuum of housing types available in these zones:

- Increase building heights to 11 m where two or more units are provided in the proposed RSD – Standard Development, RCD – Comprehensive Development, and RTH – Townhouse zones;
- Reduce the front setback to 3 m (from 6 m) where two or more units are provided in the proposed RSD – Standard Development zone; and
- Allow mobile homes as principal dwellings or garden suites in the proposed RSD – Standard Development and RCD – Comprehensive Development zones.

Old Town

Old Town is a primarily residential zone near the Downtown Core. The proposed changes aim to retain the neighbourhood's original character while also allowing for more density when sites are redeveloped due to its convenient proximity to services, amenities, transit, and walkability to the Downtown Core:

- Increase the maximum density to 150 units/ha (up to 7 units on a typical 464 m² lot);
- Increase the maximum Floor Area Ratio to 1.5 (from 0.9);
- Increase the site coverage where two or more units are provided; and
- Increase the maximum building height to 10 m – the maximum allowed by the OCP in Old Town (from 8 m with certain roof types allowed to project up to 10 m).

Supportive Housing

Supportive housing is the use of a building with dwelling units to provide services and supports onsite, in a residential setting, to individuals that require supervision or assistance to sustain the activities of daily living. The OCP supports the inclusion of supportive housing in all areas of the city, so it is proposed that supportive housing be permitted as a principal use in all residential zones rather than as a conditional use as it is currently. Supportive housing developments would not be at a greater scale than other housing types allowed in the same zone.

Affordable Housing

It is proposed that allowances on building height, site coverage, and parking be offered to encourage developers to provide affordable housing in multiple housing and commercial/mixed-use zones.

Zone	Additional Building Height	Additional Site Coverage	Parking Calculation*
RMC		10%	0.5 parking spaces per dwelling unit
RMM	4.0 m	20%	
RMH		20%	
RCD/RSD			
ROL		15%	No minimum parking
CNH	4.0 m		
CNN	4.0 m	20%	
CMD	5.0 m**		

*Reduced parking calculation applies to all residential units

**To a maximum of 30.0 m

It is also proposed that mobile homes be permitted as principal dwellings or garden suites in the RSD – Standard Development and RCD – Comprehensive Development zones to increase affordable housing options.

Worker Housing

A new use called Worker Housing is proposed which would enable housing for workers associated with a specific business or project, for a defined term or seasonal purpose, as a conditional use in some zones. This could allow a business to provide temporary accommodation to workers employed on a specific project, while enabling Council to set conditions on matters such as the duration and intensity of the use.

Parking

The OCP contains a hierarchy of transportation modes which lists personal vehicles and driving as the lowest priority. OCP policies state that the City will encourage a transition to electric vehicles and a shift towards active and shared transportation modes.

The proposed Zoning Bylaw reduces parking requirements for residential uses in three targeted areas: Downtown, Urban Core, and Urban Centres. The OCP supports the proposed parking reductions in these targeted areas through several policies. OCP policies support parking reductions for developments near active transportation and transit routes and encourages a shift towards the increased use of active and shared transportation modes.

Downtown

In the CMD - Mixed-Use Downtown, CMR - Mixed-Use Riverfront, and OPS - Public Utilities zones in the Downtown, it is proposed that there be no minimum parking requirement for residential uses (from 1 parking space per 2 dwelling units), a maximum parking supply of 1.2 spaces per residential unit, and a minimum of 1 space per 50 m² gross floor area for non-residential uses.

Urban Core

The proposed parking requirement for low density residential development in the Urban Core (see OCP Map 3) is 1 parking space per dwelling unit for the first three units, then 0.75 spaces per dwelling for four or more units.

Urban Centres

The proposed parking requirement for residential uses in the ROL - Old Town zone and in the CNN - Neighbourhood Node, CNH - Neighbourhood High Street, RMM - Multi-Unit Medium Density, and OPS - Public Services zones within the Urban Centres (see OCP Map 2) is 1 parking space per 2 dwelling units (from 1 parking space per dwelling unit) and 1 parking space per 150 m² gross floor area for non-residential uses.

