

MINUTES of REGULAR Meeting #2025-20 of the Council of the City of Whitehorse  
called for 5:30pm on Monday, October 27, 2025, in Council Chambers, City Hall.

PRESENT: Mayor Kirk Cameron  
Councillors Dan Boyd  
Paolo Gallina  
Jenny Hamilton  
Eileen Melnychuk  
Anne Middler  
Lenore Morris

ALSO PRESENT: City Manager Jeff O'Farrell  
Director of Community Services Krista Mroz  
Director of Corporate Services Valerie Braga  
Director of Development Services Lindsay Schneider  
Director of Operations Travis Whiting  
Director of People, Culture, and Technology Landon Kulych  
A/Manager, Planning Services Darcy McCord

Mayor Cameron called the meeting to order at 5:30 p.m.

**CALL TO ORDER**

**AGENDA**

**2025-20-01**

It was duly moved and seconded  
THAT the Agenda be adopted as presented.

Carried Unanimously

**MINUTES**

**2025-20-02**

It was duly moved and seconded  
THAT the Minutes of the Regular Council meeting dated  
October 14, 2025 be adopted as presented.

Carried Unanimously

**DELEGATE SUBMISSIONS**

Delegate Amanda Stehelin raised concerns that the regulations in the proposed 2025 Zoning Bylaw around short-term rentals will eliminate the opportunity for some homeowners to raise additional funds for supporting themselves and their family.

Amanda Stehelin – 2025  
Zoning Bylaw

Delegate Anson Zhen spoke in opposition of the short-term rental regulations in the proposed 2025 Zoning Bylaw, explaining the need for the short-term rental market and that regulating the market may drive off investors and lead to higher housing prices.

Anson Zhen – 2025 Zoning  
Bylaw

**COMMITTEE REPORTS**

**Public Health and Safety Committee**

There was no report from the Public Health and Safety Committee.

No Report

**Corporate Services Committee**

**2025-20-03**

It was duly moved and seconded

THAT Council approve the 2026 Council Meeting schedule as presented;

THAT the Council member appointments to Standing Committees, Deputy Mayor, Reserve Deputy Mayor, and ad hoc committees for the period of November 1, 2025 to October 31, 2026 be approved as presented.

2026 Council Meeting  
Schedule and Council  
Member Appointments

Carried Unanimously

**2025-20-04**

It was duly moved and seconded

THAT Council amend the 2025-2027 Operating Budget to increase the solid waste expenditures budget in the amount of \$208,681 for the 2026 and 2027 provisional years, offset by an increase in revenues from user fees.

Budget Amendment – Solid  
Waste Contract Services

Carried Unanimously

**2025-20-05**

It was duly moved and seconded

THAT Council direct that the 2025-2028 Capital Expenditure Program be amended by adding project Housing Co-location Framework and Education Sessions in the amount of \$40,000, funded from the Canadian Mortgage and Housing Corporation ACT program.

Budget Amendment –  
Housing Co-location  
Framework

Carried Unanimously

**City Planning Committee**

**2025-20-06**

It was duly moved and seconded

THAT Council direct that Bylaw 2025-41, a bylaw to amend the zoning of 25 Rhine Way and 468 Range Road from RCM2 – Comprehensive Residential Multiple Family 2, and CM1 – Mixed Use Commercial to CM1x(b) – Mixed Use Commercial (Modified) 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.

Zoning Amendment – 25  
Rhine Way

Carried Unanimously

**2025-20-07**

It was duly moved and seconded  
THAT Council direct that Bylaw 2025-33, a bylaw to amend the zoning of 11 lots between McIntyre Drive and Boyd Crescent, from FN-FP – First Nation Future Planning to FN-CIMx(g) – First Nation Mixed Use Commercial/Industrial (Modified), to enable the development of government buildings, be brought forward for Second and Third Reading under the bylaw process.

Public Hearing Report –  
Zoning Amendment – KDFN  
Administrative Buildings

Carried Unanimously

As outlined under Section 26 of the Council Procedures Bylaw, further research to confirm compliance with territorial regulations and additional consultation with the Yukon Government was requested prior to the proposed Subdivision Control Bylaw being brought forward for First Reading.

Supplemental Report –  
Subdivision Control Bylaw

**Development Services Committee**

As requested by Committee members, Administration provided information regarding the disposition process and timelines for 4210 4<sup>th</sup> Avenue, confirming that servicing studies are generally completed by the developer and that there are no historical examples of a developer requesting exclusive access.

