

**McCord, Darcy**

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**From:** Virginia Labelle [REDACTED]  
**Sent:** Tuesday, October 7, 2025 3:22 PM  
**To:** Public Input  
**Subject:** proposed Zoning Bylaw - re STR's

Thank you for the very clear materials provided to review the proposed Zoning Bylaw.

Specific to the issue of STR's: I very much agree with the proposed restrictions and regulation of STR's. I believe that this is a key component in addressing the affordable housing shortage in Whitehorse, and in establishing a level playing field for accommodation-related businesses.

**Virginia Labelle**

[REDACTED]

**Whitehorse, Yukon**

[REDACTED]

**From:** [Kevin McDonnell](#)  
**To:** [Public Input](#)  
**Cc:** [Michele McDonnell](#)  
**Subject:** Short term rentals.  
**Date:** Wednesday, October 8, 2025 9:47:48 AM

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I am emailing in regard to the Zoning bylaw and specifically in regards to the regulations around Short Term Rentals.

- My concern is regarding the condition: *a short-term rental in the operator's primary residence shall be limited to a maximum of six months per year, and the six months may not be divided into more than three separate periods during which the short-term rental is offered for rent.*
- Assumedly, a 6-month limit on short-term rentals in a principal residence is intended to return housing units to the long-term rental market and address housing shortages by ensuring that a limited number of secondary units on a property can be rented out, while the main dwelling remains a primary residence.
- It is not clear what the benefit is of limiting the short term rental into three separate periods, other than to make it difficult to operate a short term rental unit. How a principal residence owner decides to apportion the rental of the unit should be left up to the owner.
- If a part of a principal residence is being used for short term rentals, then practically, it will not be available for long term rental use, since it will not be feasible to rent a unit for 6 months on a long term basis. This is especially so if the unit is rented over three separate periods.
- If the City allows for short term rentals in principal residences, then owners should be allowed to operate the rental without time restrictions, in order to make it worth their while.
- I note from the City of Whitehorse Short Term Rentals Review Engagement Summary Final Report that 52% of respondents did not support limiting the number of days per year an STR can be available for rent while 32% did support it.

**Recommendation: Remove the time limit for the amount of time a short term rental in a primary residence can be rented.**

Sincerely,

Kevin McDonnell

[REDACTED]

Whitehorse, Y.T., Y1A 0C7

[REDACTED]



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**Re: Zoning Bylaw Rewrite**

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**From** Glenn Rudman [REDACTED]  
**Date** Sat 2025-10-11 11:37 AM  
**To** McCord, Darcy [REDACTED]

Thank you Darcy,

I have now found and reviewed the changes. A little disappointed that the bylaws didn't go further. This is a step (or teeter) in the right direction but also feels a bit lacklustre compared to what could have been included in the re-write. I hope that the forthcoming guidelines are amazing and people will be inspired to do the right thing to reduce bird-window strikes. I also hope that the guidelines are easy to access for everyone, not just property developers because the data show that residential dwellings are usually the worst culprits when it comes to bird-window strikes.

Thanks again for your response and the YBC looks forward to reviewing the guideline documents.

Glenn

On Tuesday, October 7, 2025 at 09:58:30 AM GMT-7, McCord, Darcy [REDACTED] wrote:

Hi Glenn,

Thanks for reaching out. Actually we did incorporate bird-friendly window treatments in the design guidelines for the CMD and CMR zones – these are the commercial zones downtown that have a minimum glazing requirement, and we took the opportunity to encourage bird-friendly window treatments in these areas. See sections 6.11(7)(b)ix)(E) and 6.12(7)(b)iv) in the [proposed Zoning Bylaw](#) for the specific references.

Now that the proposed bylaw has been presented to Council, we're turning our minds to preparing to implement the bylaw, which will include developing some materials on interpreting the new bylaw, along with some additional guidelines on items like bicycle parking, landscaping, light pollution, and bird-friendly design. We'll prepare one or two pages on effective designs to reduce bird-window strikes and why it's important, and will reach out again over the next couple of months for comments on the draft. We intend to have these interpretation and guideline documents ready to release shortly after adoption of the new Zoning Bylaw, which will be mid-January at the earliest.

Thanks,

Darcy

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**From:** Glenn Rudman [REDACTED]  
**Sent:** Monday, October 6, 2025 9:49 PM  
**To:** McCord, Darcy [REDACTED]  
**Subject:** Zoning Bylaw Rewrite

Hello Darcy

I hope you are well. I saw the recent notice about the many updates to the zoning bylaw based on feedback from the public and various interest groups. Under the urban design section, I did not see any mention of incorporating or promoting bird-friendly window designs. Have I got that right or am I missing something?

Thanks

Glenn

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**From:** [O'Farrell, Jeff](#)  
**To:** ["Public Input"](#)  
**Subject:** FW: concerns By-law 2025-37 - short term rentals  
**Date:** Tuesday, October 14, 2025 2:34:04 PM

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**Jeff O'Farrell**

City Manager

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**From:** Cameron, Kirk [REDACTED]  
**Sent:** Tuesday, October 14, 2025 2:20 PM  
**To:** Brook Land-Murphy [REDACTED]; Boyd, Dan [REDACTED]  
Morris, Lenore [REDACTED]; Gallina, Paolo [REDACTED];  
Middler, Anne [REDACTED]; Hamilton, Jenny [REDACTED]  
Melnychuk, Eileen [REDACTED] Mayor and Council  
[REDACTED]  
**Subject:** Re: concerns By-law 2025-37 - short term rentals

Please note that to "get into the official system" it is necessary to use the  
[MayorCouncil@whitehorse.ca](mailto:MayorCouncil@whitehorse.ca) email address. I've copied here for this to be officially  
received by the City.

Thanks for your input Brook!

kirk

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**From:** Brook Land-Murphy [REDACTED]  
**Sent:** Tuesday, October 14, 2025 2:17 PM  
**To:** Cameron, Kirk [REDACTED]; Boyd, Dan [REDACTED]; Morris,  
Lenore [REDACTED]; Gallina, Paolo [REDACTED]; Middler,  
Anne [REDACTED]; Hamilton, Jenny [REDACTED]  
Melnychuk, Eileen [REDACTED]  
**Subject:** concerns By-law 2025-37 - short term rentals

Dear Mayor and Council:

Good afternoon. I am emailing in respect of proposed by-law 2025-37; specifically, to suggest an amendment to proposed 5.22.

I hope that you will consider this suggestion even though provided by email, as I was not able to register in time for the meeting tonight. I will be registering to speak at the public hearing on the by-law, when that is scheduled.

#### I. Provision of concern and requested change

My concern is in respect of the short-term rental provisions. Currently, proposed 5.22 states:

(1) In residential zones:

- (a) the maximum number of short-term rentals permitted per lot is one, except in the case of a lot subdivided into condominium units, where the maximum number is one per condominium unit;
- (b) an individual operator may not operate more than one short-term rental in any residential zone within the city;
- (c) a short-term rental in the operator's primary residence shall be limited to a maximum of six months per year, **and the six months may not be divided into more than three separate periods during which the short-term rental is offered for rent;** and
- (d) a short-term rental shall not be operated concurrently on the same lot as a bed and breakfast [emphasis added].

At a minimum, it is requested that the bolder part in "c", above, be removed.

If this suggestions was accepted, 5.22(1) would read:

In residential zones:

- (a) the maximum number of short-term rentals permitted per lot is one, except in the case of a lot subdivided into condominium units, where the maximum number is one per condominium unit;
- (b) an individual operator may not operate more than one short-term rental in any residential zone within the city;
- (c) a short-term rental in the operator's primary residence shall be limited to a maximum of six months per year; and
- (d) a short-term rental shall not be operated concurrently on the same lot as a bed and breakfast.

#### II. Reason for the suggested change

At a high level: the portion of "c" which would limit the number of distinct stays within the 6 month period is (in my respectful view) a significant overreach. It would significantly limit homeowners' ability to derive income from their primary residence while on shorter holidays. Further, there is no evidence - or at least no publicly available

evidence - that this specific clause (i.e. limiting how many periods within the 6 months you can rent out for) would have any impact whatsoever on housing availability for residents.

From what I can glean from the 2019 “What we heard” report the City published on short-term rentals, it seems to me that the purpose underlying proposed 5.22 is the potential impact that short-term rentals can have on housing availability for residents, generally.

It is important to note that none of the materials on the City’s website actually substantiate that link, with research. While public engagement and surveys are useful tools for informing decision-makers such as yourselves as to what the public thinks on a given topic, they don’t actually provide evidence of a link or cause and effect.

With that being said: I can understand the potential benefit of keeping in the 6 month cap. Practically speaking, once you get into that kind of a time period (i.e. 6 month plus), it is much easier to find a suitable tenant for a single term. However, currently 5.22 goes significantly beyond that and limits the number of distinct periods you can rent out within the 6-month period. There is no need for (or demonstrated benefit to) regulating the number of distinct periods you can rent out within that 6-month period. Notably, the administrative note that accompanies the by-law doesn’t speak to this requirement at all.

In practice, “c”, as currently worded, will significantly limit individual home-owners’ ability to rent out their primary residence in the manner that best fits their individual needs and circumstances, during times when they would be looking for a short-term tenant while they are on holiday, for instance.

We recently rented out our home (and primary residence) while we were on a 3-month holiday. We chose to rent out through Air B and B because it’s considerably harder to find a tenant for a short term duration. Perhaps more importantly: because we were renting out our family home (furnished) we wanted to have a very high degree of assurance that the people we were renting out to wouldn’t wreck our home. Our experience over this past summer was that most people wanted to rent for 4 or 5 days. The limitation in current “c” would remove our ability to (viably) rent out again in the event that we went on a longer holiday.

### III. Conclusion

I think that everyone can agree that housing availability is a real issue in Whitehorse, and elsewhere. However, work to address the housing gap should be done in a balanced, measured, and evidence-based way.

If the City is going to significantly restrict the income people can earn from their property, there should be solid, publicly accessible data demonstrating that each component of whatever you propose to introduce as regulations of short-term rentals will achieve whatever your stated or intended goal is in this respect.

In view of the above, it is respectfully requested that you remove the requirement in 5.22(1)(c) limiting the number of distinct periods people can rent out their primary residence within a six-month period.

Thank-you for considering this matter.

Sincerely,

Brook Land-Murphy



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**Re: concerns By-law 2025-37 - short term rentals**

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**From** Brook Land-Murphy [REDACTED]

**Date** Fri 2025-10-17 9:49 AM

**To** McCord, Darcy [REDACTED]

Thanks Darcy!

Have a great day,  
Brook

On Fri, Oct 17, 2025 at 8:41 AM McCord, Darcy [REDACTED] wrote:

Hi Brook,

Yes, that's right - under the proposed regulations any number of bookings within that period would be allowed, even if there are breaks between each booking.

Thanks again!  
Darcy

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**From:** Brook Land-Murphy [REDACTED]

**Sent:** Thursday, October 16, 2025 7:54 PM

**To:** McCord, Darcy [REDACTED]

**Subject:** Re: concerns By-law 2025-37 - short term rentals

You don't often get email from [REDACTED]

hi Darcy:

Thanks for taking the time to get back to me. I also really appreciate the additional clarity around the intent.

Just so I'm making sure I understand: we are thinking about potentially renting our home/primary residence summer 2027. It would be a single three month period for the year of 2027 (June-August). Am I understanding correctly that the intent for 5.22 (as currently written) is that it would enable us to have multiple bookings within this period - and that would still work even if we had an empty day between guests? As an example, and to reflect what was happening for us this summer: each booking within that 3 month period was (on average) 4 or 5 days. The person who was taking care of the change overs required a full clear day for the cleaning, and we weren't fully booked. So: we were renting out for a little less than 90 days, and had 10 bookings within that time. Would that work under current 5.22?

Thanks again for taking the time to follow up - I really appreciate it!  
Brook

On Thu, Oct 16, 2025 at 12:13 PM McCord, Darcy [REDACTED] wrote:

Hi Brook,

Thanks so much for taking the time to provide your input on the proposed new Zoning Bylaw. You may have heard already that Council postponed first reading to October 27, meaning the anticipated new date for the public hearing is December 8. This is still subject to change depending on whether Council proceeds with first reading on the 27th.

I also wanted to reach out to make sure I understand your concern, and to clarify the intent of 5.2.2(1)(c). For STRs in the operator's own dwelling (as in your situation), the 6-month limit is intended to ensure that the dwelling is truly your primary residence that you actually live in most of the time. We wanted to include some language that allows those 6 months to be divided, not necessarily all in a row, so that you could, for example, operate it in March, June to August, and again in December. But we also wanted to set a limit on *how much* it could be divided up, so we don't have operators taking bookings 3 or 4 days a week throughout the whole year (up to 3.5 days/week on average) and still claiming they live in it half the time to meet the primary residence requirement. So we've proposed that the 6 months total could be split into up to 3 separate periods during which you operate the STR. Within each of those operating periods, you could have as many individual bookings as you like.

Based on your email, I wasn't sure if you have concerns with this approach, or if perhaps you interpreted it as limiting you to just three individual bookings during a 6 month period. If that's the case, I can definitely see how that would feel like a significant overreach, and I want to assure you that's not the intent of 5.2.2(1)(c). But if there's something else about the proposal that you're taking issue with, I'd really appreciate hearing more so I can better understand your concern. I'd be happy to chat on the phone if you prefer.

Thanks again,



**Darcy McCord** (he/him)

A/Manager • Planning and Sustainability Services  
City of Whitehorse • [REDACTED] [whitehorse.ca](http://whitehorse.ca)

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**From:** O'Farrell, Jeff [REDACTED]  
**Sent:** Tuesday, October 14, 2025 2:33 PM  
**To:** 'Public Input' [REDACTED]  
**Subject:** FW: concerns By-law 2025-37 - short term rentals



**Jeff O'Farrell**

City Manager  
City of Whitehorse • [REDACTED] • [whitehorse.ca](http://whitehorse.ca)

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**From:** Cameron, Kirk [REDACTED]  
**Sent:** Tuesday, October 14, 2025 2:20 PM  
**To:** Brook Land-Murphy [REDACTED]; Boyd, Dan [REDACTED]; Morris, Lenore [REDACTED]; Gallina, Paolo [REDACTED]; Middler, Anne [REDACTED]; Hamilton, Jenny [REDACTED]; Melnychuk, Eileen [REDACTED]; Mayor and Council <[REDACTED]>  
**Subject:** Re: concerns By-law 2025-37 - short term rentals

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Thanks for your input Brook!

kirk

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**Sent:** Tuesday, October 14, 2025 2:17 PM  
**To:** Cameron, Kirk <[REDACTED]>; Boyd, Dan <[REDACTED]>; Morris, Lenore <[REDACTED]>; Gallina, Paolo <[REDACTED]>; Middler, Anne <[REDACTED]>; Hamilton, Jenny [REDACTED]; Melnychuk, Eileen [REDACTED]  
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From what I can glean from the 2019 "What we heard" report the City published on short-term rentals, it seems to me that the purpose underlying proposed 5.22 is the potential impact that short-term rentals can have on housing availability for residents, generally.

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In view of the above, it is respectfully requested that you remove the requirement in 5.22(1) (c) limiting the number of distinct periods people can rent out their primary residence within a six-month period.

Thank-you for considering this matter.

Sincerely,

Brook Land-Murphy

**From:** [Mojica, Caselyn](#)  
**To:** [Public Input](#)  
**Subject:** Fw:  
**Date:** Monday, December 8, 2025 11:24:57 AM  
**Attachments:** [REDACTED]

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**Casey Mojica (She/hers)**  
Executive Assistant, Corporate Services  
City of Whitehorse • [REDACTED]  
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**From:** Brook Land-Murphy [REDACTED]  
**Sent:** December 7, 2025 9:04 PM  
**To:** Mayor and Council [REDACTED]  
**Subject:**

S [REDACTED] message don't often get email from  
[Learn why this is important](#)

Good evening:

Attached are submissions on the provisions in the proposed By-law regarding STRs.

Regards,  
Brook Land-Murphy

December 7, 2025

Dear Mayor and Council

**RE: PROPOSED BY-LAW PROVISIONS REGARDING SHORT TERM RENTALS (STRs)**

Thank-you for the opportunity to provide input on the changes the City is considering making to the current zoning by-law (the “Proposed By-law”). I will be attending the hearing tomorrow. However, in case it is of assistance, I am providing my submissions in writing as well.

For context, I am a resident of Whitehorse. Last summer we rented our family home on Air B and B while on vacation.

I am asking Mayor and Council to consider modest changes to the Proposed By-law which would enable people to rent out their primary residence for short periods of time, without layering on unnecessary and (in my submission) unjustified limitations and red tape. My two suggestions are with respect to

- I) the last clause in 5.22(1)(c) of the Proposed By-law, which limits the number of periods the allowable six-month period applicable can be divided into; and
- II) associated licensing processes currently contemplated to be associated with the new STR provisions. It is sufficient to have a business licence requirement, and the additional development permit is unnecessary. This can be achieved by adding STRs to the list of exemptions in s.2.2 of the Proposed By-law.

Before outlining the rationale for these two changes, I want to briefly highlight some first principles and considerations which can help inform an appropriate, balanced way forward on this important issue.

**I. Overview of benefits and challenges which may be associated with STRs**

In recent weeks, the City has released materials on your website highlighting considerations which may be associated with the use of STRs in Whitehorse, specifically. As acknowledged in the City’s October 2024 Engagement Summary on the topic (“City’s October 2024 Report”):

The role of STRs in Whitehorse should be evaluated independently instead of compared to other communities that do not have the same challenges and qualities as Whitehorse (e.g., Whitehorse should not be compared to Vancouver.<sup>1</sup>

The City’s Oct 2024 Report noted the benefits which may be associated with STRs in Whitehorse, including:

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<sup>1</sup> City of Whitehorse Short Term Rentals Review Engagement Summary, Final Report. October 2024. P. 5.

- Benefit for tourism: The report stated that “...STRs are essential for accommodating visitors and supporting the tourism-driven economy in Whitehorse which is a major part of the City’s overall economy. Too much regulation and restrictions on STRs could harm the tourism industry.”<sup>2</sup> Along similar lines, the February 2024 HLDAC report regarding STRs noted that “...currently the city has a shortage of hotel rooms, particularly in the summer months, and that STRs provide needed vacation accommodations to benefit the tourism industry.”<sup>3</sup>
- More broadly: STRs play an important role in short-term and temporary housing in the community (i.e. seasonal and short-term rentals, patients travelling from remote communities for medical services, and medical professionals staying for extending periods of time).<sup>4</sup>

The City’s October 2024 Report also highlighted potential concerns which maybe associated with STRs. These were a bit all over the map, and it is important to note that no evidence was provided to substantiate concerns which some expressed (such as increased noise). Further, some of these were clearly not within the City’s mandate to address.<sup>5</sup> One thing that was agreed upon, however, was that STRs should not be allowed to proceed in a way which exacerbated housing challenges in Whitehorse.

It is suggested that the limitations currently in place in the Proposed By-law with respect to limiting STRs to individuals’ primary residence – at least in residential areas – of up to six months achieve the necessary aim of ensuring that STRs are not allowed to proceed in a way which exacerbates housing challenges.

Elements beyond that, however, are not necessary. Further, they have the significant potential to undermine the very important benefits of STRs, as acknowledged in the City’s Oct 2024 report.

Within this context, please consider the following two proposed amendments to the current STR provisions in the Proposed By-law.

## **II. Section 5.22(1)(c): overbroad and unclear**

As you know, the Proposed By-law puts in place some significant limitations with respect to STRs in residential areas. Firstly, STRs are limited to one’s primary residence. Meaning: these are homes that, ordinarily, homeowners live in, but which they are renting out for short periods

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<sup>2</sup> City’s October 2024 Report. p.5.

<sup>3</sup> HLDAC February 2024 Report. p.2

<sup>4</sup> City’s October 2024 Report. p.5

<sup>5</sup> As an example, some people flagged the expense of STRs as representing a barrier to access for low-income individuals.

while they are away. The Proposed By-law limits STRs in these circumstances (i.e. one's primary residence) to a maximum of six months per year. The Proposed By-law goes further than that, however. Specifically, s.5.22(1)(c) provides: "...and the six months may not be divided into more than three separate periods during which the short-term rental is offered for rent."

The last clause of s.5.22(1)(c) is a significant overreach in terms of the limitations placed on home-owners' ability to earn income from renting out their primary residence, and is not necessary to achieve the objective of ensuring that STRs do not negatively impact long-term housing supply in Whitehorse. Specifically, that objective is addressed through the requirement that STRs can only be for homes which are your primary residence, and only for a maximum of 6 months per year. The additional limitation as to how many periods that six-month period can be divided into is unnecessary.

It is thus suggested that the last clause of s.5.22(1)(c) (above) be struck. In the alternative, please clarify the text of s.5.22(1)(c) to remove any ambiguity as to the effect of this clause.<sup>6</sup>

### III. **Excessive permitting requirements – business licence is sufficient**

It is understood that, if the proposed provisions regarding STRs are adopted, the City will require homeowners seeking to rent out their homes for short periods of time to get both a small business licence, and a development permit.

It is not clear to me what gap these permits are seeking to fill. The 2024 reports on the City's website, however, reference "safety issues"<sup>7</sup> and "ensuring that STRs are developed to a minimum standard".<sup>8</sup>

What health and safety issues, specifically, is the City concerned about?

And similarly: what standards would be applied to homes that are also STRs, above and beyond those which have already been put in place (and deemed sufficient) by the City?

And more importantly: are these additional requirements (and permits and licences) justifiable – both in terms of the barriers these will represent to homeowners who may be seeking to rent out their homes, and with respect to the use of public resources (i.e. City staff time) to process and enforce the associated applications and permits?

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<sup>6</sup> Specifically, City staff have advised that the intent of this last clause is not to limit the discrete number of bookings which can occur within each of these three separate periods. However, the text of 5.22(1)(c) is unclear in this respect.

<sup>7</sup> City's October 2024 Report. P. 4

<sup>8</sup> February 2024 HLDAC Report. P. 3.

The home which the owners would like to rent out will have already received a development permit from the City. Meaning: the City has determined that the home meets whatever safety and building requirements you determine necessary for residents. People renting on Air B and B have exactly the same safety issues and standards as we (the owners) do. It is of note that the territorial *Residential Tenancies Act* doesn't include provisions regarding inspection (by government workers) of homes an owner may lease out. Why would a higher level of scrutiny be merited for STRs? If anything, there is greater transparency for STRs, by virtue of the fact that platforms such as Air B and B require you to list all your amenities and safety features, and guests subsequently rate hosts for factors including whether the amenities matched the description.

Requiring homeowners to get another development permit, for the exact same building they have already received a permit for from the City, serves no purpose - and will end up using money and resources from the homeowner and City.

There are already significant delays in getting permits for new builds or renovations. Adding on this additional requirement for properties which have already been fully permitted doesn't make sense, and will exacerbate the current permitting delays. Note that the February 2024 HLDAC report flagged concerns regarding operational capacity of the Administration to enforce the STR by-laws and associated permits.<sup>9</sup>

Whatever it is that the City wants to achieve in regulating STRs can be achieved through enforcement of the current permitting process (i.e. making sure that houses don't get built without the proper development permit in the first place), and requirements attached to the business licence application process.

Further, if the City feels that STRs do come within the scope of "development" under the By-law, such that a development permit would otherwise be required, STRs can be added to the list of exemptions in 2.2.

It is suggested that these changes would go a long way towards ensuring that the City's approach to regulating STRs is done in a balanced, reasoned manner.

Thank-you for your consideration of the above.

Sincerely,

Brook Land-Murphy

---

<sup>9</sup> February 2024 HLADC Report. P.4

**From:** [Jessica Harach](#)  
**To:** [publicinput@whitehorse.ca](mailto:publicinput@whitehorse.ca)  
**Subject:** Zoning Bylaw Input  
**Date:** Wednesday, October 15, 2025 9:16:58 AM

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Good day,

I would like to raise concerns with section "4.17 Corner Lots" in the updated draft Zoning Bylaw. This section requires that all corner lots have a front yard set back on each side that the lot abuts a street. I believe this should be removed from the draft bylaw or at least removed for the Residential Standard Development zoning, which has a significant front yard setback distance.

