

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;

2026 Council Meeting
Schedule and Council
Member Appointments

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.

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

Zoning Amendment – 25
Rhine Way

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

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 4th 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 4th
Avenue Timeline and
Disposition Process

Delegates Jacob Heigers and Sheelah Tolton introduced the 4th Avenue Alliance to Council and presented a proposal to develop the lot at 4210 4th Avenue, requesting that the 4th 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 4th Avenue Alliance and the current plan the Alliance hopes to develop into a proposal.

Delegates Jacob Heigers and
Sheelah Tolton, 4th Avenue
Alliance – 4210 4th 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

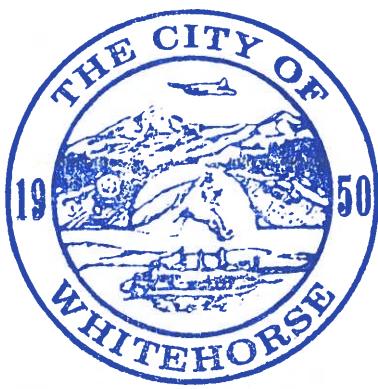
2025-20-14

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

Carried Unanimously

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

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



Kirk Cameron, Mayor

Corporate Services