New Business – 4210 4<sup>th</sup>  
Avenue Timeline and  
Disposition Process

Delegates Jacob Heigers and Sheelah Tolton introduced the 4<sup>th</sup> Avenue Alliance to Council and presented a proposal to develop the lot at 4210 4<sup>th</sup> Avenue, requesting that the 4<sup>th</sup> Avenue Alliance be given 6 months of exclusive access to the property for the purpose of developing their proposal prior to the lot being made available on the market. As requested by Committee members, the delegates provided information about the formation of the 4<sup>th</sup> Avenue Alliance and the current plan the Alliance hopes to develop into a proposal.

Delegates Jacob Heigers and  
Sheelah Tolton, 4<sup>th</sup> Avenue  
Alliance – 4210 4<sup>th</sup> Avenue

**City Operations Committee**

As requested by Committee members, Administration provided information about the traffic concerns raised regarding Eugene Avenue, and confirmed that feedback from residents and data collected during the traffic calming pilot project are currently being considered to determine and propose a solution.

New Business – Eugene  
Avenue Traffic

Delegate Brenda Morrison presented to Council about traffic and safety concerns on Eugene Avenue between Leota and Witch Hazel, describing the history of the area and how the concerns remain unaddressed. The delegate responded to questions from Committee members about studies completed by the City, what residents would like to see, and feedback from the residents of surrounding areas that could be impacted if any changes are implemented.

Delegate Brenda Morrison –  
Eugene Avenue Traffic from  
Leota to Witch Hazel

**Community Services Committee**

**2025-20-08**

It was duly moved and seconded  
THAT Council approve the allocation of \$84,964 for Recreation Grants as recommended by the Recreation Grant Task Force.  
Carried Unanimously

Fall Recreation Grants

**2025-20-09**

*Councillor Middler declared a conflict of interest and exited Chambers.*

It was duly moved and seconded  
THAT Council approve the Festival and Special Event Grant allocations in the amount of \$50,000.  
Carried Unanimously

Festival and Special Event  
Grants

*Councillor Middler returned to Chambers.*

Delegate Keitha Clark, representing the Yukon Anti-Poverty Coalition, presented to Council on the Free Transit Program and requested that the City help call on the Yukon Government to continue the program. As requested by Committee members, the delegate provided additional information about conversations with election candidates, pass availability, and how distribution locations could be improved.

Delegate Keitha Clark, Yukon  
Anti-Poverty Coalition – Free  
Transit Program

**NEW AND UNFINISHED BUSINESS**

**2025-20-10**

It was duly moved and seconded  
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.  
Carried Unanimously

2025 Zoning Bylaw

**BYLAWS**

**2025-20-11**

It was duly moved and seconded  
THAT Bylaw 2025-37, a bylaw to adopt the proposed Zoning  
Bylaw and repeal Zoning Bylaw 2012-20, be given First  
Reading.

**BYLAW 2025-37**  
Zoning Bylaw  
FIRST READING

Carried Unanimously

**2025-20-12**

It was duly moved and seconded  
THAT Bylaw 2025-41, a bylaw to amend the zoning of 25  
Rhine Way and 468 Range Road from RCM2 –  
Comprehensive Residential Multiple Family 2, and CM1 –  
Mixed Use Commercial to CM1x(b) – Mixed Use Commercial  
(Modified), be given First Reading.

**BYLAW 2025-41**  
Zoning Amendment – 25  
Rhine Way  
FIRST READING

Carried Unanimously

**2025-20-13**

It was duly moved and seconded  
THAT Bylaw 2025-33, a bylaw to amend the zoning of 11 lots  
between McIntyre Drive and Boyd Crescent, from FN-FP –  
First Nation Future Planning to FN-CIMx(g) – First Nation  
Mixed Use Commercial/Industrial (Modified), to enable the  
development of government buildings, be given Second  
Reading.

**BYLAW 2025-33**  
Zoning Amendment –  
KDFN Administrative  
Buildings  
SECOND READING

Carried Unanimously

**2025-20-14**

It was duly moved and seconded  
THAT Bylaw 2025-33 be given Third Reading.

**BYLAW 2025-33**  
Zoning Amendment –  
KDFN Administrative  
Buildings  
THIRD READING

Carried Unanimously

There being no further business, the meeting adjourned at 6:51 p.m. **ADJOURNMENT**



Kirk Cameron, Mayor

Corporate Services