I completed a small jurisdictional scan of Zoning Bylaws in Cities in Canada with similar populations, and by far the majority of Zoning Bylaws only require a front yard set back on one side of a corner lot. There was one jurisdiction, Brockville, that required a front yard set back on both sides for corner lots, however the distance between the lot lines and the street were less than a third of the average distance in Crestview, Porter Creek, Riverdale, Copper Ridge, Granger, and Hillcrest.

Under the draft Zoning Bylaw, RSD corner lots are required to have a 6 meter setback on both sides that abut a street. I assume this was added as a safety precaution, however, this new rule means that my minimum setback from the street is 15 metre (or not quite 50 feet). This is a bigger setback than most lots in Whistle Bend are wide, and a full metre more than the minimum lot width in the RSD zoning area. I fully understand safety, but we are in a housing crisis and where most changes are to promote increased density of housing, this change requires an area as large as a lot to be left empty in a significant portion of corner lots in Crestview, Porter Creek, Riverdale, Copper Ridge, Granger, and Hillcrest.

I also looked at quite a few corner lots that would be zoned as RSD under the draft Bylaw, and over 85% would not be in compliance the two front yard setback under the draft Bylaw. Implementing this rule would mean that some corner lot land owners would be unable to build on, in the worst cases, approximately 53% of their lot space.

I would also like to point out that your draft Zoning Bylaw does not have any language to allow for previously constructed buildings that do not meet the new setback standards. Inferring from the fact that that some lots are specifically allotted "Special Modifications" for front yard setbacks in the RSD section and section 2.22 "Non-Confirming Development" that says non-confirming lots will be dealt with according to the provisions of the Bylaw, many current landowners would be required to rebuild or move their homes or face increasing daily fines. If over 85% of corner lots scheduled to be zoned RSD do not meet Zoning Compliance, that means hundreds of lots across the City that are potentially unable to be sold, unable to be developed further for increased housing density, or unable to be used as a location for a small home business.

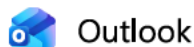
I was only just lucky enough to be able to afford to purchase a home in the City that I was born and raised in, something I wasn't sure I would ever be able to do. These new rules would

require me to tear down and rebuild both a perfectly livable (and fairly new) home and garage, which I cannot afford to do, especially while still paying for the home. If I don't, I will daily fines, which I also cannot afford. I could build a secondary suite or living unit, to drop my required set back to 3m from the lot line. However, I cannot afford surveyors, engineers, architects, development permits, contractors, materials, and everything else required to add another living space when I could barely afford to purchase the home in the first place.

I ask that Council and the Bylaw drafters re-think the addition of section "4.17 Corner Lots" in the draft Bylaw. I believe the previous rule, which required a minimum set back of 6 meters from the road itself on corner lots or the applicable front or side yard set back from the lot line, whichever was further from the road is more than sufficient for safety and visibility, and does not place undue hardship on landowners in the new RSD Zoning areas.

Thank you  
Jessica Harach





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**Re: Zoning Bylaw Input**

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**From** McCord, Darcy [REDACTED]**Date** Fri 2025-10-17 4:03 PM**To** [REDACTED]

Hi Jessica,

Thanks so much for taking the time to provide your input on the proposed new Zoning Bylaw. It has been received by Council. I wanted to reach out to clarify a few points in relation to the setbacks in the current Zoning Bylaw 2012-20 and how they're applied, how it compares to the setbacks in the proposed new zoning bylaw, and also provide a bit more information about how non-conforming uses are handled.

The RSD Residential Standard Development Zone in the proposed bylaw will consolidate three zones from the existing bylaw (RS Residential Single Detached, RS2 Residential Single Detached 2, and RR Restricted Residential) into a single zone (RSD) going forward. The current setbacks for corner lots in all three of these zones is 6.0 m from each street, as described in the respective zone regulations (9.14.4 g), 9.15.5 k), and 9.16.5 i)). Although the text says 'from each street', the setback is actually measured from the property line, as described in the setback definition (under Y for Yard, Setback in the definitions section of the current bylaw). The setback is not measured from the edge of the road surface itself. The reference to streets in this context is to identify which property lines have that setback applied, i.e. the property lines adjacent to a street.

Almost all zones that specify a corner lot setback in the current bylaw provide the same setback from each street as the front yard setback for non-corner lots in the same zone. The proposed new zoning bylaw streamlines how setbacks are applied for corner lots by describing the method once in the general regulations rather than repeating it in the development regulations for each zone, but it doesn't change the actual required setback between the current RS/RS2/RR zones and the proposed RSD zone.

There are some existing corner lots in residential zones in various neighbourhoods where the house is positioned less than 6.0 m from the exterior side lot line, meaning their siting doesn't conform with either the current Zoning Bylaw or the proposed new Zoning Bylaw. These are called non-conforming buildings. Both the current and proposed Zoning Bylaws state, in their respective Non-Conforming Uses sections, that these will be dealt with according to the provisions of the Act (meaning the [Municipal Act](#)). The Act (Section 302) states that if a non-conforming building was lawfully constructed at the time of adoption of a Zoning Bylaw, it may continue to be used - so there would be no requirement to remove a non-conforming building, nor could any owner face fines for having or continuing to use a non-conforming building. There are, however, some limitations laid out in the Act (not a municipal regulation, and outside the City's control) that prevent enlarging, adding to, rebuilding, or structurally altering a non-conforming building except to increase its conformity. These limitations can certainly be frustrating for owners of non-conforming buildings. Some owners in the past have applied to amend the zoning for their property to reduce the minimum setback and thus bring the building into conformity, but as zoning amendments are decided by Council, it's not a guaranteed solution.

Thanks again for providing your input, and please let me know if you have any questions about anything I've said here. Any further input on the bylaw can be sent to the same public input email address that you sent your original email to.

All the best,

**Darcy McCord** (he/him)A/Manager • Planning and Sustainability Services  
City of Whitehorse • [REDACTED] whitehorse.ca*Working and living within the traditional territories of the  
Kwanlin Dün First Nation and the Ta'an Kwäch'än Council.*

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**From:** Jessica Harach [REDACTED]**Sent:** Wednesday, October 15, 2025 9:14 AM**To:** publicinput@whitehorse.ca [REDACTED]**Subject:** Zoning Bylaw Input

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[REDACTED] [Learn why this is important](#)

Good day,

I would like to raise concerns with section "4.17 Corner Lots" in the updated draft Zoning Bylaw. This section requires that all corner lots have a front yard set back on each side that the lot abuts a street. I believe this should be removed from the draft bylaw or at least removed for the Residential Standard Development zoning, which has a significant front yard setback distance.

I completed a small jurisdictional scan of Zoning Bylaws in Cities in Canada with similar populations, and by far the majority of Zoning Bylaws only require a front yard set back on one side of a corner lot. There was one jurisdiction, Brockville, that required a front yard set back on both sides for corner lots, however the distance between the lot lines and the street were less than a third of the average distance in Crestview, Porter Creek, Riverdale, Copper Ridge, Granger, and Hillcrest.

Under the draft Zoning Bylaw, RSD corner lots are required to have a 6 meter setback on both sides that abut a street. I assume this was added as a safety precaution, however, this new rule means that my minimum setback from the street is 15 metre (or not quite 50 feet). This is a bigger setback than most lots in Whistle Bend are wide, and a full metre more than the minimum lot width in the RSD zoning area. I fully understand safety, but we are in a housing crisis and where most changes are to promote increased density of housing, this change requires an area as large as a lot to be left empty in a significant portion of corner lots in Crestview, Porter Creek, Riverdale, Copper Ridge, Granger, and Hillcrest.

I also looked at quite a few corner lots that would be zoned as RSD under the draft Bylaw, and over 85% would not be in compliance the two front yard setback under the draft Bylaw. Implementing this rule would mean that some corner lot land owners would be unable to build on, in the worst cases, approximately 53% of their lot space.

I would also like to point out that your draft Zoning Bylaw does not have any language to allow for previously constructed buildings that do not meet the new setback standards. Inferring from the fact that that some lots are specifically allotted "Special Modifications" for front yard setbacks in the RSD

section and section 2,22 "Non-Confirming Development" that says non-confirming lots will be dealt with according to the provisions of the Bylaw, many current landowners would be required to rebuild or move their homes or face increasing daily fines. If over 85% of corner lots scheduled to be zoned RSD do not meet Zoning Compliance, that means hundreds of lots across the City that are potentially unable to be sold, unable to be developed further for increased housing density, or unable to be used as a location for a small home business.

I was only just lucky enough to be able to afford to purchase a home in the City that I was born and raised in, something I wasn't sure I would ever be able to do. These new rules would require me to tear down and rebuild both a perfectly livable (and fairly new) home and garage, which I cannot afford to do, especially while still paying for the home. If I don't, I will daily fines, which I also cannot afford. I could build a secondary suite or living unit, to drop my required set back to 3m from the lot line. However, I cannot afford surveyors, engineers, architects, development permits, contractors, materials, and everything else required to add another living space when I could barely afford to purchase the home in the first place.

I ask that Council and the Bylaw drafters re-think the addition of section "4.17 Corner Lots" in the draft Bylaw. I believe the previous rule, which required a minimum set back of 6 meters from the road itself on corner lots or the applicable front or side yard set back from the lot line, whichever was further from the road is more than sufficient for safety and visibility, and does not place undue hardship on landowners in the new RSD Zoning areas.

Thank you  
Jessica Harach

**From:** [Edward Peart](#)  
**To:** [publicinput@whitehorse.ca](mailto:publicinput@whitehorse.ca)  
**Subject:** Building Height in Downtown  
**Date:** Wednesday, October 22, 2025 9:16:25 AM

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Good day,

I fully support raising the maximum building height in downtown Whitehorse. Urban sprawl in Whitehorse is a problem, housing is a problem, higher density in downtown would help with all of that. Approve this amendment.

Thanks,

Ed Peart  
[REDACTED]

**From:** Michelle King  
**To:** [publicinput@whitehorse.ca](mailto:publicinput@whitehorse.ca); Mayor and Council  
**Subject:** Zoning re-write impacting Takhini North  
**Date:** Thursday, October 23, 2025 4:40:37 PM

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Hello,

We'd like to provide input and raise a specific issue related to the proposed new Zoning Bylaw. We are the prospective buyers of a lot in Takhini North at 45 Nijmegen Road (Lot 305 Takhini North Subdivision). Below is an image of the lot. This was one of the lots that was developed and released by the City as part of the Takhini North Infill project around 2009. If we purchase the property, we intend to build a single-family residence (and potentially one or more legal suites as permitted through the zoning).

The lot is a pie-shaped lot with a very narrow front lot width of 7.80m. The existing Zoning Bylaw seems to recognize the narrow frontage constraints of the lot and currently includes the following regulations:

**Current 2012 Zoning Bylaw:**

**RCS2 Zone:**

- The minimum front yard setback is 3.0m and the maximum front setback is 9.0m. **The maximum front yard setback does not apply to development on Antwerp Street, Arnhem Road, Cassino Street, Nijmegen Road, and Ortona Avenue.**

The proposed bylaw no longer takes into account this area and the fact that there are a few undeveloped lots:

**Proposed Zoning Bylaw:**

**RCD Zone:**

- The same minimum and maximum setbacks are specified. However, there is no longer a reference to the streets in Takhini North that would be exempt from the maximum setback.

We are worried that the maximum front yard setback will create an issue with future building plans due to the narrow frontage of the lot. The lot gradually increases in width but would create issues for building if we have to build within the 3-9 m range. We're not sure why the original rule was put in place, but assume it was a reflection of the narrower lots in this particular area of Takhini North. There are still a couple of residential infill parcels yet to be built, so we are hopeful the City will include the exemption for this one specific piece in the new Zoning Bylaw for those lots that weren't developed at the time.

Thanks for your consideration and prompt attention to this matter, we would appreciate a response as soon as possible so that we can decide on our next steps.

Thank you,

Michelle King and Ben Campbell



**From:** [Legislative Services](#)  
**To:** [publicinput@whitehorse.ca](mailto:publicinput@whitehorse.ca)  
**Subject:** Fw: Letter for Council  
**Date:** Monday, October 27, 2025 12:09:19 PM

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A letter from Mark Stenzig regarding the proposed Zoning Bylaw.

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**From:** Mark Stenzig [REDACTED]  
**Sent:** Monday, October 27, 2025 11:57 AM  
**To:** Legislative Services [REDACTED]  
**Subject:** Letter for Council

[REDACTED] [. Learn why this is important](#)

Mark Stenzig [REDACTED] Whitehorse, YT  
October 27, 2025

Mayor and Members of City Council City of Whitehorse 2121 Second Avenue Whitehorse,  
YT Y1A 1C2

Dear Mayor and Members of City Council,

I am writing to express my strong opposition to the proposed amendments in Zoning Bylaw 2025-37, particularly the new regulations restricting short-term rentals (STRs) in residential zones. As a property owner and investor in the Yukon, I believe these changes unfairly target STR operators like myself, limiting our ability to use our properties in ways that benefit the community, economy, and visitors alike. The requirements for STRs to be tied to an operator's primary residence, with a maximum of six months per year for the main dwelling or limited to secondary suites, do not reflect the realities of our market or the positive contributions of STRs.

Short-term rentals, such as those offered through platforms like Airbnb, provide essential accommodations for a wide range of people beyond just tourists in the downtown core. They serve travelers, visitors, local residents, wedding parties, and even conservation officers who prefer quieter, more spacious options outside of central areas. These properties often come with additional parking, making them practical choices that hotels simply cannot match in availability or flexibility. By imposing strict limits in residential zones, the City risks reducing options for these groups, forcing more pressure on limited hotel capacity during busy seasons when the Yukon already struggles to accommodate everyone.

The market should dictate what is needed, not the City Council dictating how residents use their homes. My property is used as a residential space, fully furnished and maintained to high standards for guests. These proposed restrictions treat STR operators as low-hanging fruit in addressing the housing crisis, when in reality, we are part of the solution. STRs create additional spots for people to stay, easing the strain on long-term housing by providing temporary options that would otherwise not exist. Without enough hotels or other accommodations, especially in peak times, STRs fill a critical gap that supports tourism, events, and even local needs.

As someone deeply invested in the Yukon, I have put significant resources into property here, creating jobs for cleaners, rental managers, and other service providers. I do not believe that one must live on the property to responsibly operate an STR—many owners, like myself, manage them effectively from afar while ensuring they contribute positively to the community. It should not be the Council's role to micromanage how we use our properties. If



long-term rentals were the most viable option, we would pursue them, but in our case, short-term rentals offer the best return and utility. Requiring rentals for at least six months does not make economic sense; we invest in furniture, amenities, and upkeep specifically to make these homes welcoming for short stays. People actively seek out these accommodations, and limiting them ignores clear market demand.

Furthermore, the Yukon Government itself recognizes the value of short-term options by recently purchasing a seven-unit building in downtown Whitehorse to provide accommodations for hospital staff. This demonstrates that STR-style housing is necessary even for essential workers, underscoring the hypocrisy in restricting private operators from doing the same in residential areas.

I urge you to reject these restrictive amendments and allow property owners the freedom to operate STRs based on market needs, without unnecessary mandates like primary residence requirements or time limits. Preserving flexibility in residential zones will support economic growth, job creation, and better accommodation options for all Yukoners and visitors. Thank you for considering my perspective. I am available to discuss this further and look forward to your response.

Kind regards,

Mark & Marcie Stenzig



**From:** [O'Farrell, Jeff](#)  
**To:** [publicinput@whitehorse.ca](mailto:publicinput@whitehorse.ca)  
**Subject:** Fw: Letter to Mayor and council  
**Date:** Monday, October 27, 2025 11:07:33 AM  
**Attachments:** [Outlook-signature](#)  
[Short term rentals - Whitehorse.pdf](#)

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**Jeff O'Farrell**

City Manager

City of Whitehorse • 8 [REDACTED] • [whitehorse.ca](http://whitehorse.ca)  
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Kwanlin Dün First Nation and the Ta'an Kwäch'än Council.*

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**From:** Sara Skelton [REDACTED]  
**Sent:** October 27, 2025 11:05 AM  
**To:** Mayor and Council [REDACTED]  
**Subject:** Letter to Mayor and council

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Please read attached letter. Everyone I have talked to in our industry is extremely concerned about the long term effects of restricting Airbnbs.

When rent control came in many, many landlords decided to get out of the rental game. What happened to those units? Most were sold to people moving into the Yukon for YG jobs. Those units are now permanently gone from the rental market. Since then rental supply has gone down and rents have gone up.

Now city workers are trying to go after short term rental. Another stupid and short sighted plan. I understand intentions are good (they think that will create more long term rentals). Spoiler alert, it won't. Restricting Airbnbs will create huge shortages in a very important sector of housing. People will sell their properties. Who will be buying? People moving up from down south. These units will not turn into long term rentals, they will be permanently deleted from the market.

Reduced supply means no shorter term housing for people coming from the communities to have their babies or medical treatment, no crew housing, no place for parents divorcing that want a safe landing spot for themselves and their kids, no term rentals for everything from health specialists, therapists, pilots, to all the other incredibly important services that we need. Once again, the properties will sell to out of Territory buyers moving here for a government job, increasing our population and need for even more services! That supply will be gone forever. Do you want to have to travel to Vancouver for the services that are currently provided locally? People that travel to the Yukon for a week or two at a time want a kitchen and a comfortable place and don't want to stay in a hotel. If short term rentals disappear these service providers will stop coming.



Please remove the ridiculous restrictions in the new plan.

Sincerely,  
Sara Skelton

**To: Mayor and Council, City of Whitehorse**  
**Subject: Please Protect Access to Short-Term Rentals in Whitehorse**

Dear Mayor and Council,

I am writing to strongly urge you to reconsider any proposed restrictions on short-term rentals in Whitehorse. While we appreciate the effort to address housing availability and affordability, removing short-term rentals from our city will have serious consequences for Yukoners! Especially those who rely on these spaces for critical travel, temporary housing, and essential services.

Short-term rentals play an important role in supporting people who travel to Whitehorse from communities across the territory. Many rural Yukoners come here for childbirth, medical appointments, specialist treatment, and emergency care. For these individuals and families, having access to an affordable place with a kitchen, laundry, and bedrooms is not just a convenience, it's a necessity. Hotels are often too expensive, lack cooking facilities, and are not ideal for extended or family stays.

Short-term rentals also offer an important housing option for local families during life transitions. For example, when parents are separating, it is incredibly helpful to have a neutral, safe, and private space to stay with children while longer-term arrangements are being worked out. Short-term rentals give people the ability to stay in their community, maintain stability for their kids, and avoid having to leave town or stay in unsuitable accommodations.

These units are also essential for housing professionals and service providers. Pilots, medical staff, traveling counsellors, orthodontists, speech and hearing specialists, contractors, and many others rely on short-term rentals while working in Whitehorse. Without these accommodations, it will become harder and more expensive to bring needed services into the territory—services that already face staffing shortages. One of my clients is a Doctor recruiter and ended up buying a condo to rent short term specifically for physicians!!! She was having such a hard time finding them places to stay.

Based on our research and conversations with local owners, we believe that if significant restrictions are put in place, the majority of existing short-term rental units will be sold. Many of these homes were purchased specifically for short-term rental use and are not likely to become long-term affordable rentals. Once sold, likely to buyers from outside the Yukon, they will be gone for good. This shift will reduce housing flexibility without addressing the root issues of affordability or supply.

Additionally, restricting short-term rentals will put even more pressure on hotels. Hotel rooms in Whitehorse are already difficult to book during much of the year, and prices are among the highest in Canada. If short-term rentals are eliminated, we can expect hotel rates to climb even higher, and availability to drop further—especially during the summer, medical travel season, and school breaks.

**Key points to consider:**

- Thousands of Yukoners travel to Whitehorse annually for medical care and need flexible, affordable accommodation.
- In 2023, hotel occupancy in Whitehorse peaked above 85% during much of the year, with rates exceeding \$400 per night in peak season.
- Many professionals serving Yukon rely on short-term rentals for work, and the absence of these units will limit access to health and wellness services.
- Once these units are sold and converted to other uses, they are unlikely to return to the local rental pool.

We respectfully ask that Mayor and Council:

Refrain from implementing blanket restrictions on short-term rentals;

Involve both Whitehorse residents and rural Yukoners in meaningful consultation before making long-term decisions that affect the whole territory.

Thank you for your time and your work on this important issue. We ask that you carefully consider the broader implications of limiting short-term rental options and work to protect the flexibility Yukoners need.

Sincerely,

Sara Skelton

Coldwell Banker



**From:** [Ross Lindley](#)  
**To:** [publicinput@whitehorse.ca](mailto:publicinput@whitehorse.ca)  
**Subject:** Proposed Zoning Regulations Changes  
**Date:** Wednesday, October 29, 2025 10:11:10 AM

---

To whom it may concern

It sounds suspiciously to me like the proposed elimination of full-time short-term rentals is being driven by a plan to limit competition for visitors' accommodation choices and funnel them toward NVD's new hotel.

Sincerely  
Ross Lindley

**From:** [REDACTED]  
**To:** [publicinput@whitehorse.ca](mailto:publicinput@whitehorse.ca)  
**Subject:** Zoning Bylaw feedback  
**Date:** Friday, October 31, 2025 8:32:16 AM

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Under 9.16.7 of the current bylaw properties in Hillcrest zoned RS2x(a) have a maximum height of 8m. I am strongly against removing that designation and/or raising the maximum height to 11m. There are many reasons why this is a retrograde step when it comes to urban planning specific to this neighbourhood, and I do not believe the change is consistent with Whitehorse's OCP:

1 - As the development of the 'triplex' homes on Hillcrest drive has shown, densification through vertical development is not a sustainable practice for this area. By increasing heights the developer was able to get 9 bed units into land lots that had previously supported 5. HOWEVER, the infrastructure required for this densification is not present in the neighbourhood. A great example being the many vehicles permanently parked on the roadside opposite the triplex developments, which will become more challenging as upgrades are made to Hillcrest Drive, Park Lane and Dalton Trail. Public transportation and non-motorized travel are both partial solutions, but in our current reality, it is unrealistic to not expect an average Yukon 3 bedroom residence to have at least 1 (more likely 2) passenger vehicles. Extrapolating the triplex example - this would mean an increase of vehicle ownership in Hillcrest of, conservatively, 2 per development lot. There is nowhere for these vehicles to go. Densification of these specific areas is not prudent, and in conflict with the OCP's commitment to: Liveable neighbourhoods, and a sustainable city.

2 - Northern daylight considerations. By increasing building heights from 8 to 11m the shadow path will greatly increase, adversely affecting daylight hours in homes on Kluane Cres, Hillcrest Drive, and Sunset Drive South. This poses not only an impact to resident quality of life, health and wellness, but also sustainable power generation through the impact on solar systems, and property values based on an impact on views and total sunlight hours.

3 - Residential historic values. The steelox homes are an important part of Whitehorse's architectural history. Raising potential building height makes these lots more appealing to developers and thus we run the risk of losing significant numbers of heritage buildings.

4 - Wildfire resiliency. The steelox, owing to their non-combustible siding and screened vents, are wildfire resistant structures. The proposed amendment would, as discussed above, make the loss of these structures more likely, and their replacements would likely be of an either completely vulnerable construction (vinyl siding on wood frame) or at very least more vulnerable than the current galvanised steel examples. Given the lack of regulation for wildfire resilient building materials, and the focus on housing costs we are exposing residents to needless risk with this

change.

5 - Maintenance of character. This area is unique, and as such should have a unique zoning in the bylaw, and homes that reflect the character of the neighbourhood. It is no secret that people seek to live in Hillcrest, and homes here often command some of the highest \$/sq ft prices. Allowing development heights to exceed the current RS2x(a) of 8m will likely lead to development of more faceless, unappealing vinyl towers as seen in Copper Ridge, Whistlebend etc.