Other Parking Changes

In addition to the proposed parking reductions in the targeted areas described above, the proposed Zoning Bylaw proposes to:

- Reduces the parking requirements for affordable and supportive housing developments;
- Remove the parking requirement for living and garden suites;
- Remove the requirement for visitor and loading spaces for any use and in all zones;
- Allow a 'complementary parking' reduction in mixed use developments outside of downtown, where commercial and residential uses can share the same parking spaces; and
- Improve standards for the quality of bicycle parking.

Short-Term Rentals (STR)

The proposed Zoning Bylaw introduces new STR regulations for residential and commercial zones.

Residential Zones

The proposed STR regulations in residential zones intend to retain the principal use in these areas as residential in nature and ensure that STRs are secondary uses. The following regulations are therefore proposed:

- An STR operator must reside on the same property as the STR;
- An STR can only be operated full-time in a living or garden suite, or in the operator's residence while they are away for a maximum of six months; and
- A limit of one STR per lot and one STR per person.

Commercial Zones

The STR regulations in commercial zones are more permissive because housing is not a requirement in commercial zones. STRs are listed as a principal use in commercial zones and the following regulations apply:

- An STR operator is not required to live on the same property as the STR;
- No limit on the number of STRs per operator or per lot; and
- The STR could be in the operator's own residence while they are away or could be operated full-time in a dwelling that does not have a regular resident.

Reconciliation

The proposed Zoning Bylaw proposes several changes that reflect the City's commitment to advancing reconciliation. The City signed a Declaration of Commitment alongside KDFN and TKC which affirmed that the three governments would collaborate on outstanding issues, with future generations in mind. Throughout the proposed Zoning Bylaw, First Nation legislation is recognized alongside that of other levels of government, and the zoning amendment and conditional use review processes specifically identify that the spirit and intent of First Nation Final Agreements and Self-Government Agreements should be considered in the decision-making process.

Administration has worked closely with KDFN to incorporate regulations that allow increased flexibility for KDFN to develop its settlement land in ways it desires. Administration has also worked with TKC to ensure that their Settlement Land parcels are zoned in alignment with the OCP and their desired use of the land.

The proposed Zoning Bylaw includes:

- A new zone for McIntyre that enables significant autonomy for KDFN to determine its own development patterns;
- The Southern Tutchone name 'Chu Níikwän' added to the name of Yukon River, where referenced;
- Recognition of 'compatible use' lands and the duty to consult for proposed development on or adjacent to those lands through the development permit application, zoning amendment, and conditional use processes;
- Updating the zoning of KDFN settlement land for better alignment with the Self-Government Agreement; and
- Updates to the FN-First Nation zone designator:
 - Rename to KDG - KDFN General zone to recognize it only applies to KDFN settlement land;
 - Recognize that traditional activities, as defined in the KDFN Lands Act, are allowed without a development permit.

City Design

The proposed Zoning Bylaw includes several improvements to urban design regulations to consider a variety of principles and best practices. This includes the incorporation of Winter Cities, CPTED/Safer Cities, and FireSmart principles into the regulations. Best practices such as the promotion of street-fronting buildings, pedestrian connections to the street, landscaped front yards, building step-backs on tall buildings, and reduced light pollution were also incorporated into the regulations.

A minimum Floor Area Ratio in the Downtown and Riverfront zones (CMD and CMR zones) is proposed to promote the efficient use of land. Additionally, new design guidelines for downtown developments modeled on the existing CMW – Mixed Use Waterfront zone guidelines are proposed, to encourage thoughtful and attractive development throughout downtown.

Local Food and Urban Agriculture

The proposed Zoning Bylaw contains new or updated regulations that support the ability to grow local food through:

- Allowing market gardening as a home-based business;
- Including indoor agriculture within the definition of industrial (level 1); and
- Providing a clear distinction between major and minor agriculture (currently called hobby agriculture), with new regulations for minor agriculture to set limits on intensity and off-site impacts.

Administrative Changes

Several administrative changes are proposed in the proposed Zoning Bylaw to provide clarity and transparency in the review processes and allow increased flexibility in a Development Officer's (DO) discretion to permit minor allowances from the regulations:

- New process to enable an applicant to appeal a DO's decision to Council;
- Applications deemed abandoned if applicant has not proceeded in more than 12 months;
- Allow snapping of zone boundaries when there is a small boundary realignment by subdivision; and
- Increased flexibility in the size and scope of allowances :
 - DO can grant allowance of up to 10 per cent in any zone (currently 5 per cent outside downtown, and 10 per cent downtown);
 - Allowances can be made to any measurable standard (currently limited to height, setbacks, and floor area).