This change, specific to the Hillcrest neighbourhood, is thus unwanted, and creates problems rather than solutions. Furthermore, it is in direct contravention of the Whitehorse 2040 Official Community Plan's commitment to:

- Liveable Neighbourhoods
- Inclusive City
- Sustainable City
- Healthy City

Thanks for continuing to seek public feedback on this matter.

**From:** [Fleming, Chelsea](#)  
**To:** [REDACTED]  
**Subject:** RE: Zoning Bylaw Rewrite  
**Date:** Monday, November 3, 2025 11:06:00 AM  
**Attachments:** [Aerial Photo Reply.docx](#)

---

Hi Gordon,

Thank you for your questions. I tried to answer them in red in the attached document.

Kind regards,  
Chelsea

**Chelsea Fleming** (she/her)  
Planner 2 • Planning and Sustainability Services  
City of Whitehorse • [REDACTED] • [whitehorse.ca](#)  
*Working and living within the traditional territories of the  
Kwanlin Dün First Nation and the Ta'an Kwäch'än Council.*

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**From:** Gordon Moffatt [REDACTED]  
**Sent:** Sunday, November 2, 2025 3:15 PM  
**To:** [publicinput@whitehorse.ca](mailto:publicinput@whitehorse.ca)  
**Subject:** Zoning Bylaw Rewrite

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Hello,  
I have a couple of questions regarding the zoning bylaw rewrite. The questions are in the 1 page map I copied from the interactive mapping tool. Please advise.

Thanks

--

**Gordon Moffatt**



1. What is this area?

2. What is this area?

RANGE ROAD

RGR  
PG

RMB

RMMx(b)

EAST VIEW PLACE

MOUNTAINVIEW PLACE NORTH

PEP

RMM

City of Whitehorse | City of Whitehorse / NRCan

The proposed zoning is PEP-Parks Environmental Protection in the area you identified between the red and yellow line.

The proposed zoning is RMMx(b)-Residential Multi-Unit Medium Density (modified) in the area you identified between the red line and the mobile homes. It is part of the Mountain View Place parcel.



3. Could a person purchase the property from the property line to the red border line or up to the yellow border line?

Between the mobile homes and the red line is part of the Mountain View Place parcel – subdivision and/or sale of land would be up to the property owner. Between the red line and yellow line is City-owned land.

**From:** [Miriam Smith](#)  
**To:** [publicinput@whitehorse.ca](mailto:publicinput@whitehorse.ca)  
**Subject:** New bylaw zoning proposal  
**Date:** Monday, November 3, 2025 3:59:35 PM

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You are stating conflicting priorities in this plan. When you increase the height of buildings that affects the light available during the day, whether it be downtown or in neighborhoods, you affect people's ability for growing local food in their yards and in an urban setting. If you need to look, there are many examples Burnaby BC being one of them. With the condo development and heights being developed the sun available for true healthy growth of gardens has been affected. Yukon already has a short growing season and anything that affects shadowing in yards will further decrease people's ability to be more self sustaining.

How do you intend to address this conflict ?

Miriam Smith

**From:** [Rolland Girouard](#)  
**To:** [Public Input](#)  
**Cc:** [McCord, Darcy](#); [Fleming, Chelsea](#)  
**Subject:** Zoning Amendments 1307 & 1313 Centennial Street  
**Date:** Tuesday, November 4, 2025 10:26:43 PM  
**Attachments:** [download.png](#)

---

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Hello,

I am the owner of [REDACTED] since 1991 and having previously at least 26 years ago gone to city council to secure an order for the current designation as follows:

- c) Lot 360, Group 804 in Porter Creek, located at 1307 and 1313 Centennial Street, is designated CM2x, the special modifications being as follows:
- (1) The addition of single detached dwellings, and gas bars as principal uses
  - (2) Minimum yard setbacks are as follows: front - 6.0 m; rear - 3.0 m; side - 3.0 m;
  - (3) Maximum building height is 17.5 m
  - (4) Retail services, restricted are not permitted (*Bylaw 2019-08 passed April 8, 2019*)

Notwithstanding the above, the CM2 zone shall apply in its entirety.

The above designation and allowances were granted mainly due to the shape of my tapering pie shaped lot amongst other considerations.

The change for my properties within new CNN zone 7c negate the original order and negatively impact both the use and the financial viability of my lots.

Requesting my current designations for lots 1307 and 1313 Centennial Street items 1,2 and 3 above remain as are within CNN zone 7c under its own roman numeral or its own alphabet letter 7(g) (since c is already used in the new change) as has been for last 26 years almost.

Please keep me informed of what the next steps and my options are?

Sincerely Yours

Rolland Girouard

**From:** [Alex Therriault](#)  
**To:** [publicinput@whitehorse.ca](mailto:publicinput@whitehorse.ca)  
**Subject:** New Zoning Bylaws  
**Date:** Thursday, November 6, 2025 4:03:17 AM

---

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Hi there,

Just wanted to throw a quick input in for the new zoning bylaws.

One zoning bylaw that I see Whitehorse citizens struggling with time and time again is the zoning for duplexes in Whitehorse. Most duplexes in Whitehorse are zoned as a condominium - which moves them into commercial property. This is highly uncommon, and the Yukon is one of the only places that does this in Canada.

As a commercial property, a duplex owner has to pay for a commercial insurance plan. In most cases, an 1800 square foot duplex costs more to insure than a 3500 square foot detached home.

While I understand this is not currently on the roster for the new zoning plans, we should look at solving an old problem that many Yukoners are struggling with.

Thanks for the time,  
Alex

**From:** [Fleming, Chelsea](#)  
**To:** [REDACTED]  
**Subject:** RE: Zoning bylaw Takhini  
**Date:** Friday, November 7, 2025 9:03:00 AM  
**Attachments:** [image001.png](#)

---

Hi Amy,

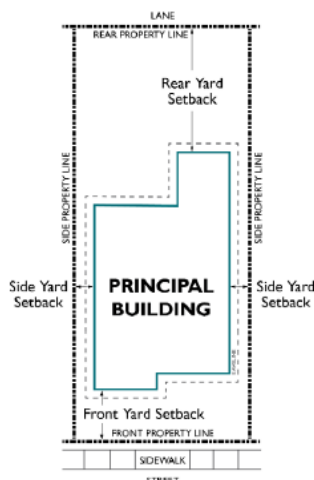
In the proposed RCD-Residential Comprehensive Development zone, the minimum front yard setback is 3.0 m and the maximum front yard setback is 9.0 m. The front yard setback is calculated from the front property line to the house (figure below). So if the front of your house is between 3.0 m and 9.0 m from the front property line, you'll be in compliance.

If your house is more than 9.0 m from the front property line, then section 302 of the [Municipal Act](#) would apply. You are correct in that if your house is destroyed or demolished, you would need to rebuild it according to the regulations of the Zoning Bylaw in place at the time of rebuilding.

As for additions, if your house is further than 9.0 m from the front property line, you could only build an addition that increases conformity with the Zoning Bylaw. So you could build an addition at the front of the house because it would bring the house closer to the 9.0 m maximum front yard setback but you wouldn't be able to build an addition at the back of the house.

I hope that makes sense. Please let me know if you require any clarification.

Figure 3: Determining Yards and Yard Setbacks



Kind regards,  
Chelsea

**Chelsea Fleming** (she/her)  
Planner 2 • Planning and Sustainability Services  
City of Whitehorse • [REDACTED] • [whitehorse.ca](http://whitehorse.ca)  
*Working and living within the traditional territories of the  
Kwanlin Dün First Nation and the Ta'an Kwäch'än Council.*

---

**From:** Amy Law [REDACTED]  
**Sent:** Thursday, November 6, 2025 10:30 PM

**To:** publicinput@whitehorse.ca

**Subject:** Zoning bylaw Takhini

Some people who received this message don't often get email from [REDACTED] [Learn why this is important](#)

Hi there,

I received a message about how the zoning bylaw change will affect set back distances in Takhini. I understand that current buildings would not be required to change, but that leaves me with a question....

Say that there isn't 9 m between my current house and the street. If something happened and I had to rebuild (like house burned down), do I understand correctly that I wouldn't be able to build back on the same footprint as my current building? This would be quite concerning to me, if I'm understanding it correctly.

Will additions to duplexes that don't currently comply with the set back be constrained by the set back rules?

I appreciate you helping me understand the implications of this change,  
Amy

**From:** [Fleming, Chelsea](#)  
**To:** "Tegan Letang"  
**Subject:** RE: short term rental  
**Date:** Friday, November 7, 2025 7:39:00 AM

---

Hi Tegan,

Thank you for your question. Yes, you are correct in that you can use a living or garden suite as a short-term rental for the full year so long as long as it is on the same property as your primary residence.

Kind regards,  
Chelsea

Chelsea Fleming (she/her)  
Planner 2 • Planning and Sustainability Services  
City of Whitehorse • [REDACTED] • whitehorse.ca  
Working and living within the traditional territories of the  
Kwanlin Dün First Nation and the Ta'an Kwäch'än Council.

-----Original Message-----

From: Tegan Letang [REDACTED]  
Sent: Thursday, November 6, 2025 4:00 PM  
To: publicinput@whitehorse.ca  
Subject: short term rental

[Some people who received this message don't often get email from [REDACTED] Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Hi,  
Just have a question about this section:

5.22 SHORT-TERM RENTAL (1) (2) In residential zones: (a) the maximum number of short-term rentals permitted per lot is one, except in the case of a lot subdivided into condominium units, where the maximum number is one per condominium unit; (b) (c) (d) an individual operator may not operate more than one short-term rental in any residential zone within the city; a short-term rental in the operator's primary residence shall be limited to a maximum of six months per year, and the six months may not be divided into more than three separate periods during which the short-term rental is offered for rent; and a short-term rental shall not be operated concurrently on the same lot as a bed and breakfast.

It doesn't seem to address limitations on renting out Garden or Living suites in/on your primary residence. Is it correct to interpret this as meaning you can rent out a living suite or garden suite as a short term rental 12months a year as long as it is part of your primary residence?

Thanks

--

Tegan Letang

**From:** [Tegan Letang](#)  
**To:** [publicinput@whitehorse.ca](mailto:publicinput@whitehorse.ca)  
**Subject:** 5.22 SHORT-TERM RENTAL  
**Date:** Wednesday, November 19, 2025 2:02:39 PM

---

[Some people who received this message don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Hi,

I'd like to suggest that this section be modified so that a homeowner with a garden or living suite can also rent out their primary residence for a minimum of 6 months as a short term rental. In the current wording it only allows one short term rental per lot. It's not uncommon for homeowners to vacation/snowbird for extended periods of time. If they also have a garden/living suit this legislation would prevent them from renting out the main part of their primary residence in this circumstance. The way it's worded may result in the unintended consequence of available housing decreasing since the owner would be forced to leave the primary portion of their house empty during these periods since they could not also rent it as a short term rental.

Thanks!

5.22 SHORT-TERM RENTAL (1) In residential zones: (a) the maximum number of short-term rentals permitted per lot is one, except in the case of a lot subdivided into condominium units, where the maximum number is one per condominium unit; (b) an individual operator may not operate more than one short-term rental in any residential zone within the city; (c) a short-term rental in the operator's primary residence shall be limited to a maximum of six months per year, and the six months may not be divided into more than three separate periods during which the short-term rental is offered for rent; and (d) a short-term rental shall not be operated concurrently on the same lot as a bed and breakfast.

--

Tegan Letang



**From:** [Tiffany Eckert-Maret](#)  
**To:** [Mayor and Council](#); [publicinput@whitehorse.ca](mailto:publicinput@whitehorse.ca)  
**Subject:** Opposition to Proposed Zoning Bylaw 2025-37  
**Date:** Friday, November 7, 2025 8:51:04 AM

---

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**Subject: Opposition to Proposed Zoning Bylaw 2025-37**

Dear Mayor and Council,

I am not able to attend the public hearing however, I am writing to express my strong opposition to the proposed Zoning Bylaw 2025-37. This bylaw is, frankly, a travesty. If allowed to pass, it will unfairly take even more space from my property and further restrict how I can enjoy and use my own land (in my own traditional territory to add insult to injury).

When I purchased my home, I did so with the intention of creating my own small oasis — a place I could shape and enjoy. I never imagined that so many personal property decisions would be controlled by the City. I've lost a battle for a small piece of land and I've been told many times I have 0 chance to increase my lot size. To make matters worse, I've come to learn that because I live in a duplex, I am treated differently than other homeowners. I do not even qualify to build a garden suite, simply because of the property type I own.

This kind of inequity in zoning policy discourages homeownership, limits creativity, and punishes residents who have invested in their homes in good faith. I urge Council to reject Bylaw 2025-37 and instead work toward fair, inclusive zoning rules that respect all property owners equally.

Thank you for your time and consideration.

*Kwànáchish/Thank You*  
*Tiffany Eckert-Maret/Lande-Gus'duteen*

Begin forwarded message:

**From:** Engage Whitehorse [REDACTED]  
**Date:** November 6, 2025 at 16:58:04 EST  
**To:** [REDACTED]  
**Subject:** Public Hearing on proposed new Zoning Bylaw: Dec 8  
**Reply-To:** [REDACTED]



**A Public Hearing has been set for Monday, December 8**, at 5:30 p.m. in Council Chambers at City Hall. You're invited to share your thoughts on the proposed new Zoning Bylaw directly with City Council at the Public Hearing. You can also provide feedback by emailing [publicinput@whitehorse.ca](mailto:publicinput@whitehorse.ca).

**The Zoning Bylaw governs what kind of development can occur and how property and land can be used within Whitehorse.**

[Review](#) the proposed new Zoning Bylaw.

[Compare](#) the proposed new Zoning Bylaw to the current Zoning Bylaw.

Use our [interactive mapping tool](#) to find your zone under the proposed zoning and compare with the current zoning ([See our quick guide](#) on how to view the proposed zoning.)

**[Listen to an interview](#)** on CBC Morning about the proposed Zoning Bylaw with Darcy McCord, Senior Planner with the City of Whitehorse.

**The proposed updates to the Zoning Bylaw are designed to:**

- Enable more housing development
- Promote transit use and neighbourhood walkability
- Support local food and urban agriculture
- Promote sustainable development
- Increase efficient use of land within Whitehorse
- Increase clarity and transparency around development processes

**Changes included in the proposed Bylaw:**

- Updated parking requirements for housing developments
- New regulations for short-term rentals in residential and commercial zones
- Relaxed building height, site coverage, and parking requirements to support housing density
- Incorporating modern urban design principles for winter cities, pedestrian access, and to address light pollution

Find more info about the proposed new Zoning Bylaw at [EngageWhitehorse.ca/Zoning-Bylaw-Rewrite](https://engagewhitehorse.ca/Zoning-Bylaw-Rewrite)

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**From:** [Bryna Cable](#)  
**To:** [publicinput@whitehorse.ca](mailto:publicinput@whitehorse.ca)  
**Subject:** Bylaw Changes  
**Date:** Saturday, November 8, 2025 2:13:50 PM

---

Good afternoon,

I just read through your bylaw changes. I see lots of value densifying and raising building heights. Two considerations:

1. I am worried that limiting STR to personal property will only give a lock on the hotels to charge whatever they want. I appreciate that you don't want a bunch of big companies buying up potential housing for STRs, but I think you could have a residency requirement as an owner or something else to ensure those smaller "mom and pop" investors have an opportunity to provide reasonably priced STRs and make this market more competitive.
2. I'm sure this is in the Solid Waste Bylaw and not in the zoning bylaw, but I do think multi-family units with more than 4 units should be considered for compost/garbage collection. The amount of challenges in providing waste services (including the space needed for bins and the high cost for oversized bins that appear to be the only option) could be much more flexibly managed if the City allowed multi-family units of up to 10 units (or 12 or 8) to be on the waste collection services.

Thanks for the work you do. Good luck with your changes

Bryna Cable

**From:** [REDACTED]  
**To:** [publicinput@whitehorse.ca](mailto:publicinput@whitehorse.ca)  
**Subject:** Proposed Bylaw Changes for parking in city limits  
**Date:** Wednesday, November 12, 2025 8:51:09 PM

---

Some people who received this message don't often get email from [REDACTED]. [Learn why this is important](#)

Hello,

I'd like to express my concerns regarding the parking, or lack thereof in proposed bylaw rewrites.

Buses aren't especially helpful in the winter, a challenge in any case, but to those whom depend on them is a challenge. If using public transport is highly suggested, there should be some actions that happen as well, such as clearing for people who are physically challenged. Snow removal is lacsidaical at best and truly hampers safe travels around the city as well as having a propensity to dump snow in these accessible parking spots. One doesn't have to suffer from a disability to feel the effects of lack of snow removal, or a slow- hourly City bus.

Perhaps the city building that was demolished due to asbestos could provide some parking if developed, as an example. Perhaps the site could be a new location for the city office and bus depot.

While I understand that there is an upcoming city council meeting, I hope there are other concerned citizens who have their say in the matter.

Kindly,

[REDACTED]

**From:** [Emma Eaton](#)  
**To:** [publicinput@whitehorse.ca](mailto:publicinput@whitehorse.ca)  
**Subject:** Building height regulation  
**Date:** Thursday, November 13, 2025 10:04:46 PM

---

Some people who received this message don't often get email from [REDACTED] [Learn why this is important](#)

Dear Whitehorse City Planners and whomever else this may concern,

I did not realise there was a proposed amendment to building height and I would like to raise some concerns.

I'm glad to see that in the summary of the proposed changes, reducing light pollution is on the list of priorities. I have noticed that Takhini School, which I live across from and my children attend and I absolutely love, leaves huge spotlights on all night and it makes a measurable difference in the amount of night time light. I will be writing to them as well.

I am concerned, as many of my neighbours are, about the proposal to increase the building height limit in residential zones, and Takhini in particular. I see that the proposed plan specifies that there will be no building height increase in the neighbourhood of Hillcrest, as well as in certain parts of Downtown. Downtown is a fairly unique mix of zones and has a unique history within the city so I can understand this exception, however I find the exception for Hillcrest but not other residential neighbourhoods questionable and would like more information. It cannot be the proximity to the airport as Takhini and Whistlebend are the ones in the flight path.

The proposed zoning change, if I understand it correctly, would allow for taller buildings (from a limit of 15m to 20m for Residential Multi-Unit High Density) in Takhini and other residential zones. This means a change from 4 to 6 stories, which significantly increases the size of the December 21st shadow in those areas, as well as increasing light pollution during our many dark winter hours if the building is at all lit up on the outside. I would like to object to this proposed change. I think the effect of light and shadow is really important to the mental health and quality of life in our northern town, and given the majority of people living in Whitehorse live in areas that would be affected by this zoning change, this could have significant impacts on the livability of this winter city.

I experienced this myself downtown when I used to work in a ground floor office and a large condo went up across the street. My office was then in shadow nearly 100% of the time I was at work, and I would notice a difference in my mood. Of course, I was lucky to have had a window at all, but light is so scarce in our winters. I know housing is also important, so I would like it if the access to natural light of nearby dwellings was considered in the planning of new large buildings. If it is too late to stop this change from going through, could there at least be a clear addendum about reducing the height and impact of outdoor lighting? I would actually like to see only safety related outdoor lighting for any building, similar to a porch light and small spotlights along a walkway as necessary.

Thank you for considering my concerns.

Emma Eaton

**From:** [Freija Melissa](#)  
**To:** [publicinput@whitehorse.ca](mailto:publicinput@whitehorse.ca)  
**Subject:** Proposed zone changes  
**Date:** Thursday, November 13, 2025 8:55:12 PM

---

Some people who received this message don't often get email from [REDACTED] [Learn why this is important](#)

Dear Whitehorse City Planners and whomever else this may concern,

I've just finally had a chance to review the proposed zoning changes.

I'm glad to see that in the summary of the proposed changes, reducing light pollution is on the list of priorities; I find the number of new, large buildings lit up on the outside to be excessive and unnecessary. I'm thinking specifically of the Normandy Living building on Range Road in Takhini. I would love to see a specific limit to the height of outdoor lights, as well as mandating that they be pointed down instead of shining horizontally or up. I'd love to see this addressed both in residential zones and in Whitehorse overall.

I am concerned about the proposal to increase the building height limit in residential zones, and Takhini in particular. I see that the proposed plan specifies that there will be no building height increase in the neighbourhood of Hillcrest, as well as in certain parts of Downtown. Downtown is a fairly unique mix of zones and has a unique history within the city so I can understand this exception, however I find the exception for Hillcrest but not other residential neighbourhoods questionable. While I understand that the Hillcrest community association is quite active in their advocacy, I would argue that neighbourhoods without that kind of organization should be treated in similar ways, assuming that Hillcrest as a neighbourhood might be more accessible to people with certain levels of social and economic privilege, and that those living in other neighbourhoods likely hold the same values without having avenues to advocate for themselves in quite as vocal a way.

The proposed zoning change, if I understand it correctly, would allow for taller buildings (from a limit of 15m to 20m for Residential Multi-Unit High Density) in Takhini and other residential zones. This means a change from 4 to 6 stories, which significantly increases the size of the December 21st shadow in those areas, as well as increasing light pollution during our many dark winter hours if the building is at all lit up on the outside. I would like to object to this proposed change. I think the effect of light and shadow makes quite a big difference to mental health and quality of life in our northern town, and given the majority of people living in Whitehorse live in areas that would be affected by this zoning change, this could have significant impacts on the livability of this winter city. I would like to request that consideration for those living in all residential areas should be the same, regardless of whether they have access to the resources of those living in Hillcrest. If it is too late to stop this change from going through, could there at least be a clear addendum about reducing the height and impact of outdoor lighting?

Thank you for considering my concerns.

Freija Walther



**From:** [REDACTED]  
**To:** [publicinput@whitehorse.ca](mailto:publicinput@whitehorse.ca)  
**Subject:** Speaking Out in support of Air BNB hosts  
**Date:** Friday, November 14, 2025 1:00:23 PM

---

Some people who received this message don't often get email from [REDACTED]. [Learn why this is important](#)

Hello, I'm writing to speak out against the proposed new Zoning Bylaw that would restrict potential short-term rental (STR) regulations, impacting my ability to continue hosting an Air BnB.

With the help of my parents, I purchased a 750-square foot condo in Whistle Bend in 2022, and it is my primary residence (I do not own other real estate). In 2023 I left my job in communications to attempt to transition to a career in film production, which meant I was away every summer working elsewhere (all within the Yukon, but not in Whitehorse where my home is located). Because of this change in my circumstances, I started renting my apartment out every summer while away. For three years I rented to a long-term tenant (5-month lease), however as my career in filmmaking evolves, I need the flexibility to be able to rent my place on last minute notice, and for shorter terms (days or weeks). For this reason I started renting my apartment on Air BnB in June 2025, after investing \$4,000 in bedding, furniture upgrades etc.

The summer was a great success and I achieved Super Host status in just one summer. I was thrilled and extremely grateful to have this option to support my new career direction, especially during a time when being in the arts industry is more precarious than ever. I hosted a wide variety of people from grandparents here to visit their new grandbaby, to Canadian tourists, and visitors from Whitehorse communities (especially Dawson). **I provide an affordable option for these guests, at just \$150/night (much more affordable compared to a hotel).**

I am a single (never married) 41-year old woman who is trying to make it in the arts industry. I have no assistance from a partner to pay my monthly \$2300 housing bills. I am house poor, and in \$30,000 of debt after purchasing film equipment. **Being able to rent my apartment out while I'm away from my home is a crucial part of my financial strategy.** Down the road, I may need to rent the apartment out for more than 6-months of the year, and I believe this should be MY decision, not the city's. **Taking these rights away from financially insecure single women is NOT the way to fixing the housing crisis.** How about we finally tax mining companies their fair share, and reinvest the funds in sustainable housing?

My recommendation is to continue to allow SRT to all primary residences, but remove the limit of 6-months. Please consider the effect it will have on people who are hustling in every

way to just get their bills paid.

Thank you,

[REDACTED]

*I am grateful to live and work on the traditional territories of the Ta'an Kwäch'än Council and the Kwanlin Dün First Nation.*



**From:** [Executive Assistant](#)  
**To:** [publicinput@whitehorse.ca](mailto:publicinput@whitehorse.ca)  
**Subject:** Fw: New proposed City Zoning Bylaw for review and comment  
**Date:** Monday, November 17, 2025 9:22:23 AM  
**Attachments:** [Outlook-J5mifti.png](#)  
[ae0838c83dd4c5f9899701412fd65bfa\\_Proposed\\_Changes\\_Comparison\\_Guide\\_cleaned.pdf](#)

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**Casey Mojica (She/hers)**  
Executive Assistant, Corporate Services  
City of Whitehorse • [REDACTED]  
*Working and living within the traditional territories of the  
Kwanlin Dūn First Nation and the Ta'an Kwāch'ān Council.*

---

**From:** Arlin McFarlane [REDACTED]  
**Sent:** November 15, 2025 9:53 AM  
**To:** Downtown Residents Association [REDACTED] Mayor and Council [REDACTED]  
**Subject:** Re: New proposed City Zoning Bylaw for review and comment

Some people who received this message don't often get email from [REDACTED]  
[Learn why this is important](#)

Hello Downtown Residents Association and Mayor and Council,

Re: Proposed City Zoning Bylaw.

Re: Parking: Opposed: I find myself concerned by the reduction in parking required for new builds in downtown. I live downtown and while I have dedicated parking, guests can often have great difficulty finding parking when they visit. I walk a great deal however, while Whitehorse is trying to increase bus ridership, the truth of the matter is that a car is still a necessity in this wilderness city. Losing required parking spaces will lead to permit parking areas, more patrolling to control parking. Is this where we want to spend money? Yes the cost of building is terribly high but reducing parking will lead to more unpleasant traffic congestion. Let's not box ourselves in here.

Re: building height: Opposed: My preference would be to keep 20 meters as maximum height. We are flanked by clay cliffs in this river valley, we need fewer tall obstacles. Having been involved in building a condo I am very aware of costs however we are investing in a vision. Increasing height is a poor short term vision for a solution.

Re: light pollution: I support the Yukon Dark Skies Initiative. We need to manage light pollution and prioritize it so that we create a city that is comfortable to live in and where we don't have to drive to remember there is a night sky and stars.

Re: Reducing Set-backs: Opposed: Reducing setbacks generally reduces landscaping. Again, we need streets with green and bushes and trees, not buildings to the edge of the lot and then sidewalk. This is true in commercial zones as well as residential zones. It is a crime that the new Hyatt has no greenery at all on the Main Street portion. In fact from 6th Avenue to 4th Avenue, the only greenery is a few (I believe) fake miniature trees in front of the Gold Rush.

PLEASE - let's create a vision and a plan for a pleasant city to live in - it will foster greater happiness and less crime. While providing housing is important, let's not sacrifice a pleasant environment. Sometimes creative thinking takes a while to evolve. Let's not commit to regulations that reduce the value of living downtown.

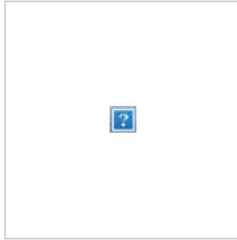
sincerely,  
Arlin McFarlane

On Nov 6, 2025, at 8:28 PM, Downtown Residents Association [REDACTED] wrote:

Dear downtown residents,  
The City is updating its zoning bylaw and there will be a public hearing next month.  
The DRA is soliciting any input that downtown residents might have to inform a potential DRA submission to Council as part of the public hearing. (of course you can submit directly to the City as well).  
Please review the materials that the City has developed that describe the proposed changes (see attached and links below).

If you do have comments, please **share them with us by November 18th.**

Sincerely,  
DRA Board



**A Public Hearing has been set for Monday, December 8,** at 5:30 p.m. in Council Chambers at City Hall. You're invited to share your thoughts on the proposed new Zoning Bylaw directly with City Council at the Public Hearing. You can also provide feedback by emailing [publicinput@whitehorse.ca](mailto:publicinput@whitehorse.ca).

**The Zoning Bylaw governs what kind of development can occur and how property and land can be used within Whitehorse.**

[Review](#) the proposed new Zoning Bylaw.

[Compare](#) the proposed new Zoning Bylaw to the current Zoning Bylaw.

Use our [interactive mapping tool](#) to find your zone under the proposed zoning and compare with the current zoning ([See our quick guide](#) on how to view the proposed zoning.)

[Listen to an interview](#) on CBC Morning about the proposed Zoning Bylaw with Darcy McCord, Senior Planner with the City of Whitehorse.

**The proposed updates to the Zoning Bylaw are designed to:**

- Enable more housing development
- Promote transit use and neighbourhood walkability
- Support local food and urban agriculture
- Promote sustainable development
- Increase efficient use of land within Whitehorse
- Increase clarity and transparency around development processes

**Changes included in the proposed Bylaw:**

- Updated parking requirements for housing developments
- New regulations for short-term rentals in residential and commercial zones
- Relaxed building height, site coverage, and parking requirements to support housing density
- Incorporating modern urban design principles for winter cities, pedestrian access, and to address light pollution

Find more info about the proposed new Zoning Bylaw at [EngageWhitehorse.ca/Zoning-Bylaw-Rewrite](https://EngageWhitehorse.ca/Zoning-Bylaw-Rewrite)

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**From:** [David Fradette](#)  
**To:** [budgetpublicinput@whitehorse.ca](mailto:budgetpublicinput@whitehorse.ca); [publicinput@whitehorse.ca](mailto:publicinput@whitehorse.ca)  
**Cc:** [REDACTED]  
**Subject:** Request to Reconsider the Proposed Development of the Holly Street Residential Area  
**Date:** Sunday, November 16, 2025 4:02:22 PM

---

Some people who received this message don't often get email from [REDACTED] [Learn why this is important](#)

Hello,

I am writing as a resident of Porter Creek and an advocate for protecting our neighbourhood's natural, recreational, and community values. I respectfully request that the City of Whitehorse reconsider moving the Holly Street parcel from proposed residential development toward designation as protected open space or municipal parkland.

The Holly Street site functions as an essential greenspace that provides noise buffering, wildlife habitat, and safe non-motorized connections for residents, students, and trail users. The area is heavily used for education, outdoor recreation, and active transportation, including access for Jack Hulland Elementary and Porter Creek Secondary students.

Official documentation indicates that the Holly Street Master Plan has been deferred, and the area remains under consideration. Residents continue to express deep concerns regarding potential development. Media coverage shows that Council previously voted against moving forward with the area plan, demonstrating that there is no clear community mandate for development and substantial reasons to re-evaluate the path ahead.

If development proceeds, the community risks losing an irreplaceable natural corridor that supports wildlife, recreational opportunities, and neighbourhood resilience. Conversely, protecting this area would preserve long-term ecological, educational, and community benefits consistent with the City's vision for sustainability.

I appreciate and recognise the pressures facing the City to provide housing, meet growth targets, and use municipal land effectively. However, in this case the Holly Street parcel offers a unique opportunity: to preserve an active, well-used greenbelt just as the city densifies elsewhere. Protecting this land would provide long-term community, ecological and recreational benefits that align with the City's stated vision for sustainability and quality of life.

Thank you for your consideration of this request.

David

[Whitehorse Daily Star: City puts off action on Holly Street land](#)

[Whitehorse Daily Star: Council votes against Holly Street-area plan](#)

[Yukon Legislative Assembly - Monday, April 10, 2006 - 187 Hansard](#)

**From:** [Legislative Services](#)  
**To:** [publicinput@whitehorse.ca](mailto:publicinput@whitehorse.ca)  
**Subject:** Fw: Holly street  
**Date:** Wednesday, November 19, 2025 2:07:58 PM

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**From:** Jolene walsh [REDACTED]  
**Sent:** Wednesday, November 19, 2025 1:33 PM  
**To:** Legislative Services [REDACTED]  
**Cc:** ohthedeb [REDACTED]  
**Subject:** Holly street

You don't often get email from [REDACTED] [Learn why this is important](#)

The development of the area by Holly Street is a recurring issue. Never received well. Nobody is in favor.

I dont think its a pressing matter when we have already stared developing in other areas. Maybe listen to the people of the city who vote and pay taxes. We have a huge spanse between city limits do we need to encroach on the residential green spaces? We are in a time where outdoor play and education is encouraged, lets keep it achievable.

Maybe focus on roadways to help the already dense traffic in these areas flow more.

Maybe allow the birds, foxes, coyotes and random migrating bear some shelter so they dont become burdens.

Develop what we started first.

Dont "pave paradise and put up a parking lot!"

The reason people stay here isnt for the residential development its for the small town feel and access to nature.

Jolene walsh  
Life long yukon residential

**From:** [lisa.gallibois](mailto:lisa.gallibois@whitehorse.ca)  
**To:** [publicinput@whitehorse.ca](mailto:publicinput@whitehorse.ca)  
**Subject:** Proposed zoning bylaw amendment request  
**Date:** Wednesday, November 19, 2025 4:16:52 PM

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During an in-person meeting with the COW Senior Planner on November 17th 2025, it was explained that a garden suite can be operated as a short-term rental year round and not subject to the 6-month restriction.

Please amend the definition of primary residence short-term rental (p.41) to reflect this as the current definition is not clear, and/or add a phrase to 5.22 (1)(c) stating living or garden suites can be operated as short term rentals full time.

Lisa Gallibois and Ron Gee

**From:** [Lorie Larose](#)  
**To:** [publicinput@whitehorse.ca](mailto:publicinput@whitehorse.ca)  
**Subject:** Potential Development - Whistlebend South  
**Date:** Thursday, November 20, 2025 11:07:46 PM  
**Attachments:** [Proposed Mountainview Development 1.docx](#)

---

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Please see attached letter.  
Thanks and have a great day!

November 20, 2025

TO WHOM IT MAY CONCERN:

**RE: Potential Whistlebend South Gravel Quarry and Development**

I am writing in regard to the proposed development of the Whistlebend South area and potential gravel quarry. I would like to state my **strong** opposition to this 12.2 hectare development in existing greenspace **next to** the McIntyre Creek Territorial Park.

The development is concerning for many reasons:

- The proposed development and gravel quarry would be in the greenbelt is **next to** the McIntyre Creek Territorial Park which is a sensitive area and a part of the very important wildlife corridor. It would disrupt the wildlife corridor, especially if a gravel quarry is here. I also couldn't imagine having a gravel quarry in the middle of a residential/park area – what an eyesore and mess this would be. There would also be a lot of trucks and noise here. There must be other locations for a gravel quarry and for the residential development.
- There are already significant traffic concerns in the Porter Creek area with the addition of Whistlebend. Adding a potential gravel quarry and residential development on top of other developments currently underway, would significantly add to the current traffic problem with no plans to alleviate this. This is a serious concern. Traffic is already a huge problem in this area.
- Porter Creek needs trail areas, and the wildlife corridor needs to be preserved.
- Green space is valuable in helping with air quality, noise reduction, wildlife habitat, and shade provision among others. We are a Wilderness City and should look to preserve this. Benefits of greenspace are well known as are the negatives to reducing the amount of green space.
- There are various kinds of wildlife in the area including, but not limited to, many varieties of wild birds, moose, deer, bears, wolves, lynx, coyotes, foxes, rabbits, squirrels and voles.

The Territorial Government and City of Whitehorse seem to be focusing so much on development in the Porter Creek area. There are many other areas for potential development. I know you are trying to densify which is not a preferred lifestyle for a lot of people here in Whitehorse. I know it's easier for the City of Whitehorse to do this but not for people living here. I live here for the space and wildlife.

I hope that you will reconsider looking at the Whistlebend South area for potential development and gravel quarry, so the wildlife corridor is preserved and greenspace that is needed is left in this area.

Sincerely,

Lorie Larose

[REDACTED]

Whitehorse, YT Y1A 4Y3

[REDACTED]

**From:** [Schneider, Lindsay](#)  
**To:** [publicinput@whitehorse.ca](mailto:publicinput@whitehorse.ca)  
**Subject:** Fw: Regulations for long term and short term rentals  
**Date:** Friday, November 21, 2025 12:50:53 PM  
**Attachments:** [Outlook-eevjt5i.png](#)

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Thanks Lindsay



**Lindsay Schneider**  
Director, Development Services  
City of Whitehorse • 8 [REDACTED] • [whitehorse.ca](mailto:publicinput@whitehorse.ca)  
*Working and living within the traditional territories of the  
Kwanlin Dün First Nation and the Ta'an Kwäch'än Council.*

---

**From:** Dianne Williams [REDACTED]  
**Sent:** November 21, 2025 12:47 PM  
**To:** Mayor and Council [REDACTED]  
**Subject:** Fwd: Regulations for long term and short term rentals

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Hello :

How is it right for long-term rental properties to

Operate without any safety or government check? A person can rent out three rooms in a house that has four beds per room occupied by strangers , with one or two bathrooms. I heard there is a place like this . Some is renting a room that comes with an [REDACTED] room mate. (currently on line).

The home owner does not need to prove they have the furnace serviced annually, a smoke detector, a fire extinguisher. Windows and walls can have mold. The floors and carpets deplorable, cracked sidewalk . No off road parking. Why isn't the City concerned about this for citizens.

If we were talking about safety for housing and visitors, why are the rules so extremely different.

For example, I have a garden suite on my property in Hillcrest and I paid for and was approved for a developmental permit.

What is the difference of traffic impact having someone stay there for one month or one year ,there is still one car and one person.

Is the real opposition for short term rental coming from the hotel association.

My guests are resident doctors, family of hillcrest residents, locums and people who want to cook . This unit will be off the market if the rules proposed are passed. The rent will not be under 1200\$ a month.



Regards Dianne Williams

**From:** [Catalina Gomez](#)  
**To:** [publicinput@whitehorse.ca](mailto:publicinput@whitehorse.ca)  
**Subject:** Feedback on proposed short-term rental regulations  
**Date:** Saturday, November 22, 2025 12:14:40 PM

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Certaines personnes qui ont reçu cet e-mail ne reçoivent pas souvent de e-mail de la part de [REDACTED]  
[Pourquoi c'est important](#)

Hello,

I'm a long-term renter in Whitehorse, and finding stable, affordable housing is extremely difficult. Many residents — especially single-income households and young professionals — are feeling the pressure.

Much of the public conversation focuses on short-term rental operators, but their perspective doesn't reflect the reality for year-round residents.

Other Canadian cities show how STR regulations can help:

Vancouver, BC: On-site residency rules reduced investment properties and rents dropped 6%.

Toronto, ON: Licensing rules limited whole-home STRs and prioritized housing for locals.

Montreal, QC: Limits on non-owner-occupied rentals kept more units in the long-term market.

STRs support tourism, but without limits, they reduce housing for residents. Rules like limiting investment properties or requiring operators to live on-site could make a real difference for Whitehorse.

Thank you for considering this feedback.

Sincerely,  
Catalina

**From:** [Davies, Delaney](#)  
**To:** [Public Input](#)  
**Subject:** Fw: Unintended Consequences of Proposed Parking Rules  
**Date:** Monday, November 24, 2025 8:30:22 AM

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**From:** Daniel AJ Sokolov [REDACTED]  
**Sent:** Sunday, November 23, 2025 2:09 PM  
**To:** Mayor and Council [REDACTED]  
**Subject:** Unintended Consequences of Proposed Parking Rules

[You don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Your Worship,  
Dear Councillors,

I appreciate your attention. As I am unable to attend the Zoning Bylaw hearing, I am submitting my input this way, in two parts.

#### Unintended Consequences of Proposed Parking Rules

We need more homes. More homes is different from more residential units. Unfortunately, the proposed reduction of parking requirements for residential properties, especially Downtown, will have an unintended consequence: It will increase the trend towards smaller units which can not be homes for families.

Whitehorse, like other Canadian cities, is seeing a trend to smaller condos and rental apartments. Those are too small for families, and often too small for a home office. That increases the challenge for those who can not afford a house.

The proposed Zoning Bylaw has zero parking requirements for residential units Downtown. While that can reduce construction cost, it is not the optimal approach to the housing situation, because it disproportionately reduces costs for smaller units.

Larger units have to become more attractive to developers, not smaller units. The solution: Require at least 1 stall per residential Downtown unit, except for larger units, for example larger than 70 m2 of net living space (about 750 sq ft) with comfortable ceiling heights. The developer would, of course, be free to sell the parking stalls with any unit as they see fit.

Hitherto, parking requirements create an economical threshold for unit sizes. Even a 300 sq ft unit, while cheaper to build, needs a parking space, so it is not good business to build that small. If we remove the parking requirement Downtown altogether, it makes ever more sense for developers to build shoebox condos instead of homes.

To wit: The new Riverside building on 2nd Ave features brand new condos, without parking: 460 sq ft (about 42 m2) with an asking price of \$454,900.  
<https://www.realtor.ca/real-estate/29099771/302-202-lowe-street-whitehorse>

How does that help any family find affordable housing?

Of course residents will still own cars. Removing the parking requirement Downtown, specifically, would create pressure on businesses. The continuous use of parking by residents would mean that consumers won't find parking easily, leading to small retail outlets losing more business to online shopping. And larger stores with parking lots would have to start fighting residential use of their parking, alienating everyone. At the same time, other developers are already preparing to waste prime Downtown real estate on ugly parkades – where residents then have to rent parking, rather than owning their own parking stall, not to mention the concentration of vehicle traffic at parkades.

We need a smarter approach than removing parking requirements from all Downtown residential development. Keep it in place, except for larger units, aka homes.

Thank you  
Daniel Sokolov

**From:** [Davies, Delaney](#)  
**To:** [Public Input](#)  
**Subject:** Fw: 3 Things Missing from Zoning Bylaw  
**Date:** Monday, November 24, 2025 8:30:36 AM

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**From:** Daniel AJ Sokolov [REDACTED]  
**Sent:** Sunday, November 23, 2025 2:10 PM  
**To:** Mayor and Council [REDACTED]  
**Subject:** 3 Things Missing from Zoning Bylaw

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Your Worship,  
Dear Councillors,

here is part 2:

Three things missing from the proposed zoning bylaw:

Protection of Trees

The proposed bylaw does not protect trees. It repeats a failure of the current Zoning Bylaw.

While both include the provision that "Existing healthy woody plants (trees, shrubs) should be preserved and protected in all zones", Land & Building Services is interpreting that as not actionable.

Quoting from a recent information provided by a Senior Development Officer in writing: "(That section) isn't prescriptive enough that (...) tree removal constitutes an infraction. It would have to be worded more along the lines of 'Existing vegetation may not be removed without a permit.'"

In fact, I have observed several property owners cutting down large, healthy trees, which they had been required to plant or keep under their Development Agreement. However, once they have moved in and received their security deposit back, they are free to remove trees and bushes as they like.

When tree felling is reported to Bylaw Services, they pass it on to Land & Building Services, who do not recognize a bylaw violation (see above).

What is the point of the Landscaping requirements in Development Agreements when they can't be enforced?

The new bylaw needs clear and effective protection of trees, including fines and re-planting requirements. For example, "Trees with a stem

diameter of 60 mm or more, or any vegetation required under a Development Agreement, may not be removed without a permit."

### Safer Cities

While the current Zoning Bylaw emphasizes Safer Cities Principles, that is missing from the proposed bylaw.

For example, the current Zoning Bylaw, through Safer Cities Principles, prevents high fences when they block sightlines at intersections of private driveways. That improves safety for pedestrians and vehicle occupants alike. Also, Safer Cities Principles are an important tool in preventing crime.

Please do not jettison Safer Cities Principles.

### Construction Hours

Development Agreements should be required to include a stipulation of the hours during which loud construction noise and vibration is permitted. The current rules are insufficient.

My real life experience: I live next to the large senior complex "Normandy Living" on Range Rd. The multi-year construction was hell. The vibration led to several water main breaks in my condo building, and I had various things in my home break, for example clothes hangers and drinking glasses. That's the life of a construction neighbour.

The worst part was the inane and unsafe distribution of working hours: They would start early, generally at 7 am, sometimes a bit earlier, but stop around 2:30 pm. Not once, but regularly, day in, day out.

If they are in a hurry and run double shifts, I would understand if they started at 6 am. And emergency measures must be carried out at any time of night. But constant torture of neighbours at 7 am, and then stopping work before 3 pm, is bad for everyone's health without making construction faster or cheaper.

These early working hours carry additional safety risk. Research recommends not to start work before 8 am, because many people's brains have not really woken up. And workers must get up even earlier to drive to the construction site. So workers miss out on family life, they can not bring their children to school or daycare.

Most importantly, such early construction hours are a needless assault on the health and wellbeing of neighbours. The general approach should be 9-5, but if there are double shifts, of other specific reasons, accommodation should be provided.

These things could be part of Development Agreements. Please add relevant provisions to the bylaw.

Thank you  
Daniel Sokolov

**From:** [Teena Bazylnski](#)  
**To:** [Mayor and Council](#); [publicinput@whitehorse.ca](mailto:publicinput@whitehorse.ca); [BudgetPublicInput](#)  
**Cc:** [REDACTED]  
**Subject:** Holly Street Green Space  
**Date:** Sunday, November 23, 2025 9:28:44 PM

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To the Mayor and Council members of The City of Whitehorse,

We live on Holly Street across from the green space that the city planners are considering to be developed for housing. We are against any such development in this green space.

This area has previously been considered for development including in 2006 and 2023. The outcome both of those times was that city council voted against any development. In 2006 the city council stated that the area would not be developed and the debate on the future of this land would be put to rest.

The proposed area on Holly Street is a well used community treasure. It has the Trans Canada Trail running through it with many trails linking to it. There are three schools, Holly Family Elementary, Jack Hulland Elementary and Porter Creek Secondary that utilize the area throughout the school year. There is an abundance of flora and fauna. Many residents of Porter Creek and surrounding subdivisions use the area to walk their dogs and cats, hike, walk, jog, run, ski, snowshoe, toboggan, bike, kick sled, nature walk and stroll.

In this day and age with increasing mental and physical health issues, a well loved, well used greenspace in a large residential area is more important than ever.

In our opinion the entire Holly Street greenspace should be left alone and declared a permanent park or greenspace for current and future residents of "The Wilderness City".

We hope that city council will uphold the decisions made by previous councils to leave this space alone, and respect the wishes of the residents of this area whose enjoyment of their community would be negatively affected by this proposed development.

Sincerely,  
Galen and Teena Kuch



**From:** [REDACTED]  
**To:** [publicinput@whitehorse.ca](mailto:publicinput@whitehorse.ca)  
**Subject:** Zoning-short term rentals  
**Date:** Monday, November 24, 2025 7:56:00 AM

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City Council,

As one who stayed in a B&B in another location and was horrified to see electrical cables running through the shower stall, I am in favour of City inspections for all rental properties. Renters in Whitehorse need assurance that the space they are renting meets current building codes.

Also, anyone gaining income from a rental property should have a City business license.

Regards

Bev Buckway

[REDACTED]  
Whitehorse

**From:** [Elizabeth Bryan](#)  
**To:** [publicinput@whitehorse.ca](mailto:publicinput@whitehorse.ca)  
**Subject:** Short term rental regulations  
**Date:** Monday, November 24, 2025 10:48:59 PM

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I am in support of the proposed regulations for STR in Whitehorse.  
Sincerely,  
Elizabeth Parker  
Sent from my iPhone

**From:** [Jenn Roberts](#)  
**To:** [publicinput@whitehorse.ca](mailto:publicinput@whitehorse.ca)  
**Subject:** Proposed By Law 2025-37  
**Date:** Monday, November 24, 2025 9:54:34 PM

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Hello,

I just wanted to take a moment to add my opinion on having restrictions or rules around what we allow for short term rentals in Whitehorse.

In general, it seems wise to me to have some restrictions on these STRs because I would hate to see Whitehorse go the way of many European cities, Vancouver, Victoria, or other popular tourist destination - where most rentals are for tourism and not for people who live there. People working here need places to live. And sure, tourism is important but hotels IMO can be improved and expanded for that.