Map Changes

The proposed Zoning Bylaw introduces updated Zoning Maps in Schedule A and an updated Downtown Heights Map in Schedule E. Updates to the maps were done for three reasons: zone conversions; OCP-driven changes; and other changes.

Zone Conversions

As stated previously, several zones in Zoning Bylaw 2012-20 were consolidated into new zones. In most cases, the zones will be converted according to the Zone Conversion Table and reflected as such in the proposed maps. Exceptions include the OCP-driven zoning changes and some of the special modifications which will not follow the Zone Conversion Table.

OCP-Driven Map Changes

In some circumstances, policies or land use designations in the OCP require that a property be zoned in a way that does not follow the Zone Conversion Table. In these cases, the zoning is proposed to change to a zone that is consistent with the OCP. Per Section 288(2) of the *Municipal Act*, a zoning bylaw must be consistent with an OCP. The attached OCP-Driven and Other Map Changes document provides a list of all affected areas.

Other Map Changes

In some instances, the successor zone in the Zone Conversion Table is not suitable, and therefore a different zone has been selected. For example, there are properties currently zoned as CM1 or CM2 that are located outside of the downtown. The successor zone is

the CMD zone but that zone is only suitable within the downtown and therefore a different commercial zone has been selected for those properties. A list of affected areas is provided in the OCP-Driven and Other Map Changes document.

Approach to Special Modifications

The current Zoning Bylaw has 86 special modifications, and each one has been considered in relation to the proposed Zoning Bylaw to determine whether it should be deleted, modified, or kept substantially the same. Special modifications are proposed to be deleted if they are more restrictive than the standard zone or if they are no longer warranted in relation to the OCP. Special modifications are proposed to be kept or modified if they are still required and do not conflict with the OCP.

In total, 40 special modifications remain in the proposed Zoning Bylaw and 6 new ones were added to implement specific policies in the OCP or if the successor zone in the Zone Conversion Table is not suitable for a particular site. Additionally, all remaining special modifications have been rewritten for consistent formatting.

Zoning Bylaw Amendment Applications in Progress

Any Zoning Bylaw Amendments that are already in progress, or that enter the bylaw process before the adoption of Zoning Bylaw 2025-37, will include provisions to amend Zoning Bylaw 2025-37 once and if they are approved.

Coordination with Other Bylaws

Amendments to other City bylaws will be required in order to align with the new Zoning Bylaw once it is adopted. The following City bylaws may require amendments: Animal Control Bylaw, Building and Plumbing Bylaw, Business License Bylaw, the Fees and Charges Bylaw, and the Maintenance Bylaw. Proposed amendments to other City bylaws will be brought forward in the near future.

Review in 6 to 12 Months

Administration has been careful to ensure the accuracy and completeness of the proposed Zoning Bylaw, however due to the substantial volume and scope of revisions from Zoning Bylaw 2012-20, there may be some errors, omissions, or unintended outcomes. Administration will monitor implementation of the new bylaw closely and will bring forward an amendment within the first six to twelve months to make any necessary corrections.

ADMINISTRATIVE RECOMMENDATION

THAT Council direct that Bylaw 2025-37, a bylaw to adopt the proposed Zoning Bylaw and repeal Zoning Bylaw 2012-20, be brought forward for consideration under the bylaw process; and

THAT Council authorize the use of alternative notification methods in the event of a postal delivery disruption.

CITY OF WHITEHORSE
DEVELOPMENT SERVICES COMMITTEE
Council Chambers, City Hall



Chair: Paolo Gallina

Vice-Chair: Jenny Hamilton

October 6, 2025

Meeting #2025-19

1. New Business

CITY OF WHITEHORSE
CITY OPERATIONS COMMITTEE
Council Chambers, City Hall



Chair: Eileen Melnychuk

Vice-Chair: Lenore Morris

October 6, 2025

Meeting #2025-19

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1. New Business

CITY OF WHITEHORSE
COMMUNITY SERVICES COMMITTEE
Council Chambers, City Hall



Chair: Jenny Hamilton

Vice-Chair: Paolo Gallina

October 6, 2025

Meeting #2025-19

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1. New Business