The outcome of any bylaw change should support a return of at least most of the short-term rental units to the long-term rental market.

My 2 cents.  
Thanks,  
Jenn Roberts  
Whitehorse

**From:** [luc.garceau](mailto:luc.garceau@whitehorse.ca)  
**To:** [publicinput@whitehorse.ca](mailto:publicinput@whitehorse.ca)  
**Subject:** Example Input here ; Screenshots attached below:  
**Date:** Monday, November 24, 2025 9:14:12 AM

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**Monday, November 24, 2025 · 8:17 a.m.**

[Edit](#)

20251124\_081746.jpg

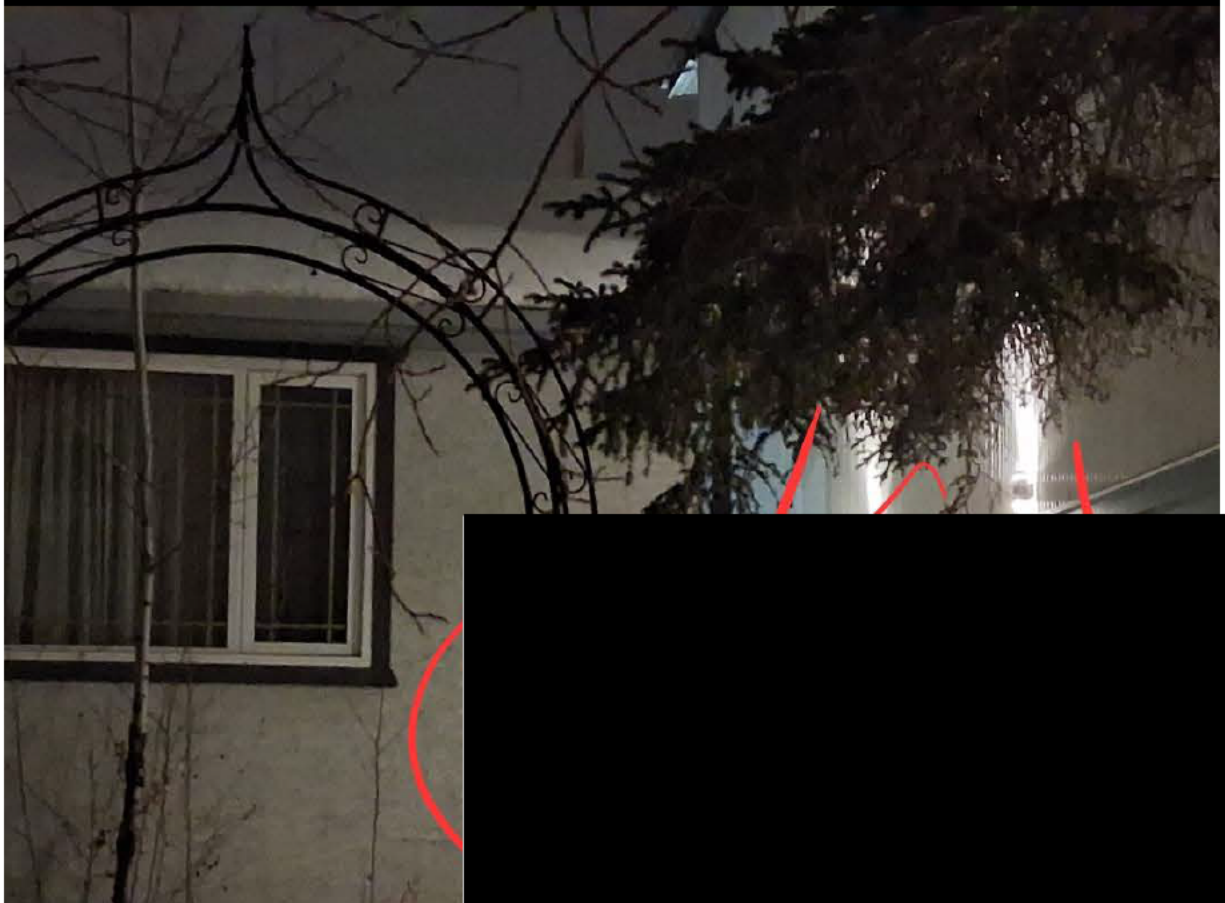
/Internal storage/DCIM/Camera

## Galaxy A16 5G

2.75 MB | 4080x3060 | 12MP

ISO 4000 | 26mm | 0.0ev | F1.8 | 1/10 s

# Add tag





**Monday, November 24, 2025 · 8:18 a.m.**

[Edit](#)

20251124\_081811.jpg

/Internal storage/DCIM/Camera

**Galaxy A16 5G**

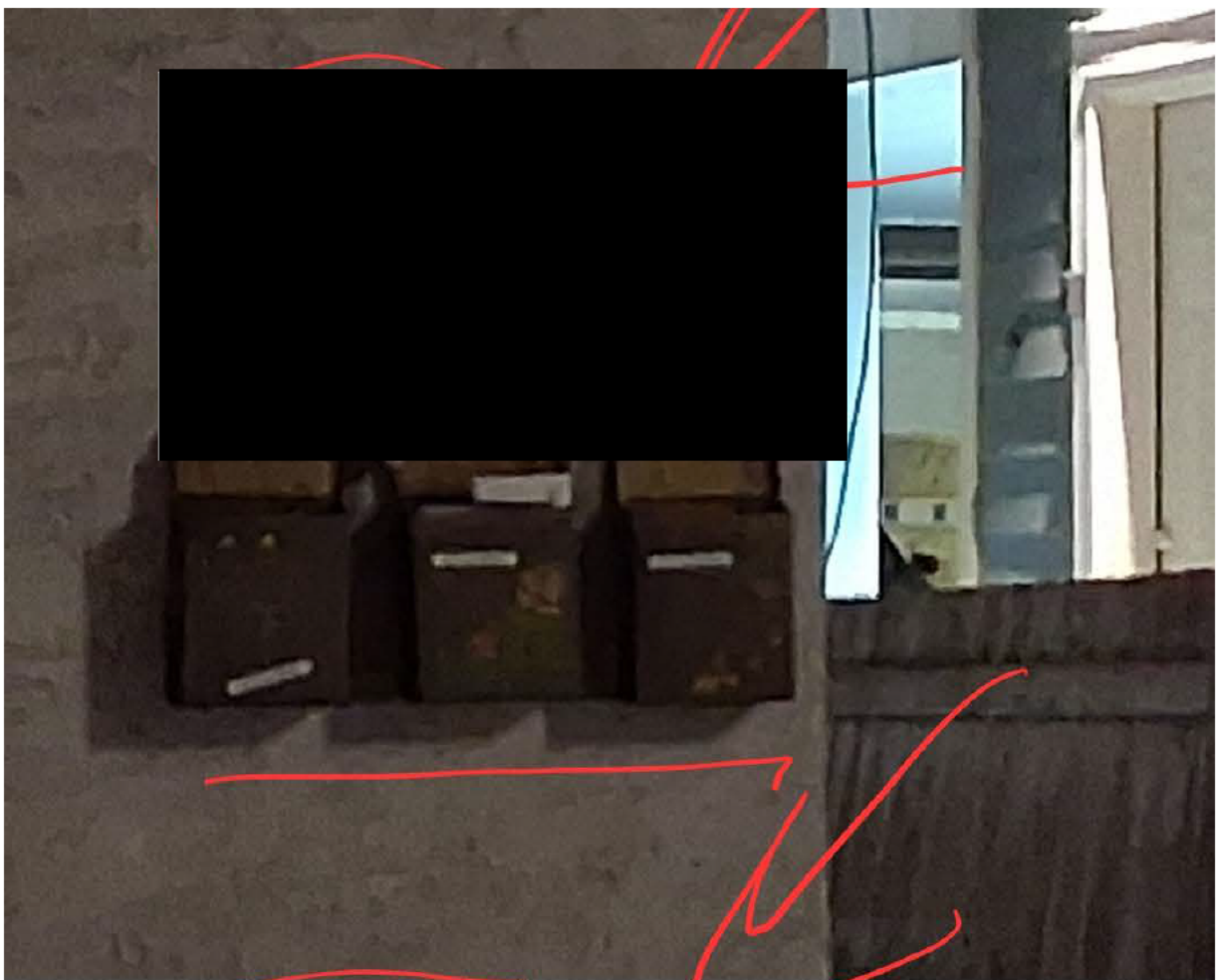
4.09 MB | 4080x3060 | 12MP

ISO 2500 | 26mm | 0.0ev | F1.8 | 1/10 s

# Add tag







**Monday, November 24, 2025 · 8:18 a.m.**

[Edit](#)

20251124\_081836.jpg

/Internal storage/DCIM/Camera

**Galaxy A16 5G**

1.44 MB | 4080x3060 | 12MP

ISO 1250 | 26mm | 0.0ev | F1.8 | 1/10 s

# Add tag

first letter of the zone code is  
'R'):

- primary residence requirement - the STR could be in the operator's own residence while they are away (subject to a limit of 6 months per year), or full-time in a living or garden suite
- limit of one per property
- No property in a residential zone can be used solely as a full-time STR

- Commercial zones (where the



first letter of the zone code is 'C')

- Primary residence not required – the STR could be operated full-time in a dwelling that does not have a regular resident
- No limit on the number allowed per property
- New content that recognizes First Nation legislation alongside that of other levels of government, and that specifically identifies that **the spirit**

Hi team Zoning bylaw.

This is my next Neighbour to me, ( I'm at [REDACTED] next door to me).

Example here ; This Commercial Business Rental (room / appartement / STR/ Others/ etc...) the [REDACTED] is NOT .  
The Owners or and Landlord's DON'T live there .  
( suspicious Rental system).

May be 1 or 2 are renter with Official Rental STR with written agreement but some Others Rooms are SRT...

\*\*\*I can say Every Week diffrent car or truck 4x4 with different plate # immaculate Not Yukon Territoires and Rental car on Hawkins streets, park often ( 1 weeks to 1 years....).( real info i can testify. )

\*\*\*The 6 Months STR , NO GOOD AT ALL, ( lots Falcification document here. By Landlord's or Owner )  
IT don't stipulate; Same Person or and Adress where she's from, no document Proof to do properly follow up with STR...

\*\*\*STR it should be less 1 months,NOT 6 MONTHS.

\*\*\*Define Dwelling Rental STR ; ex ; NOT a RVs or CamperTrailer or Fiths Wheel or Canvas Tent or Cabine on skids, with NO Permanent Water connection or Electrical Meter connection with YukonEnergie ATCO. ALL YEARS AROUND 365 DAYS. and need proper Registration TAX # with city hall.

\*\*\*Sharing: NOT a personal Bathroom ?! APPARTEMENT, commune Bathroom? Not Healthy and Not Safe at all.

,  
AND

\*\*\*YOU need Official written ( not Verbal ) Rental agreement Contract STR.  
And payment Official Bank Account ( Not Cash) because, can't do Official Audit by Incone Tax Canada.

\*\*\*FIND\$\$\$ penalty; 100% permit removal .no more acces to privileged Landlord's Abuser.

\*\*\*Landlord's Rental Tenants Agreement STR nothing properly in place for Formal written Complaints Forms.

\*Fee \$\$\$\$ OPERATION permit ; 6.000\$ per unit (12 months only ) for STR PER Landlord's or and Owner.

Any Question feel free to ask.

Luc Garceau



Whitehorse Yukon Territoires Canada



cellphone.

[Yahoo Mail: Search, Organize, Conquer](#)

**From:** [Meagan Wilson](#)  
**To:** [publicinput@whitehorse.ca](mailto:publicinput@whitehorse.ca)  
**Subject:** Zoning bylaw rewrite  
**Date:** Monday, November 24, 2025 2:27:34 PM

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Some people who received this message don't often get email from [REDACTED] [Learn why this is important](#)

Hi,

I am in favour of the proposed building height changes and the STR regulations. I agree that the operator should have to be in the residence, and should be limited to 1 rental.

Meagan Wilson

**From:** [Pamela Muir](#)  
**To:** [publicinput@whitehorse.ca](mailto:publicinput@whitehorse.ca)  
**Subject:** Proposed bylaw re: short term rentals  
**Date:** Monday, November 24, 2025 8:33:09 PM

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[Some people who received this message don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Hello and thank you for the opportunity to comment on the proposed new zoning by law. I live in the city of Whitehorse and have done so for 33 years.

I wanted to make a comment, or perhaps ask a question, about the section on short term rentals and in particular about paragraph 5.22(1)(c).

As I read it, that paragraph provides that if a homeowner in a residential zone wishes to rent out their entire home (which is their primary residence), they are limited to a 6-month rental period in each year.

If I am reading that correctly, it is not apparent to me on the face of the proposed bylaw, or in any of the materials that I have read online, what the purpose of this kind of a limitation might be.

I have read in the media that one of the concerns and reasons for regulating short term rentals relates to the shortage of housing in the city. But I cannot understand how this type of limitation will actually help alleviate that.

Indeed, take the example of a homeowner who wishes to leave the territory for a year and travel or work abroad, and rent out their house for the year. Doesn't that actually assist in the housing shortage by providing a rental unit for a fairly long period of time? Would it be better for the homeowner to go away for a year and have their home sit vacant for the other six months of the year that they are not permitted to rent it out?

If the concern is that rentals such as this might be disruptive to the residential neighborhood, wouldn't it be the case that longer-term rentals would actually be less disruptive?

It seems to me that the situation of a homeowner renting out their primary residence for a period of time is quite different to the situation where a unit is used solely for short term rentals. (I make no comment on the other aspects of the short term rental provisions.)

I would be interested to understand the thinking behind this limitation because on the face of it, it is not a limitation that I would support or that I think is helpful, for the reasons noted above.

Thank you for the opportunity to comment and I look forward to hearing from you.

Pamela Muir

Sent from my iPhone

**From:** [Sylvie Binette](#)  
**To:** [publicinput@whitehorse.ca](mailto:publicinput@whitehorse.ca); [Mayor and Council](#)  
**Subject:** Zoning Bylaw Input  
**Date:** Monday, November 24, 2025 8:26:52 PM

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Vous n'obtenez pas souvent d'e-mail à partir de [REDACTED]. [Pourquoi c'est important](#)

Dear Mayor and Council and Administration,

I'd like to provide some input regarding the new Zoning Bylaw. I have reside in Whitehorse for 40 years, of which 7 of those in the Shipyards and 30 of those in Valleyview.

**Parking:**

I support the parking changes the City is wanting to bring forward.

**Housing:**

I support the change the City wants to make regarding supportive housing whether in new or restored buildings.

I do not see in the document where it allows for duplexes in residential zones to each have either a basement suite or a garden suite, like discussed last year (I think), but I would supposed it is still in the bylaw and is a thing now. If not, I would like to see this given consideration.

**Building Heights:**

I support no change in the building heights as proposed here. It is important to keep a sense of place through its build heritage, which has somewhat evade quite rapidly over the last 5-7 years, in particular if the City wants to market it unique character to attract people to work and live here or for tourism and economic development.

**Short-Term Rental:**

I'd like to offer my perspective as a homeowner who has been renting a room, how I see the rental market has changed with the years and also to bring about some questions I have as a citizens and taxpayers.

As a single-parent/income homeowner, I have always had to rent a room in my house in order to be able to afford living in my house and to renovate it, as it was an old duplex. Now that I am a senior on low-fixed income, the reality of being able to afford the expenses for utilities, taxes, insurance, repairs, in living in my house is also of many concerns. There is currently no affordable housing or co-op available for seniors. Renting a room in my house on an occasional basis throughout the year allows me to meet people, breaks loneliness and get a little bit of extra cash to pay for the increases in utilities, taxes and insurance. I have also taken pride acting as ambassador for the Yukon, when tourists or dentists comes for a short stay and rent my room. I am also noticing a change in the last 5-7 years, on how people looking for places are not wanting to rent a room on long-term basis as it used to be when I first got my place in 1996. With the changes the City is wanting to bring about (fees and

licences etc.) , it will make the costs, along with the requirements from Air B&B, not worth in term of revenues and paperwork to fill. I am not sure I will want to continue to advertise on short-term rental sites, and I will definitely not be renting my room full-time either. I certainly hope that there will soon be affordable co-op living complexes for seniors because living on a low-income in the Yukon is getting more and more difficult. I can understand that people who do that commercially and do not live in their homes are charged a tax a fee but not all situations are the same.

The City is probably aware that other jurisdictions have not necessarily seen an increased in affordable places when implementing this sort of bylaw.

<https://cba.org/sections/municipal-law/resources/municipal-land-use-planning-law-how-short-term-rental-regulations-impact-the-canadian-housing-crisis/>

It take many other initiatives, like reducing the time for permits, streamlining the building codes, providing free land, negotiating taxes with developers (check what Rimouski in Québec did), supporting land trusts and co-ops, restoring existing buildings for supportive housing, and one that we do not talk much is ways to negotiate reducing down payments (Look for Wealthy Barber latest CBC interview). I am hoping that the City is looking into alternatives.

This brings me to ask a few questions to the City as a taxpayer:

Knowing that currently many people in need of housing are either homeless, in need of supportive housing or of affordable housing,

Knowing that there are maybe only about 200 homes (including apartments and rooms) on Air B&B, which are likely not going to be rented for supportive housing, or will neither be affordable even if they were not on a short-term rental basis,

Knowing that short-term rental provides an occasional income for some and the possibility of paying expensive mortgage for others (suites),

How is this new short-term rental bylaw going to realistically provide more affordable or supportive homes to people?

How is it going to support people, like seniors or new homeowners, to stay in their homes and being able to afford them?

How is the City going to monitor this program and the new bylaw?

And at what costs to taxpayers ?

Thank you for the opportunity to comment.

Sincerely,

Sylvie Binette  
Whitehorse

**From:** [Vivian Kitchen](#)  
**To:** [publicinput@whitehorse.ca](mailto:publicinput@whitehorse.ca)  
**Subject:** Holly Street development  
**Date:** Monday, November 24, 2025 3:59:39 PM

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Hello,

I would like to voice my concern and objection regarding the planned development of the Holly Street area based on the loss of green space, the loss of animal habitat, the loss of existing recreational areas and the increase in traffic on what are already stressed routes. We do not need nor want Toronto style development in the north. Taking settled neighborhoods and jamming housing in every nook and cranny does not make for happy citizens nor a lifestyle that most northern citizens appreciate. Please reconsider this.

Vivian Kitchen,  
[REDACTED]  
Whitehorse, Yukon  
[REDACTED]

**From:** [Ashwin Freyne](#)  
**To:** [publicinput@whitehorse.ca](mailto:publicinput@whitehorse.ca)  
**Subject:** Short Term Rentals  
**Date:** Tuesday, November 25, 2025 9:02:40 AM

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There are so many points I'd love to comment on regarding the proposed zoning bylaws, but I will keep my letter brief.

Although I support "public input", I know that there is an inherent bias. I teach high school math, and in the "Survey" section we often look at what makes a data set unbiased. Public Input to short term rentals is a great case study.

Who has more time, energy and motivation to reach out? Landlords who hold multiple properties in town, renting them out as short term rentals to make more money, or residents who struggle to find affordable housing, due in large part to the rise in short term rentals in the city?

I am certain you have heard from many landlords whose profits are tied to their housing investments, but I wonder if quite as many renters have had the time to reach out. I myself rent, and the option to move rentals or one day buy a house is strongly impacted by the existence of short term rentals. These air bnb's are not good for neighbourhood communities, and they are not good for the affordability of housing for folks who actually live in Whitehorse. I fully support the bylaw change to restrict short term rentals in residential zones, and if anything I would advocate for further restricting them in commercial zones as well.

In addition I'd like to add that I support the change to reduce parking minimums in the city.

Thanks,

Ashwin



**From:** [Ben Lochridge](#)  
**To:** [publicinput@whitehorse.ca](mailto:publicinput@whitehorse.ca)  
**Subject:** Re: Proposed Bylaw 2025-37  
**Date:** Tuesday, November 25, 2025 1:12:02 AM

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Some people who received this message don't often get email from [REDACTED] [Learn why this is important](#)

This email is in support of the proposed Bylaw 2025–37.

It's my belief that a number of homeowners like myself are unwilling to become landlords under the current landlord tenant regime. Meanwhile, large commercial developers are producing significant numbers of hotel rooms for short-term accommodations. Relaxing short-term rental rules will put unused space on the market as homeowners make space available without the concerns created by tenancy. This will subsequently encourage larger commercial developers to invest in units for long-term tenants as hotel rooms become less profitable.

Ultimately, Whitehorse needs more units of all kinds to solve its housing issues. Increase supply of any type of unit will drive the average price of all units down over time. This Bylaw will be a step in that direction.

Ben Lochridge  
Hillcrest

**From:** [Schneider, Lindsay](#)  
**To:** [Public Input](#)  
**Subject:** Fw: Proposed STR Zoning Bylaw  
**Date:** Tuesday, November 25, 2025 11:24:14 AM  
**Attachments:** [Outlook-qb222qn3.png](#)  
[CityCouncilLetter - Google Docs.pdf](#)

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Thanks Lindsay



**Lindsay Schneider**  
Director, Development Services  
City of Whitehorse • [REDACTED] • [whitehorse.ca](http://whitehorse.ca)  
*Working and living within the traditional territories of the  
Kwanlin Dün First Nation and the Ta'an Kwäch'än Council.*

---

**From:** Jessica Rowat [REDACTED]  
**Sent:** November 25, 2025 10:19 AM  
**To:** Mayor and Council [REDACTED]  
**Subject:** Proposed STR Zoning Bylaw

Some people who received this message don't often get email from [REDACTED]. [Learn why this is important](#)

Dear Mayor and City Councillors,

Please see my attached letter concerning the new proposed zoning bylaw restrictions for STRs in The Yukon. As a Yukon resident, I have put great thought and care into the ideas in this letter, and I hope that it helps to spark a discussion on the balance that is needed in our community. I can be reached anytime through email if you have any questions or would like to discuss further.

Thank you so much for your time,

Jessica Rowat

Jessica Rowat & Sam Reimer

Whitehorse, YT

Nov. 25, 2025

Whitehorse City Council  
City Hall  
2121 Second Avenue  
Whitehorse, Yukon Y1A 1C2

Dear Mayor and Councillors,

I am writing to you as a resident of Whitehorse and as a host on short-term rental platforms (such as Airbnb), in response to the upcoming vote on the proposed zoning bylaw changes, specifically the restriction that would require short-term rentals (STRs) to be only in a host's "primary residence." I very much appreciate that the City is taking steps to balance housing affordability with tourism and visitor accommodation, and I feel that it is needed, but I urge you to reconsider a complete restriction of non-primary-residence STRs.

### **Who I Am & Why My Airbnb Matters**

I work at the hospital full-time as an Ultrasound Tech and my husband works for Northwestel full-time as the foreman in Field Operations. Aside from our jobs we operate one STR on the side. Our short-term rental is more than just a side operation: I see it as providing an essential service for the many people who come to Whitehorse for work, recovery, or leisure. Every year, we host a number of workers who are in town temporarily — fly-in workers, seasonal staff, visiting professionals — people who cannot reasonably commit to long-term leases, but who need a safe, comfortable, predictable place to stay. Tourists, of course, also rely on STRs, especially in busy seasons when hotel capacity is limited and expensive.

In addition, we have repeat guests: one of our most consistent groups is a team of **three mental-health counsellors** who travel to Whitehorse every two months to provide services in our community. Their visits are critical; having a reliable, quiet place for them to stay means they can focus on their work when they are here.

We also host people displaced by emergencies, such as wildfires and housefires, who need temporary housing. When long-term options are limited or unavailable, STRs fill that gap.

### **Why the Proposed "Primary Residence Only" Rule Is Too Restrictive**

The bottom line is - restrictions are absolutely needed for STRs. We should prevent people from treating STRs purely as a multi-property business, scooping up multiple homes solely for short-term profit. But forcing that a host must live in the unit listed (i.e., only in their primary

residence) is too blunt a tool — it risks reducing supply too drastically, and undermines the important role that STRs play in our local ecosystem.

### **A Better Solution: A One-Unit-Per-Owner Cap**

Instead of the “primary residence only” rule, I propose that Whitehorse adopt a **limit of one short-term rental unit per individual or family unit** (owner or host). This approach would help achieve the City’s likely goal: to curb commercial-scale STR operations and limit speculative property acquisition, while preserving STR capacity for those who genuinely need it:

- It prevents large-scale operators from dominating the STR market and reduces the risk of investors converting multiple homes into short-stay listings.
- It keeps much-needed flexibility for workers, service providers, and emergency-displaced visitors who rely on STRs.
- It avoids penalizing responsible hosts who offer one property, whether or not they live there full-time.

I would also encourage Council to consider an additional safeguard: requiring that all short-term rentals be owned by local Yukon residents only. This ensures that STRs remain tied to people who live here, understand our community, and contribute to it directly. A local-ownership rule would prevent out-of-territory and foreign investors from purchasing properties solely for STR income, which can destabilize housing markets and drain profits out of the North. Keeping STR ownership in the hands of Yukoners ensures that revenue stays within the territory, supports our local economy, and aligns with the goal of preventing large-scale, speculative STR activity.

### **Lessons from British Columbia**

I understand that concerns over housing affordability are at the heart of this discussion. Indeed, British Columbia introduced a **principal-residence requirement** for STRs that took effect in May 2024. [BC Gov News+2BC Gov News+2](#) According to the provincial government, the new registry has led to a drop in the number of short-term listings, and vacancy rates have increased: annual CMHC data showed vacancy rate rising from 1.2% in 2023 to 1.9% in 2024. This is a change of only 0.7%. [BC Gov News](#). However, this is not proven to be solely from from STR removal, and many other factors have played into the slight increase in vacancy like inflation, migration and housing supply. At the same time, while some studies suggest that STR restrictions can lead to rent reductions, the evidence is mixed and not decisive for all markets. For example, a report led by McGill University’s David Wachsmuth estimated that municipal-level STR restrictions have reduced rents by around **5.7%** in some B.C. cities, for a cumulative savings of more than \$600 million per year. [Times Colonist+2CityNews Vancouver+2](#). But these numbers are modelled and are estimates and the study was funded by the BC Hotel Association. Other analyses question whether STR regulations are the primary driver of rent changes. In Victoria, the Conference Board of Canada argued that **STRs have had “little impact” on rental rates**. [Victoria News](#)

Moreover, the provincial “principal residence only” rule is a **floor** — local governments are allowed to adopt more flexible policies. [Province of British Columbia+1](#) This means Whitehorse has room to craft a policy that better suits its unique housing and tourism dynamics. The fact of the matter is that our short-term and long-term housing climate needs are different than BC’s.

### Why STRs Matter in Whitehorse

- **Essential workforce housing:** Many workers coming here do not want or cannot commit to a long-term lease. STRs give them stability without displacing long-term housing.
- **Mental health support:** The visiting counsellors I mentioned offer services to our community. If STRs vanish, their accommodation options shrink, which could jeopardize their ability to return. They may not want to stay in a hotel room during their extended stays here
- **Crisis resilience:** During wildfires or other displacement events, STRs can act as an important part of our community’s emergency response capacity. We recently had a family stay for a few weeks when they were displaced by a house fire.

### Conclusion

I respect the City’s efforts to prioritize housing and affordability. Even as a STR owner, I believe that some restrictions are needed and restricting STRs in some way is a reasonable conversation. But I believe that **prohibiting all non-primary-residence STRs** would go too far — it risks eliminating a valuable segment of accommodation that supports workers, professionals, and people in crisis, that is unique to The Yukon, while not necessarily producing the long-term housing benefits many expect. In this climate, we need **balance**, not full restrictions.

By limiting each individual or family unit to **one STR**, Whitehorse can prevent large-scale property speculation, retain flexibility for workers and visitors, and maintain a robust lodging sector that supports our local economy and quality of life.

I strongly encourage Council to adopt a nuanced approach — not a blanket, restrictive “primary residence only” ban, but a one-unit-per-host (or family unit) limit that balances the needs of housing with the practical realities of our community.

Thank you for your time and consideration.

Sincerely,

Jessica Rowat and Sam Reimer  
[Signature, if sending by mail]

**From:** [Liam White](#)  
**To:** [publicinput@whitehorse.ca](mailto:publicinput@whitehorse.ca)  
**Subject:** Zoning Bylaw Rewrite  
**Date:** Tuesday, November 25, 2025 12:27:20 PM

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Some people who received this message don't often get email from [REDACTED] [Learn why this is important](#)

Hi,

I'm writing in to support the changes in the Bylaw proposal. There should be no minimum parking for buildings.

The second part about STR regulation I strongly agree with. I think that the proposed changes are reasonable and should be adopted. As a long term resident of over 10 years in Whitehorse, I've seen how STRs have pushed out tenants and raised rent. In the recent CBC article [here](#) a STR operator [REDACTED] commented that he would consider selling his properties if the regulation went through. I believe that this is a good thing as there needs to be more opportunities for Whitehorse residents to purchase housing for themselves. [REDACTED] by contrast offers a much more fair approach despite being a STR operator as well. He noted that commercial operators have to pay more in taxes while residential operators do not. That is not fair to those who are running a business.

I fully support the measures to regulate the STR market as Whitehorse is in a housing crisis for people living here. The city should be looking into regulation that benefits the long term residents and appropriately taxes the businesses that operate in Whitehorse. The regulations proposed would further those goals. Our mayor Kirk Cameron is on record for saying "[the city is in a "time of fiscal constraint"](#)" as per a recent CBC [article](#). Perhaps if the city is looking to ease the fiscal constraints, maybe appropriately taxing unregulated industries would be a prudent move.

Thank you,

Liam White

**From:** [Kaila Rose](#)  
**To:** [publicinput@whitehorse.ca](mailto:publicinput@whitehorse.ca)  
**Subject:** Zoning bylaw  
**Date:** Wednesday, November 26, 2025 7:31:30 PM

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Some people who received this message don't often get email from [REDACTED] [Learn why this is important](#)

Hi,

Writing to say I generally support the proposed bylaw revisions.

Suggest a bit more flexibility with short term rentals (eg up to 2months per year between long term tenancies) & a definition for length of time that constitutes "short term" which still enables contract employees or individuals moving here to get a place to stay for a few months.

Parking solutions - such as a parkade - will soon be needed in Whitehorse, particularly if housing uses street parking and population keeps growing. Likewise, active and public transport investments are urgently needed to alleviate parking and traffic pressure.

Finally, no one likes to lose green spaces, but the continued reaction of "no development here" is resulting in major sprawl, which is terrible for traffic, economic growth & the environment.

Outside zoning bylaws - the change to traffic light settings for pedestrians which happened about a year ago really discourages active transport. As someone who uses active transit a lot, I can say the long wait times for lights to change (often with zero traffic) is very frustrating - especially when it's cold - and it leads to more Jay walking - which really worries me in the dark. Likewise, I wonder if taxes in downtown-core should be raised so the downtown-core sidewalks are reliably and consistently cleared; this happens in other major winter cities and the clearing is far better.

Thanks

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**From:** [DeWolf Andrej](#)  
**To:** [publicinput@whitehorse.ca](mailto:publicinput@whitehorse.ca)  
**Subject:** Zoning Bylaw Rewrite  
**Date:** Thursday, November 27, 2025 6:55:53 PM

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Regarding short term rentals: I am mostly in favour of the proposed changes to regulate them. I do have one major objection: most of downtown Whitehorse will be zoned as "commercial" and this would allow homeowners in this area to avoid the regulations. This is a problem. The downtown area should have the same short term rental regulations as the rest of Whitehorse.

There are a great deal of homes in the downtown area and they need to be used for people living in Whitehorse.

I am not against short term rentals. I am against short term rentals during a housing affordability crisis. When the housing crisis is over I would support loosening regulations against short term rentals. It will take a long time to build the homes we need in Whitehorse and, in the meantime, we should prevent downtown homes from being taken out of the housing/rental market.

All short term rentals should be required to have a business license regardless of zone. The only businesses that should be allowed to provide short term stays during a housing crisis are hotels, motels, actual bed and breakfast establishments and a few other exceptions on a case by case basis (such as the building on Wood street that will be used to accommodate locum doctors).

Please don't give into the financial interest of a few individuals and big corporations at the expense of the greater population.

I have heard some short term rental operators threaten to sell their homes if they are no longer allowed to use them as short term rentals: that would be great. We need more homes on the market for people who want to use them as housing.

Please change the zoning designations so that homes in the downtown area are not listed as commercial.

Sincerely,

Andrej DeWolf



**From:** [Andrew Smith](#)  
**To:** [publicinput@whitehorse.ca](mailto:publicinput@whitehorse.ca)  
**Subject:** Short term rental intervention  
**Date:** Thursday, November 27, 2025 3:34:49 PM

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I operate an AirBNB in a suite in my house downtown.

The proposed zoning bylaw is generally silent on the type of operation I run (suite or room in an owner occupied residence) - which may be a good thing or a bad thing. The bylaw reads to put pressure on corporately owned rentals.

In response to the proposed regulations, it remains ridiculous government overreach for the city to dictate how an owner uses their home - requiring licensing and inspections. The city does not do this for long-term rentals of suites and rooms. The only reason my situation is different is because of the length of time I choose to rent for, and that I use an app to do it. The approach for situations like mine verges on unfair when compared to long term rental situations.

For my particular circumstance, it appears I will be able to continue to operate, albeit with unwanted and unwarranted regulation, licensing, fees, and requirements.

I own my house to live there how I see fit. I like being able to be occasionally loud with my music-making, watching movies, or entertaining guests. I enjoy and value not having a tenant or client in the suite every day. If the ambition of the City is to pressure short term rentals to abandon their enterprise in order to make suites and rooms available for long term tenants, I can tell you with complete conviction that if I am regulated out of being able to use AirBNB, my suite will go unoccupied. It will not add housing stock to the city. I am not interested in having a long-term, everyday tenant. It will only remove an economical option for travelers, workers, conference-goers and Yukoners visiting the city for appointments.

I cannot say that other short-term rentals will have the same response as me, but I reiterate that there is at least one suite that will not become part of rental stock if the regulations impact me to the point of non-operation.

I support the status quo for suites and rooms in owner occupied homes, adding no new regulation or requirements.

Respectfully,

--

Andrew G. Smith

**From:** [Harold Roche](#)  
**To:** [publicinput@whitehorse.ca](mailto:publicinput@whitehorse.ca)  
**Subject:** Proposed Bylaw 2025-37  
**Date:** Thursday, November 27, 2025 8:27:35 PM

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Some people who received this message don't often get email from [REDACTED]. [Learn why this is important](#)

**I am writing today to register our concerns regarding the proposed zoning bylaw amendment as it affects the property at 5110 – 5th Avenue, commonly known as the Pine Medical Building.** This building was constructed in 1979 as a medical/dental facility. In 2013, the former dental office was extensively renovated to accommodate professional office space. For the last 12 years, the building has functioned consistently as a combined medical clinic and professional office space.

We would also like to note that our building is perhaps the only single-storey building in the Main Street area. Unlike most surrounding properties, we do not have a second, third, or fourth floor. As a result, any changes restricting ground-floor uses have a disproportionately greater effect on our property, as the ground floor is our *only* floor.

In addition, the Pine Medical Building is located on **5th Avenue**, not on Main Street. It fronts 5th Avenue and its main entrance is on 5th Avenue. For this reason, we have never regarded the building as part of the Main Street corridor. If anything, it would be more appropriate for our property to share the same zoning as the remainder of 5th Avenue rather than being grouped with Main Street properties on which it only backs onto.

While we acknowledge that there are positive elements within the proposed zoning changes, we do not see any benefits as they apply to our building—only additional restrictions and limitations. The space was purpose-built to accommodate professional offices such as lawyers, accountants, and engineers, and we believe we should continue to be permitted to lease “office space” to such firms without new barriers.

We don't think a cannabis shop next door to a medical clinic is what Whitehorse really needs. Neither would a cocktail lounge (with or

without entertainment) be a good fit, but our choices would be very limited. From our perspective, the proposed changes do not offer a single viable permitted use for our property, which we do not already have under the current rules. Yet the proposed bylaw would introduce several new restrictions that limit our ability to continue using the building in the way it was designed and has functioned for decades.

For these reasons, we respectfully request that Council reconsider the proposed amendments as they apply to 5110 – 5th Avenue and make the necessary adjustments to allow the Pine Medical Building to continue operating as a medical and professional office facility.

**Sincerely,**

Harold Roche  
President of Main and Fifth Investments Inc.  
(owners of the Pine Medical Building)

**From:** [Steve Rennalls](#)  
**To:** [publicinput@whitehorse.ca](mailto:publicinput@whitehorse.ca)  
**Subject:** Proposed STR Bylaw  
**Date:** Thursday, November 27, 2025 4:06:11 PM

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Hello,

I work a job that requires my family and I to reside seasonally in Whitehorse for roughly 6 months a year. Moving a young family to and from the Yukon required that we find a home that provided stability at home in an otherwise destabilizing situation. That said, housing is expensive and we had to find a place with income generating potential to be able to afford the purchase. We sought out a unit with a suite and we rent that suite year round as a short term rental. This is done so that we have sufficient flexibility to host our family and friends when they visit the Yukon. When we leave for the winter, the main portion of the home (which is also our primary residence) is also used as a short term rental to cover our expenses while we are gone. Given this reality, I am opposed to the bylaw update as written for the following reasons:

- We made a massive financial commitment to purchase a home in Whitehorse and this was done based on the rules the city had in place. The city changing those rules after the fact is not acting in good faith with towards its residents. We made economic decisions that are not easily undone and this is putting undue hardship on residents like us. This is a massive change that undermines many resident's budgets and plans.
  - This could be resolved with a "grandfathering" clause for all suites that are in place currently. Once a residence is sold, the suite provisions could be extinguished.
- Secondary suites fill a vital gap in the market. There is a shortage of hotel beds available in the city and secondary suites provide greater inventory to support the critical tourism industry. Reducing the available inventory--as this bylaw does--will harm the city's ability to attract tourism dollars.
- If the goal of this bylaw is to increase the housing supply, it is short sighted. The only long-term solution to the supply problem is to build more houses. Swifter approvals with less bureaucracy will provide more housing. Maintaining the ability to offer suites will ensure owners and residents have the freedom to select the type of home that works for them and their family.
- Since the Gold Rush, there has always been a large transient population in the Yukon. The dominant industries today—tourism and mineral exploration—are seasonal in nature. Maximizing residents ability to support those industries with STRs is a critical component of the economy. I work in mineral exploration and I know first hand that there is insufficient hotel rooms on their own to reduce this sort of accommodation.

- Hotels should not have a monopoly on accommodations in Whitehorse. Many visitors would prefer the comfort, personalization, broader regional footprint, ability to house families and large groups, and many of the other benefits that STRs provide. The city should not be limiting guests' choices for where to stay.

I hope you will reconsider this change.

Sincerely,  
Steve

**From:** [cody.lefler](mailto:cody.lefler)  
**To:** [publicinput@whitehorse.ca](mailto:publicinput@whitehorse.ca)  
**Subject:** Zoning rewrite  
**Date:** Friday, November 28, 2025 8:40:43 AM

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1. vehicle parking change:

parking in our city subdivisions is already terrible( cars parking on the street) and reducing the needed parking spaces for development will make this issue much worse. I know the city likes to believe everyone will just take the bus but that is not the case for us in the Yukon, the majority of people will continue to choose to have and drive their own vehicle. I think reducing the needed parking spaces per development is a terrible idea.

2. Regulating short-term rentals:

I don't see the need for this especially with recent changes to zoning allowing 4 units per residential lot. Soon there will be a surplus of rentals in the bachelor to 2 bedroom zone negating any need for regulating short term rentals. Also I think it's an over reach of the city's power and invasive to what each individual is allowed to do with their property. I don't currently have any short term rentals but it is an appealing idea for helping with the excessive cost of living in the Yukon.

**From:** [Active Trails](#)  
**To:** [publicinput@whitehorse.ca](mailto:publicinput@whitehorse.ca)  
**Subject:** Proposed Zoning Bylaw  
**Date:** Friday, November 28, 2025 3:20:36 PM  
**Attachments:** [favicon.ico](#)  
[Zoning Bylaw Review 2025.docx](#)

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Some people who received this message don't often get email from [REDACTED] [Learn why this is important](#)

To whom it may concern:

Please find the attachment below which contains our comments with regard to the proposed Zoning Bylaw.

We would appreciate confirmation of receipt.

Thank you!

Keith Lay (Active Trails Whitehorse Association)

[REDACTED]  
Active Trails Whitehorse Association  
(ATWA)  
[activetwa.org](http://activetwa.org)

# Zoning Bylaw Rewrite Concerns

## Concern #1:

On page 147 of the proposed Zoning Bylaw, reference is made to the term ***environmentally sensitive areas*** as follows:

**6.27 (1) Purpose natural areas.**

## **PARKS – ENVIRONMENTAL PROTECTION (PEP)**

To protect and preserve ***environmentally sensitive areas***, wildlife habitat and other significant natural areas.

### **(2) Principal Uses**

#### **(a) *environmental protection area***

The **Definitions** section of the proposed Zoning Bylaw defines **Environmental Protection Areas** as “areas intended to remain in their natural state, with limited facilities for recreation and nature appreciation such as trails, viewing platforms, boardwalks and interpretative signs.

However, no definition is provided as to what is meant by the term ***environmentally sensitive areas***. This despite the fact that areas zoned for Environmental Protection (PEP) are intended to “protect and preserve ***environmentally sensitive areas***.”

The **Official Community Plan** defines environmentally sensitive areas as follows:

Water bodies, water courses, wetlands, high value habitat areas, wildlife corridors, and adjacent buffer as shown on Map 1 Greenspace Network Plan and Parks. (See <https://www.whitehorse.ca/wp-content/uploads/2023/04/Whitehorse-2040-Official-Community-Plan-1.pdf>).

The **2020 Trail Plan** defines environmentally sensitive areas as follows:

Areas with low tolerance to human disturbance where slight alterations would result in functional or structural changes to the ecosystem unit with potentially negative impacts on wildlife or visual aesthetics. (See <https://www.whitehorse.ca/wp-content/uploads/2022/05/DraftTrailPlanFullReport.pdf>.)

The **Snowmobile Bylaw** defines environmentally sensitive areas as follows:

Areas determined to have high wildlife values and/or high environmental sensitivity, where protection of natural areas, wildlife habitat, and ecological values is ensured and



which have been identified in the Trail Plan Snowmobile Trail Map as may be amended from time to time. (See <https://www.whitehorse.ca/wp-content/uploads/2022/06/SnowmobileBylawUpdatedJuly.pdf>.)

To further complicate matters, there is no existing 2020 Trail Plan Snowmobile Trail Map, so enforcement of bylaw restrictions with regard to the use of snowmobiles in such areas may be legally impossible.

The ATV Bylaw should also be reviewed with regard to the legality of enforcing environment sensitive area restrictions. However, as ATV operators unlike snowmobile operators, are *required to stay* on motorized multiple use trails, ESAs are better protected from ATV use.

Of course, this is all very confusing. The proposed Zoning Bylaw needs a definition for Environmentally Sensitive Areas, as the term is used in the document, but without explanation as to what it means.

However, some thought given as to how this definition is worded. As previously indicated, there are already several different definitions of the term found in City of Whitehorse documents.

And, there should be an explanation provided in the proposed Zoning Bylaw as to the difference between an EPA and an ESA.

My interpretation is that an Environmental Protection Area (EPA) does not equate to an Environmentally Sensitive Area (ESA). However, an ESA would always be located within an EPA and, therefore, makes up part of an EPA. Some clarity with regard to this matter would be appreciated.

## **Concern #2:**

On page 149 of the proposed Zoning Bylaw, reference is made to the term **Active Recreation** as follow:

### **6.29 PARKS – ACTIVE RECREATION (PAR)**

#### **(1) Purpose**

To provide areas for indoor and outdoor **active recreational** uses requiring facilities and/or infrastructure

Unfortunately, no definition is given for the term **active recreation**.

The **2020 Trail Plan** defines active recreation as follows:

Any form of human-powered travel, such as walking, cycling, skateboarding, cross-country skiing and more. Walking and cycling are among the most popular and can be combined with other modes, such as public transit.

The proposed Zoning Bylaw needs a definition for active recreation, as the term is used in the document, but without any explanation as to what it means.

### Concern #3:

The term **Active Transportation** is used in the proposed Zoning Bylaw. (For example, please see p. 20 and p. 57 of the document.) However, like the term active recreation no definition is provided.

The **Official Community Plan** defines Active Transportation as “Any form of human-powered transportation, such as walking, cycling, using a wheelchair, in-line skating, or skateboarding.” (See <https://www.whitehorse.ca/wp-content/uploads/2023/04/Whitehorse-2040-Official-Community-Plan-1.pdf>.)

Please note that this definition is almost the same as the 2020 Trail Plan’s definition of *active recreation*, so there needs to be some clear distinction between the two.

The proposed Zoning Bylaw needs a definition for active transportation, as the term is used in the document, but without explanation as to what it means.

### Concern #4:

## PARKS – GREENBELT RECREATION (PGR)

### (1) Purpose

To provide areas of public land that are typically left in a natural state and may be used primarily for open space, greenbelts, buffers, walkways, trails and for unorganized or **passive recreation**.

The term *passive recreation* is used in a number of City of Whitehorse documents, including the Valleyview Master Plan, the 2020 Trail Plan, the current Official Community Plan, and the Copper Ridge Development Area Land Use Master Plan.

For years, ATWA has tried (without success) to get the City of Whitehorse to place a definition of the term in any plan, policy, and bylaw where the term is used.

There are numerous definitions of passive recreation to which one can refer. However, all either imply or directly state that passive recreation does not involve **motorized** recreational activities, and that it results in **minimal environmental impact**. (See <https://www.lawinsider.com/dictionary/passive-recreation> and scroll down.)

In the document entitled, *Copper Ridge Development Area Land Use Master Plan*, the term **passive recreation** is used in the section entitled, **4.2.2. Greenbelt** on page 37. (See <https://www.whitehorse.ca/wp-content/uploads/2024/01/Copper-Ridge-Development-Area-Master-Plan-2024-Compressed.pdf>.)

Here it says (in part) that, "The objective of the Greenbelt (GB) area is to provide for a natural green space for **active and passive recreation** . . ."

The terms active and passive recreation are also used together in Section 4.2.9 of the plan. The plan gives no clear indication as to the difference between the two terms. However, as mentioned previously, neither involve motorized recreational activities.

The proposed Zoning Bylaw needs a definition for **passive recreation** as the term is used in the document. Unfortunately, like other City of Whitehorse documents no explanation is given as to what it means. This oversight needs to be corrected.

Thank you for allowing input on the subject of the Zoning Bylaw Rewrite.

Keith Lay (Active Trails Whitehorse Association)



<https://www.activetwa.org>

**From:** [Kieran Poile](#)  
**To:** [publicinput@whitehorse.ca](mailto:publicinput@whitehorse.ca)  
**Subject:** Public Hearing on Dec 8th  
**Date:** Friday, November 28, 2025 1:28:49 PM

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Hello,

I would like to speak at the Public Hearing on Dec 8th regarding the proposed new Zoning Bylaw; specifically, the proposed regulations concerning short term rentals. I am in support of the new regulations that limit operators of short term rentals to live on the same property as the STR in all residential zones. Any measure that may help to alleviate some of the devastating effects of the ongoing housing crisis is urgently needed in Whitehorse.

Am I required to provide a presentation or outline of what I plan to say beforehand, or can I show up to the Hearing and speak then?

Thank you,  
Kieran

**From:** [Pine Medical](#)  
**To:** [publicinput@whitehorse.ca](mailto:publicinput@whitehorse.ca)  
**Subject:** Re. Proposed Zoning Bylaw 2025-37  
**Date:** Monday, December 1, 2025 1:50:27 PM

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Dear Officer,

We don't agree with the proposed zoning bylaw amendment that affects Pine Medical on 5th Avenue.

On the ground floor, the building at 5110 5th Avenue has always included a medical clinic. On the other side of the ground floor, there was a dental clinic that was changed in 2013 to a financial services office, and is currently a Yukon Government office.

What happens if there is an accident at Pine Medical Centre, and no one can work there for a year due to renovations? Will the City say that we can no longer use the building as a medical clinic? Would the City of Whitehorse then say the ground floor can only be used for restaurants, retail, financial services, visitor accommodation and galleries?

We want the proposed bylaw to allow 5110 5<sup>th</sup> Avenue to include any type of medical clinic and professional office space.

Regards,

--

Carla Wang  
Clinic Manager, Pine Medical Centre

**From:** [Schneider, Lindsay](#)  
**To:** [publicinput@whitehorse.ca](mailto:publicinput@whitehorse.ca)  
**Subject:** Fw: Comments on proposed zoning bylaw 2025-37  
**Date:** Monday, December 1, 2025 4:56:46 PM  
**Attachments:** [Outlook-zkvixir4.png](#)  
[Outlook-swsyq0cp.png](#)  
[2025-12-01\\_KDFN-Letter-to-City-re-ZoningBylawAmendment.pdf](#)

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Thanks Lindsay



**Lindsay Schneider**  
Director, Development Services  
City of Whitehorse • [REDACTED] • [whitehorse.ca](http://whitehorse.ca)  
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---

**From:** Nadia Joe [REDACTED]  
**Sent:** Monday, December 01, 2025 4:48 PM  
**To:** Cameron, Kirk [REDACTED]  
**Cc:** Sean Smith [REDACTED]; Settea Edzerza [REDACTED]; Benjamin Chief [REDACTED]; Sabrina Fred [REDACTED]; Schneider, Lindsay [REDACTED]  
**Subject:** Comments on proposed zoning bylaw 2025-37

Dear Mayor Cameron,

On behalf of Chief Smith, please find attached KDFN's support of the proposed changes to the zoning bylaw 2025-37. We look forward to furthering our partnerships in right relation.

Nadia Joe

Shàw níthän | Másin cho | Gunatchîsh | Mahsi Cho | Thank you,



**Gägala (Nadia Joe)**  
Director, Heritage, Lands & Resources  
Kwanlin Dün First Nation  
Kashgêk' Building, 35 McIntyre Drive  
Whitehorse, YT Y1A 5A5  
Cell: [REDACTED]  
[www.kwanlindun.com](http://www.kwanlindun.com)





**KWANLIN DÜN FIRST NATION**

Heritage, Lands and Resources Department  
35 McIntyre Drive  
Whitehorse, Yukon  
Y1A 5A5  
Phone: (867) 633-7800  
Fax: (867) 668-5057

December 1, 2025

Mayor Kirk Cameron  
2121 Second Avenue,  
Whitehorse YT Y1A 1C2

**BY EMAIL:** [kirk.cameron@whitehorse.ca](mailto:kirk.cameron@whitehorse.ca)

Dear Mayor Cameron:

**Subject: Zoning Bylaw 2025-37**

Thank you for the opportunity to comment on the City of Whitehorse Zoning Bylaw 2025-37 (Circulation Draft, September 5, 2025).

Zoning Bylaw

KDFN Heritage, Lands and Resources have worked constructively with City staff throughout the Zoning Bylaw rewrite process. We are pleased to confirm that KDFN is satisfied our interests have been addressed in Zoning Bylaw 2025-37.

Some highlighted provisions include:

- A flexible McIntyre Development District (KMD) zone for the McIntyre Neighbourhood (KDFN C-41B) to reflect the unique character of the subdivision as both primary residential neighbourhood for KDFN, and the centre of KDFN government administration, services and programs.
- A unique KDFN General (KDG) zone for all Type 1 & 2 KDFN Settlement Lands within the City which support the broad land use and development designations enshrined within the KDFN Self-Government Agreement.
- Bylaw provisions which support traditional use activities (as defined by the *KDFN Lands Act*) on KDFN Settlement Lands within the City.
- Administrative criteria for rezoning & conditional use decisions on Settlement Land consistent with the spirit & intent of the KDFN SGA.

Given the above, KDFN is supportive of the proposed City of Whitehorse Zoning Bylaw 2025-37.



### KDFN Self-Government Agreement

KDFN affirms that the Self-Government Agreement ("SGA") sets out certain legislative powers relating to the management of Settlement Land, and that this power overlaps much of the authority exercised by the City under the Zoning Bylaw. These include land-based powers for planning, zoning and land development (Section 13.3.11) on KDFN Settlement Lands.

Section 28 of the SGA provides further clarity on how KDFN Self-Governing powers may be exercised on Settlement Lands within the City of Whitehorse municipal boundary. Key aspects of Section 28 include:

- On Type 1 parcels, the power to enact land-based laws is not additionally constrained.
- On Type 2 parcels, KDFN land-based laws related to planning, zoning or land development must:
  - accord with the land use designations outlined in Appendix B of the SGA; and
  - be consistent with Yukon or City laws in its effect on public health or safety.
- On Type 3 parcels, a KDFN law related to planning, zoning, or land development must be agreed upon by Yukon or the City of Whitehorse.

KDFN has not yet exercised Section 13.3.11 powers for planning, zoning and land development on KDFN Settlement Lands in Whitehorse, but has instead has opted to rely on City of Whitehorse Bylaws for this purpose, including the Zoning Bylaw. This approach can be mutually advantageous, but requires the City to work closely with KDFN in matters that touch upon KDFN's legislative jurisdiction.

This is an arrangement of administrative convenience and does not affect KDFN's authority under the Final Agreement, the Self-Government Agreement, and KDFN legislation (i.e. the KDFN *Lands Act* and regulations). KDFN laws and the Municipal Act, Official Community Plan, Zoning Bylaw all co-exist. KDFN is therefore obliged not only to ensure that the rights and powers outlined in its agreements are honoured, but also to participate meaningfully in the creation of City laws that affect our Settlement Land and Traditional Territory.

The KDFN SGA and the *Municipal Act* provide for various means of coordinating development planning and controls. Section 26.2 of the KDFN SGA provides for Local Service Agreements which between KDFN and the City of Whitehorse to "provide for such matters as ... joint planning, zoning or other land use control."

Given the approach outlined above, KDFN recommends our governments explore whether a Section 26 local service agreement may be helpful to provide administrative clarity for how City planning and zoning powers will be exercised on KDFN Settlement Lands in a manner consistent with the KDFN Agreements.

We look forward to the ongoing work between our two governments.

Shàw níthän | Másin cho | Gunat̓chîsh | Thank you,

**KWANLIN DUN FIRST NATION**



Sean Uyenets'echla Smith  
Chief

cc:

Nadia Joe, Director, KDFN Heritage, Lands and Resources

Lindsay Schneider, Director, Development Services, City of Whitehorse

**From:** [Schneider, Lindsay](#)  
**To:** [Public Input](#)  
**Subject:** Fw: WCC | Formal Submission on Proposed Short-Term Rental Regulations  
**Date:** Monday, December 1, 2025 9:11:58 AM  
**Attachments:** [Outlook-5y4udyjj.png](#)  
[STR Letter - City of Whitehorse.pdf](#)

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Thanks Lindsay



**Lindsay Schneider**  
Director, Development Services  
City of Whitehorse • [REDACTED] • [whitehorse.ca](http://whitehorse.ca)  
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Kwanlin Dün First Nation and the Ta'an Kwäch'än Council.*

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**From:** Rocío Perez [REDACTED]  
**Sent:** December 1, 2025 9:00 AM  
**To:** Kirk Cameron [REDACTED]; Mayor and Council [REDACTED];  
Executive Assistant [REDACTED]  
**Cc:** Andrei Samson [REDACTED]  
**Subject:** WCC | Formal Submission on Proposed Short-Term Rental Regulations

Some people who received this message don't often get email from [admin@whitehorsechamber.ca](mailto:admin@whitehorsechamber.ca). [Learn why this is important](#)

Good morning,

Please find attached the Whitehorse Chamber of Commerce's Formal Submission on the Proposed Short-Term Rental Regulations, prepared with the support of the Tourism Industry Association of the Yukon, the Wilderness Tourism Association of Yukon, and the Yukon Chamber of Mines.

Thank you.

Warm regards,

**Rocío Pérez** (*roh-SEE-oh*)

Administrative Assistant

**Whitehorse Chamber of Commerce**

[admin@whitehorsechamber.ca](mailto:admin@whitehorsechamber.ca)

[whitehorsechamber.ca](http://whitehorsechamber.ca)

Office (Call or TEXT) [REDACTED]

Office Hours: Monday to Friday, 8:30 AM – 3:00 PM

*I respectfully acknowledge that I work within the Traditional Territories of the Kwanlin Dün First Nation and the Ta'an Kwäch'än Council.*





**Mayor Kirk Cameron**  
**Members of Whitehorse City Council**  
City of Whitehorse  
2121 Second Avenue  
Whitehorse, YT Y1A 1C2

**Subject: Formal Submission on Proposed Short-Term Rental Regulations**

Dear Mayor Cameron and Members of Council,

The Whitehorse Chamber of Commerce, with the support of the Tourism Industry Association of the Yukon, the Wilderness Tourism Association of Yukon, and the Yukon Chamber of Mines, thanks Council for the opportunity to provide input on the proposed short-term rental (STR) regulations within the draft Zoning Bylaw. We appreciate the City's efforts and recognize the complexity of balancing community needs with economic resilience.

After reviewing the proposed regulations and consulting with the business community, we recommend that Council pause the advancement of the STR regulations in their current form and undertake further engagement with directly affected sectors. A broader conversation will help ensure that any regulatory approach is effective, balanced, and reflective of the full accommodation ecosystem in Whitehorse.

STRs play an important role in supporting two foundational sectors of our economy—tourism and mining/resource development. Many businesses rely on flexible, short-term accommodation options to host visitors, contracted professionals, rotational workers, and project teams. These operational needs are real and ongoing, and certain segments of these sectors consider STRs essential to maintaining project viability and workforce continuity. Restricting their availability may hinder the operations of businesses that sustain employment, investment, and year-round economic activity in Whitehorse.

At the same time, Whitehorse's hotel sector has made significant long-term investments in regulated accommodation supply—investments that contribute to year-round employment, visitor safety, and local economic stability. Hotels operate under extensive requirements related to taxation, safety, accessibility, staffing, and operating standards. Any STR regulatory framework must, therefore, consider regulatory fairness across accommodation types and ensure the long-term health and competitiveness of the sector.

Given these differing realities, we believe the proposed regulations would benefit from additional engagement with the business community to develop a more balanced approach that:

- Acknowledges the role STRs play in supporting business operations, project-based work, and certain workforce needs;



- Recognizes the substantial investments and responsibilities carried by regulated hotel operators; and
- Ensures regulations across accommodation types are consistent, proportionate, and economically fair.

We also recognize the very real concerns residents have about housing availability. However, the proposed STR regulations do not address the structural drivers of housing pressures—such as land development timelines, construction capacity, and permitting predictability. Restricting STRs may appear to offer an immediate solution, but it does not meaningfully increase long-term housing supply and risks unintended consequences for the business community.

We believe that engagement with directly affected sectors has been limited to date, leaving key economic stakeholders without meaningful opportunity to contribute data or operational insights before the regulatory approach was finalized.

For these reasons, we respectfully recommend that Council not advance the STR regulations in their current form. Instead, we encourage the City to pause, engage more directly with industry, and refocus efforts on measures that will meaningfully improve housing availability—particularly more predictable, timely land development and permitting processes.

The Whitehorse Chamber of Commerce and our supporting partners remain committed to working collaboratively with the City and welcome the opportunity to meet with Council or Administration to discuss more effective and economically balanced approaches moving forward.

Sincerely,

**Andrei Samson**  
Executive Director  
Whitehorse Chamber of Commerce



---

## Endorsed by:

### **Tourism Industry Association of the Yukon**

Caroline Anderson, Executive Director | [ed@tiayukon.com](mailto:ed@tiayukon.com)

### **Wilderness Tourism Association of Yukon**

Allison Camenzuli, Executive Director | [info@wtay.com](mailto:info@wtay.com)

### **Yukon Chamber of Mines**

Jonas Smith, Executive Director | [ed@yukonminers.ca](mailto:ed@yukonminers.ca)



**From:** [Barret Hatton](#)  
**To:** [publicinput@whitehorse.ca](mailto:publicinput@whitehorse.ca)  
**Subject:** Zoning Bylaw Amendment  
**Date:** Tuesday, December 2, 2025 11:11:46 AM

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Following comments are included:.

1.) Changes to CMD west of 6th avenue.

This comment was made in the comparison document:

***No further changes are proposed to the building heights in Hillcrest, Old Town, or along the west side of 6th Avenue. The increases in building height are supported by the Official Community Plan and are consistent with the proposed increases in building heights and housing opportunities across all other neighbourhoods.***

Yet the updated map shows a clear update to the properties west of 6th avenue, which is it?

Is the implication is that you are not changing old town heights, just changing what the definition of old town is.....Can we look forward to the next zoning update to move the cmd line further west?

On the merits, I AM COMPLETELY AGAINST this change. The purpose of zoning is to allow different uses within different zones. Having 6th avenue as a physical separation between zones seems logical, having a property line as a separation seems crazy.. With no setbacks, the properties on the west side of 6th avenue could have a 3 story building built up to its property line with the 603 lot of any street downtown...this is inconsistent with the OCP and inconsistent with any semblance of a residential zone to have zero setbacks.

Additionally, I am assuming that there will now be increased taxes on these properties, but for those properties that are rentals, there will be no way to recoup these costs with the current rental cap in place. I would implore the CoW to understand how your policies make this even more unaffordable, would be nice to see that every change is presented with what the increased costs and impacts are to citizens.....the imposed recycling fee, increased property taxes, now increased tax due to zoning in a time of rent caps makes these unaffordable.....almost like you are trying to drive out any private rentals.

2. STR

With respect to STR and housing, please stay away from trying to limit STR locations, if you want to regulate do so from a safety perspective, do so from a business license perspective, but I do not support limiting where these are available. The market will figure this out. People have invested alot of money into properties with this as a business model, to pull this out from them (after the fact when CoW had no regulation for the last 10 years), is unfair and negatively impacts people who were trying to invest in Whitehorse. I am not an owner, but a user of STR and I find it can be a deciding factor in where I vacation and have a marked impact on the vacation.

3. Parking

The comment I will make on parking is that it is a mad scramble to find space for garbage and



recycling downtown with all the onstreet parking. I have had garbage not picked up as people come and park too close to my bin after I put it out. I am not against the reduction in required onsite parking, but you should initiate a onstreet parking permit to limit vehicle storage onstreet.

4. Old town density increases, I have no issue with this other than the parking issue above, I think smaller micro suits will be popular, but there definately should be some consideration for limiting on-street parking in a more general sense. The irony, is that with more smaller suites, these are even more desirable as a STR (or part STR) business which will not be allowed, so again, I am against the STR regulation especially in Old Town. I also suspect increased density without ta parking solution will only make the parking problem worse.

5. The zone conversion table at <https://www.engagewhitehorse.ca/zoning-bylaw-rewrite/widgets/206388/faqs#question42213> is returning an error

**From:** [O'Farrell, Jeff](#)  
**To:** [Public Input](#)  
**Subject:** Fw: Comments on the Zoning Bylaw Update  
**Date:** Wednesday, December 3, 2025 2:16:26 PM  
**Attachments:** [Outlook-signature](#)

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**Jeff O'Farrell**

City Manager

City of Whitehorse • [REDACTED] • [whitehorse.ca](http://whitehorse.ca)

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**From:** Barret.hatton [REDACTED]  
**Sent:** December 3, 2025 2:10 PM  
**To:** Mayor and Council [REDACTED]  
**Subject:** Comments on the Zoning Bylaw Update

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I would like to provide some comments on being an 'engaged' citizen with the CoW and trying to participate in all the engagements that are happening.

IT IS EXHAUSTING

For what it is worth, I count myself as a relatively engaged citizen, but the sheer volume and number of engagements is breaking me. I urge you to have a complete review of how you do engagements and what the purpose of the engagement is....it seems like the current process is trying to engage on everything versus a targeted engagement on specific issues or mandates. The thought now is that my comments mean less than ever.

For people new to council, I ask that you go back and review the last 15 years of zoning requirements in old town and see how often these have changed and what they have changed to and then ask how is anyone supposed to invest in a climate like this? It is these policies that have absolutely limited affordable housing from being developed for the last 20 years. I suggest a jurisdictional review of how often zoning should go through these kinds of changes.

There seems to be no consistent city planning now, everything is done with consultants and 'What we Heard' documents. People want to get so granular with 19% responded positively to 'X' policy, but no discussion around we had a 10% return rate of the affected people. I suggest that most of the percentages that are touted for support should be not be considered as a basis for making the decision.

I would suggest that the methodology is generating apathy and lower quality responses from the general population, and that increasingly you are only hearing from the vocal few. I hope that this is a bug and not a feature of the engagement plan, though I will admit after going to zoning meetings, firesmart meetings, etc it feels like the Trump administration tactic of flooding the zone....people can't fight all the changes.

Finally, I would like to provide a portion of the feedback on one of the changes coming in the zoning rewrite. Specifically, trying to change the zoning of the first property west of 6th avenue in the area referred to as old town (Ogilvie to Wood st roughly??).

My thoughts;

## **Zoning Intentions: Compatibility and Transition**

The City's zoning process should prioritize the establishment of **clear, effective transitional zones** to ensure the compatibility of adjacent, different land uses. I believe the core purpose of zoning is to **separate incompatible land uses** to promote public safety and quality of life

The city is trying to achieve this with the CMD buffering between Commercial and Residential zones, however, with the proposed change this results in:

- **NO Graduated Density/Use:** potential for high-density commercial abutting low-density residential.
- **NO Physical Buffering:** 6th avenue provided a physical separation between zones. It is possible that a 3 story building (potentially a block wall (see old integraph building at 5th and Strickland) would share the property line with a residential property in what is characterized as 'Old Town'. IS this what the change is hoping to accomplish?
- **NO Performance-Based Standards:** why are there no additional **restrictive development regulations** (e.g., increased setbacks, reduced building height, limits on hours of operation, and specialized lighting requirements) to the development located in the more intense zone, specifically on the side of the property that **abuts the residential area**.

What it appears is that they are trying to increase height in old town, but just changed the definition of where old town is. What drives this request? What is the need for these dozen or so lots to have the change in zoning? There has been no use case presented that I have seen, no one clammering for these zoning changes (at least nothing made public).....what drives this weird splitting up of a residential block to make these changes?

Finally, I would ask that you look at the notification requirements, As an owner of

603 Strickland I had no notification that the property next to me was going to go through a zoning change (I am a part owner in 601 Strickland and the only correspondence was addressed to my sister). I suspect there are others in the same situation.

Barret

**From:** [Heather Ashthorn](#)  
**To:** [publicinput@whitehorse.ca](mailto:publicinput@whitehorse.ca)  
**Subject:** STR regulation  
**Date:** Tuesday, December 2, 2025 2:18:41 PM

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Some people who received this message don't often get email from [REDACTED] [Learn why this is important](#)

Re: Proposed STR regulation

Hello,

I run a B&B out of my garden suite in Hillcrest. I originally built the suite to generate revenue for my childrens' post secondary education, and to house family members when needed. I rented the house on a long term basis and switched to running a STR after 5 years and a series of tenants who caused a great deal of damage. I have not enjoyed being a landlord. I have been chipping away at turning my basement into a second STR unit so I can host larger or overlapping groups and still have space for my children when they are home. This is proving a great challenge. Alongside the City's ever increasingly rigid building code and permitting requirements, this proposed new regulation throws a rather large wrench in my plans. While I like the idea of adding rental potential to the housing stock long term, I am no more interested in having a tenant in my main house than I am in my garden suite while I am the owner.

I do understand that I can sell and purchase a home in a commercial zone and run as many STRs as I like under the proposed regulation. However, I have rebuilt my current home from the ground up at this point, am well integrated into the social fabric of my neighborhood, and I don't wish to leave anytime soon. As a person without a pension, I am hoping my STR business is sustainable well into my senior years.

I do not make any more money running a STR than I do renting long term. The costs of furnishing, provisioning and cleaning outweigh the increase in revenue, and, with only one unit, there is no economy of scale. My choice to run a STR is about what works for me on my property.

I am providing a much-needed service to the community. As well as bringing revenue into the community from other countries, I host visiting professionals who all say it is difficult to find something comfortable for their longer stays. I've hosted many neighbours' visitors, who are all so happy to find somewhere 'next door'. I donate space and revenue to the community when I am able. STR units contribute to the availability of safe housing for people being evacuated from other communities and I am happy to participate when the need arises.

I have never had a complaint from a neighbour, and I do ask. I often see them chatting with my guests. It seems like the interactions are good for everyone. My yard comes alive with canoe and hiking gear in summer. Stories are told. Trips are planned. Tents are aired out. Local food is shared. It's fun for me, but likely would not be for a long-term tenant living on the property.

While acknowledging my bias, I do not understand or agree with the proposed bylaw's restriction to one STR per residential property owner. I understand why neighbors would be concerned with an absentee landlord, but when we live on site, STR guests are like any other guests, and often more pleasant. They are, by and large, on holiday and are full of gratitude to receive local and personalized hospitality. In my experience, they cause far less damage to the property than long term tenants and the times in between guests give me a chance to deep clean and perform routine maintenance, which enables me to keep my home up to code and ensures I will hand over a 'healthy' home when I do sell. There is also less impact on parking with STR guests relative to long term tenants. My STR guests do not tend to have visitors and only ever one vehicle.

I do not think the one STR per residence restriction will have the intended effect and, rather, will redirect tourism dollars out of the hands of local homeowners and into the hands of non-local business and property owners. If the City is going to be involved with STR regulation, let's have a regulation that enables as many tourism dollars to flow into the hands of local people, with as much ease as possible, and one that enables visitors to have the experience they are looking for. I think the

City should scrap the STR part of this proposed bylaw and either stand back altogether, or rewrite it in a way that does not take away our ability to decide who we accommodate and for how long in residential areas. Perhaps it is even time to rethink whether we need or want neighborhoods that are strictly residential anymore.

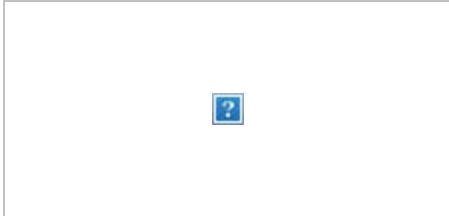
Thank you for the opportunity for input and for reconsidering this regulation if you do.

Heather Ashthorn

[REDACTED]

Whitehorse, Y1A 3G9

[REDACTED]



**From:** [Heather Ashthorn](#)  
**To:** [Fleming, Chelsea](#)  
**Subject:** Re: STR regulation  
**Date:** Monday, December 8, 2025 8:45:37 PM

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You don't often get email from [REDACTED] [Learn why this is important](#)

Hello,

I have one more point I'd like to make. I tried to attend the meeting tonight but the room was at capacity so I am hoping you will still receive feedback.

If STRs are restricted, the City could be taking tourism dollars out of local peoples' hands and putting it into the hands of the American billionaires who own the Hyatt. It seems like the wrong time to do that. This is the time to ensure local people and our visitors buy local. I understand a long term bylaw can't be a knee jerk reaction to what may be a short term political problem, but local people have lost so much business to Trump's trade war and this bylaw could result in even more economic loss. For that reason alone, I recommend the City backs off entirely, at least until we have better economic security and the bylaw is better considered.

Thank you again.

Heather Ashthorn

On Tue, Dec 2, 2025 at 3:12 PM Fleming, Chelsea [REDACTED] wrote:

Hi Heather,

Thank you for your written submission regarding the proposed Zoning Bylaw 2025-37. Your submission will be provided directly to Council to consider as part of the public hearing process and addressed in the public hearing report tentatively scheduled for presentation to Council on January 5, 2026. Public input is posted to the [City's website](#).

Please note, Council will hold a Public Hearing on December 8, 2025 at 5:30 pm in Council Chambers at City Hall on this subject. City Hall is located at 2121 Second Avenue. The proposed Zoning Bylaw may be viewed online at [engagewhitehorse.ca/zoning-bylaw-rewrite](https://engagewhitehorse.ca/zoning-bylaw-rewrite). Any person wishing to speak at the Public Hearing can register with the office of the City Clerk at Legislative Services [legsvcs@whitehorse.ca](mailto:legsvcs@whitehorse.ca) by Monday, December 8, 2025 at 12:00 pm (noon) however registration is not required.

Please let me know if you have any questions in the meantime.

Thank you!



**Chelsea Fleming** (she/her)

Planner 2 • Planning and Sustainability Services

City of Whitehorse • [REDACTED] • [whitehorse.ca](http://whitehorse.ca)

*Working and living within the traditional territories of the*

*Kwanlin Dün First Nation and the Ta'an Kwäch'än Council.*

---

**From:** Heather Ashthorn [REDACTED]

**Sent:** Tuesday, December 2, 2025 2:17 PM

**To:** [publicinput@whitehorse.ca](mailto:publicinput@whitehorse.ca)

**Subject:** STR regulation

Some people who received this message don't often get email from [REDACTED] [Learn why this is important](#)

Re: Proposed STR regulation

Hello,

I run a B&B out of my garden suite in Hillcrest. I originally built the suite to generate revenue for my childrens' post secondary education, and to house family members when needed. I rented the house on a long term basis and switched to running a STR after 5 years and a series of tenants who caused a great deal of damage. I have not enjoyed being a landlord. I have been chipping away at turning my basement into a second STR unit so I can host larger or overlapping groups and still have space for my children when they are home. This is proving a great challenge. Alongside the City's ever increasingly rigid building code and permitting requirements, this proposed new regulation throws a rather large wrench in my plans. While I like the idea of adding rental potential to the housing stock long term, I am no more interested in having a tenant in my main house than I am in my garden suite while I am the owner.

I do understand that I can sell and purchase a home in a commercial zone and run as many STRs as I like under the proposed regulation. However, I have rebuilt my current home from the ground up at this point, am well integrated into the social fabric of my neighborhood, and I don't wish to leave anytime soon. As a person without a pension, I am hoping my STR business is sustainable well into my senior years.

I do not make any more money running a STR than I do renting long term. The costs of furnishing, provisioning and cleaning outweigh the increase in revenue, and, with only one unit, there is no economy of scale. My choice to run a STR is about what works for me on my property.



I am providing a much-needed service to the community. As well as bringing revenue into the community from other countries, I host visiting professionals who all say it is difficult to find something comfortable for their longer stays. I've hosted many neighbours' visitors, who are all so happy to find somewhere 'next door'. I donate space and revenue to the community when I am able. STR units contribute to the availability of safe housing for people being evacuated from other communities and I am happy to participate when the need arises.

I have never had a complaint from a neighbour, and I do ask. I often see them chatting with my guests. It seems like the interactions are good for everyone. My yard comes alive with canoe and hiking gear in summer. Stories are told. Trips are planned. Tents are aired out. Local food is shared. It's fun for me, but likely would not be for a long-term tenant living on the property.

While acknowledging my bias, I do not understand or agree with the proposed bylaw's restriction to one STR per residential property owner. I understand why neighbors would be concerned with an absentee landlord, but when we live on site, STR guests are like any other guests, and often more pleasant. They are, by and large, on holiday and are full of gratitude to receive local and personalized hospitality. In my experience, they cause far less damage to the property than long term tenants and the times in between guests give me a chance to deep clean and perform routine maintenance, which enables me to keep my home up to code and ensures I will hand over a 'healthy' home when I do sell. There is also less impact on parking with STR guests relative to long term tenants. My STR guests do not tend to have visitors and only ever one vehicle.

I do not think the one STR per residence restriction will have the intended effect and, rather, will redirect tourism dollars out of the hands of local homeowners and into the hands of non-local business and property owners. If the City is going to be involved with STR regulation, let's have a regulation that enables as many tourism dollars to flow into the hands of local people, with as much ease as possible, and one that enables visitors to have the experience they are looking for. I think the City should scrap the STR part of this proposed bylaw and either stand back altogether, or rewrite it in a way that does not take away our ability to decide who we accommodate and for how long in residential areas. Perhaps it is even time to rethink whether we need or want neighborhoods that are strictly residential anymore.

Thank you for the opportunity for input and for reconsidering this regulation if you do.

**Heather Ashthorn**



**Whitehorse, Y1A 3G9**



**From:** [Francis Van kessel](#)  
**To:** [publicinput@whitehorse.ca](mailto:publicinput@whitehorse.ca)  
**Subject:** Zoning bylaw for Air bnb  
**Date:** Wednesday, December 3, 2025 12:17:22 PM

---

Some people who received this message don't often get email from [REDACTED]. [Learn why this is important](#)

Hi there,

As a city of whse resident I agree with all the recommendations thay you have provided for air bnb regulations.

We are in a housing crisis. There should be no airbnd in Whse. People should stay in a hotels in whse if they need a sbort term stay.

I would even recommend more stronger controls than you have provided.

Gùnálchîsh (means “thank you” in Tlingit),

Wat.si Francis van Kessel

**From:** [Graeme Poile](#)  
**To:** [publicinput@whitehorse.ca](mailto:publicinput@whitehorse.ca); [Mayor and Council](#)  
**Subject:** Support-Zoning Bylaw Rewrite  
**Date:** Wednesday, December 3, 2025 4:38:17 PM

---

Some people who received this message don't often get email from [REDACTED]. [Learn why this is important](#)

To the Mayor and Members of Whitehorse City Council:

I'm writing to express my support for the 2025 revised Zoning Bylaw in its current form. Regulation is needed to address the housing issues in Whitehorse.

Thank you,  
Graeme Poile

[REDACTED]

**From:** [Lynn Poile](#)  
**To:** [publicinput@whitehorse.ca](mailto:publicinput@whitehorse.ca)  
**Cc:** [Mayor and Council](#)  
**Subject:** Support-Zoning Bylaw Rewrite  
**Date:** Wednesday, December 3, 2025 3:15:09 PM

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To the Mayor and Members of Whitehorse City Council:

We wish to express our support of the 2025 revised Zoning Bylaw in its current form.

We feel that the revised Zoning Bylaw will help the City of Whitehorse to better address the ongoing housing crisis, and facilitates a more socially and environmentally progressive approach toward development.

Sincerely,

Lynn Poile  
Leo Poile

[REDACTED]  
Whitehorse

Sent from my iPhone

**From:** [Peggy Land](#)  
**To:** [publicinput@whitehorse.ca](mailto:publicinput@whitehorse.ca)  
**Subject:** proposed zoning bylaw section 5.22  
**Date:** Wednesday, December 3, 2025 8:09:58 PM

---

Some people who received this message don't often get email from [REDACTED]. [Learn why this is important](#)

To whom it may concern,  
I've had a look at the section on STRs and listened to the CBC interview.  
I have no financial interest in STRs so my comments are unbiased.  
My main concern is that since there certainly is a housing shortage and especially an affordable housing shortage, those who can barely afford to pay for any rent could be finding it very difficult to find any stable LTRs in residential neighbourhoods due to so many (more lucrative) STRs. I think that the proposed bylaw covers this by limiting STRs in residential neighbourhoods well, which should result in more LTRs being available, so I urge you to ignore any predictable howls of protest from greedy STR landlords.  
Thanks,  
Peggy Land  
Whitehorse YT

**From:** [Robert Fendrick](#)  
**To:** [publicinput@whitehorse.ca](mailto:publicinput@whitehorse.ca)  
**Cc:** [Mayor and Council](#)  
**Subject:** Public Input on Zoning Bylaw  
**Date:** Wednesday, December 3, 2025 3:18:22 PM  
**Attachments:** [The Case for the STR.docx](#)

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The main reason for us to have a stand-alone Short Term Rental is that it is a vital component that helps us keep a foothold in the Whitehorse housing market. Our STR allows us maintain a Whitehorse home with a management company with the eventual goal of moving back to Whitehorse as our main residence as our years advance.

1. Economics:

- Many of our guests are northern families looking for reasonable accommodation. Many of our families and arrive from the greater regional area for specific events, for example, the First Nations Hockey Tournament. Other guests from the northern Yukon arrive for medical reasons, including having babies! Other guests are working in the community building infrastructure, for example schools and the hospital. Guests in our STR spend additional 'tourism' money throughout the area.
- Our STR supports local jobs, including cleaning services, property management, and maintenance contractors generating employment opportunities.

2. Beyond Economics:

- STRs offer social and cultural advantages. The proposed rules allow for an STR in Commercial zones, which defeats the cultural aspect. While the changes allow for STR's on residential properties where the owner is present, that is arbitrary versus a stand-alone STR that is also in a residential zone.
- STRs provide travellers with a "home-away-from-home" environment and an opportunity to live like a local that is rare in traditional hotel settings.
- Expanded Accommodation Options: In areas with limited traditional hotel capacity, such as Whitehorse, especially during major events and the high tourism period, STRs provide necessary accommodation options, attracting a broader range of visitors, including families and lower-budget travellers, who might otherwise be unable to visit.
- Responsible Property Management: The need for frequent maintenance and cleaning ensures properties are consistently well-maintained, potentially leading to better overall upkeep of neighbourhood housing stock than some long-term rental situations.

3. Affordability Concerns:

- Acknowledging housing affordability concerns, if certain STR's are not allowed, then there exists the possibility of long-term rental or sale. In our case long-term rental is not attractive and a sale will do nothing to address the affordability issue as the sale price will be at prevailing market prices.

Conclusion

- We would caution Council against bringing in a whole suite of rules to fix a problem that doesn't really exist. The City's own surveys indicate that residents are not particularly fussed with STR's. STR owners, we would say, are willing to operate within clear, locally defined regulations, including obtaining necessary permits and paying all applicable taxes; this ensures fairness and compliance with community standards and is totally acceptable. We encourage Council to require such things but not outlaw certain STR's.

Rob and Wendy Fendrick



**From:** [Teresa Acheson](#)  
**To:** [publicinput@whitehorse.ca](mailto:publicinput@whitehorse.ca)  
**Subject:** Request for Flexibility in Short-Term Rental and Parking Regulations  
**Date:** Wednesday, December 3, 2025 10:06:27 PM

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Dear Mayor and Members of Council,

I am writing to provide input on the proposed Zoning Bylaw 2025-37. While I appreciate the City's efforts to modernize regulations, I am concerned that the proposed restrictions on short-term rentals and reductions in parking requirements do not reflect the realities of Whitehorse.

#### Short-Term Rentals (STRs):

Whitehorse faces a booming population and limited housing supply. STRs are a vital part of our housing ecosystem, supporting seasonal workers, families, and visitors. Restricting STRs to a single room or requiring the operator's primary residence risks reducing housing diversity. Other jurisdictions, such as Calgary and Halifax, allow more flexible STR rules, including whole-home rentals, multiple room rentals and year-round operation. Whitehorse should adopt similar flexibility to meet demand.

#### Parking Accessibility:

Transit options remain limited. For example, many residents face a 20-minute walk to the nearest bus stop, with infrequent service. With fares reinstated and extreme winter conditions, most households still rely on vehicles. Reducing parking minimums without alternatives risks accessibility and safety.

Even as this relates to accessing downtown, if someone can't park downtown then they don't support downtown business. It's happened to me where I end up driving away and not stopping because I can't find a spot. Whistlebend needs commercial services asap as that would reduce traffic and congestion downtown.

- I recommend allowing three or four off-street parking spaces per residential lot, especially where no garage exists. A single family with 2 adults and 2 teenagers could easily require 4 vehicles to support diverse work or school activities.
- Off-street parking supports winter road clearing, reduces congestion, and ensures accessibility for families and workers. We should be creating change that encourages off street parking

#### Conclusion:



I urge Council to reconsider the proposed restrictions. Whitehorse needs flexible housing options and realistic parking allowances to remain accessible and welcoming as our population grows.

Respectfully,

Teresa Acheson

Whitehorse Resident

Sent from Teresa Acheson

**From:** [Carol Ann Gingras](#)  
**To:** [publicinput@whitehorse.ca](mailto:publicinput@whitehorse.ca)  
**Subject:** regulating STRs  
**Date:** Thursday, December 4, 2025 5:35:36 PM

---

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[publicinput@whitehorse.ca](mailto:publicinput@whitehorse.ca)

**Deadline for submissions: Dec. 8 at 5:30pm**

To: Mayor and Council Members

Re: Regulating STRs

Thank you to all who have been working hard to come up with a clear mandate to move this bylaw forward.

I bought a house in a quiet residential cul-de-sac 17 years ago. At that time there were no STRs that I was aware of. I'm not sure about the exact dates but about 10 years ago my neighbours 2 doors down decided to rent out their own residence while they were away on sabbatical leave. Then a few years after their return they built a garden suite in their backyard to rent out as a STR.

Being 2 doors away from my house, I wasn't all that concerned about their rental situation but about 4 years ago my immediate neighbour decided to also offer their house as a STR.

I no longer feel that my cul-de-sac is as safe and comfortable as it once felt with people coming and going who are total strangers.

How can neighbours be required to get a signed City permission agreement from neighbours on either side to be allowed to have 6 chickens in their backyard when no such City permission agreement is required to rent out their house on a regular basis?

I live in a residential neighbourhood, not a commercial area.

**I would like all present and future STR operators to get written permission from their neighbours, as well as pay for a city business licence, and proof of commercial house insurance before being allowed to rent their houses/granny suites.**

The proposed new Zoning Bylaw STR regulations include:

**1) Residential zones (where the first letter of the zone code is 'R'):**

**-Primary residence requirement** — the STR must be in the operator's own residence while they are away (subject to a limit of 6 months per year), or full-time in a living or garden suite

**Limit of one STR per property**

-No property in a residential zone can be used solely as a full-time STR

**Commercial zones (where the first letter of the zone code is 'C'):**

-Primary residence not required — STRs may operate full-time in units without a regular resident

- No limit on the number allowed per property

**I have no problem with this proposed by-law.**

---

So in summary:

I Support Strong STR Regulations to Protect Housing in Whitehorse.

Limiting STRs to a property owner's primary residence (Residential Zones)

Capping STR operations at one STR per residential property

These measures will help protect the long-term rental supply, improve housing affordability, and ensure that STRs operate within fair and consistent rules.

I also strongly support introducing a **business licensing system for both residential and commercial areas.**

Licensing ensures accountability, safety, **proper insurance** and compliance with zoning rules.

The City has undertaken significant research, analysis, and community engagement to develop these regulations. I support this work and encourage Council to adopt the new STR rules.

Sincerely,

Carol Ann Gingras

Takhini neighbourhood

**From:** [Elske De Visch Eybergen](#)  
**To:** [publicinput@whitehorse.ca](mailto:publicinput@whitehorse.ca)  
**Subject:** Air B&B"s in Yukon  
**Date:** Thursday, December 4, 2025 4:38:33 PM

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As a member of YAPC and a resident in Porter Creek, I have been informed about the upcoming meeting.

Certainly B&B's and Air B&B's play a role in communities in Canada.

Through my work at Safe at Home I travelled and stayed in both Motels and Air B&B's.

Aside from work here, I have utilized both motels, Air B&B's and B&B. There is a need for all these resources for travellers and business people alike. Our Hotel costs are high and for non-profit org-hotels cut into our budget, to assist our client base.

I live next door to a well run Air B&B in Porter Creek. I would hate to lose that option for friends and family.

We need options for those visiting for short and longer stays, our hotel options may deter our tourists.

Elske de Visch Eybergen  
[REDACTED]

Sent from my iPhone

**From:** [George Privett](#)  
**To:** [publicinput@whitehorse.ca](mailto:publicinput@whitehorse.ca)  
**Subject:** new Short-Term Rental (STR) regulations  
**Date:** Thursday, December 4, 2025 3:12:16 PM

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I support the idea of new Short-Term Rental (STR) regulations.

I believe it will help the housing rental market for people who are finding it difficult locate a place to live at reasonable rates.

George Privett  
[REDACTED]  
Whitehorse, Yukon

**From:** [ian.parker](#)  
**To:** [publicinput@whitehorse.ca](mailto:publicinput@whitehorse.ca)  
**Subject:** I Support Strong STR Regulations to Protect Housing in Whitehorse  
**Date:** Thursday, December 4, 2025 3:23:27 PM

---

Some people who received this message don't often get email from [REDACTED] [Learn why this is important](#)

Dear Mayor and Council,

I am writing to express my strong support for the City of Whitehorse's proposed Short-Term Rental (STR) regulations, including:

- Limiting STRs to a property owner's primary residence (Residential Zones)
- Capping STR operations at one STR per residential property

These measures will help protect the long-term rental supply, improve housing affordability, and ensure that STRs operate within fair and consistent rules.

I also strongly support introducing a business licensing system for commercial zone STRs. Licensing ensures accountability, safety, and compliance with zoning rules.

The City has undertaken significant research, analysis, and community engagement to develop these regulations. I support this work and encourage Council to adopt the new STR rules.

Sincerely,

Ian Parker

[REDACTED]

Riverdale

**From:** [Boyd McConnachie](#)  
**To:** [publicinput@whitehorse.ca](mailto:publicinput@whitehorse.ca); [Fleming, Chelsea](#)  
**Cc:** [Phil Willoughby](#); [Jeff Reed](#); [Mathew McConnachie](#)  
**Subject:** Proposed Zoning Bylaw change - 227 Range rd- formal letter/email submission (attached and in body of email)  
**Date:** Thursday, December 4, 2025 3:43:06 PM  
**Attachments:** [image001.png](#)  
[whitehorserezoneop2025.pdf](#)

---

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To Whom It May Concern,

This letter serves as a formal record of opposition from Inland Kenworth regarding the proposed zoning bylaw change affecting our property at 227 Range Road. Currently zoned as CH-Highway Commercial under Zoning Bylaw 2012-20, the proposed reclassification to CSV-Commercial Service poses a significant risk to our property's resale value and current operations.

While we acknowledge that according to discussions with the city that our current usage under CH-Highway Commercial will be grandfathered, there is no assurance that this may change over time or with different councils/community pressures. Equally important is that there are no concrete assurances that the future purchasers will enjoy the same benefits. Our concern extends to the potential for future changes that could further restrict property usage, thereby affecting its marketability and value. To say that this isn't a concern doesn't hold true- as this is the case with the current proposed bylaw change today.

We respectfully request that the current zoning classification, as it pertains to our specific property be maintained. Should our request be denied, we formally seek a legal review at the city's expense to assess potential damages and future impacts on our operations and property's value.

Our representative Mr. Phil Wiloughby will attend the December 8<sup>th</sup> meeting in person.

Thank you in advance for your attention to this matter.

Regards,

**Boyd McConnachie** CPA, MBA  
**President | Inland Industries Ltd.**

[REDACTED]

[REDACTED] Burnaby, BC  
→ [inland-group.com](https://inland-group.com)



**INLAND**

**Boyd McConnachie** CPA, MBA  
**President | Inland Industries Ltd.**



→ [inland-group.com](https://inland-group.com)



**INLAND**





Date: December 4, 2025

City of Whitehorse- Proposed Bylaw Change - Opposition

To Whom this may concern,

Let this letter serve as a formal record of opposition from Inland Kenworth regarding the proposed zoning bylaw change affecting our property at 227 Range Road. Currently zoned as CH-Highway Commercial under Zoning Bylaw 2012-20, the proposed reclassification to CSV-Commercial Service poses a significant risk to our property's resale value and current operations.

While we acknowledge that according to discussions with the city that our current usage under CH-Highway Commercial will be grandfathered, there is no assurance that this may change over time or with different councils/community pressures. Equally important is that there are no concrete assurances that the future purchasers will enjoy the same benefits. Our concern extends to the potential for future changes that could further restrict property usage, thereby affecting its marketability and value. To say that this isn't a concern doesn't hold true- as this is the case with the current proposed bylaw change today.

We respectfully request that the current zoning classification, as it pertains to our specific property be maintained. Should our request be denied, we formally seek a legal review at the city's expense to assess potential damages and future impacts on our operations and property's value.

Our representative Mr. Phil Wiloughby will attend the December 8<sup>th</sup> meeting in person.

Thank you in advance for your attention to this matter.

Regards,

Boyd McConnachie, President

Inland Kenworth Inc.

[Redacted] rd

Burnaby BC Canada

V5C 6C9

Email [Redacted]

**From:** [jean-paul.molgat](mailto:jean-paul.molgat@whitehorse.ca)  
**To:** [publicinput@whitehorse.ca](mailto:publicinput@whitehorse.ca)  
**Subject:** Support Regulating STRs  
**Date:** Thursday, December 4, 2025 10:35:28 PM

---

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Hello,

I am writing to express my support for the regulation of short-term rentals. Significant research went in to developing this recommended policy. It has worked to increase vacancy rates and housing availability for local people and workers in other jurisdictions like British Columbia. Please support the regulation of short-term rentals, despite the lobbying from speculators who have turned our community's limited housing stock into a tourism-oriented commodity.

Thank you,

Jean-Paul Molgat  
[REDACTED]

Get [Outlook for iOS](#)

**From:** [Jen Jones](#)  
**To:** [publicinput@whitehorse.ca](mailto:publicinput@whitehorse.ca)  
**Subject:** STR  
**Date:** Thursday, December 4, 2025 3:29:42 PM

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Hello

I am writing in response to a note forwarded by YAPC.

here are a few items I hope planners and councillors consider:

1. Airbnb is a hugely funded organization and able to mobilize subscribers to respond to the request by the City for comments on the STR. Homeowners, community organizations, and individuals concerned about the 'sense of neighborliness' don't have this type of supporting resource
2. The City of Whse has lots to learn from European cities and neighbourhoods in Toronto and Montreal, where short term rentals have pushed out long term residents, increased rents for individuals and families who are committed to living in the City and contributing to its social and economic vibrancy, and hollowing out residential areas, putting residents at risk due to a lack of knowing neighbours
3. I support the proposed STR, including limiting STRs to a property owner's primary residence and capping STR operations at one STR per residential property

Thanks for doing the important work of keeping cities for residents and not just visitors

cheers  
jen

Jen Jones PhD, MPH

[REDACTED] | Jen Jones Consulting | Whitehorse YT Y1A 6R2 [REDACTED]  
[REDACTED]

*I respectfully acknowledge that I live and work in the Traditional Territories and Settlement Lands of the Kwanlin Dün First Nation and the Ta'an Kwäch'än Council.*

*This email may contain information that is privileged or confidential. If you have received this email in error, please delete it.*

Thank you for your co-operation.

**From:** [Cahill Jim](#)  
**To:** [Mayor and Council; publicinput@whitehorse.ca](#)  
**Cc:** [Kristina Craig](#)  
**Subject:** STR Regulations Letter of Support  
**Date:** Thursday, December 4, 2025 8:47:48 PM

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Dear Mayor and Council,

I am writing to express my strong support for the City of Whitehorse's proposed Short-Term Rental (STR) regulations, including:

- Limiting STRs to a property owner's primary residence (Residential Zones)
- Capping STR operations at one STR per residential property

These measures will help protect the long-term rental supply, improve housing affordability, and ensure that STRs operate within fair and consistent rules.

I also strongly support introducing a business licensing system for commercial zone STRs. Licensing ensures accountability, safety, and compliance with zoning rules.

The City has undertaken significant research, analysis, and community engagement to develop these regulations. I support this work and encourage Council to adopt the new STR rules.

Sincerely,

Jim Cahill

Granger

**From:** [Pavlina Sudrich](#)  
**To:** [publicinput@whitehorse.ca](mailto:publicinput@whitehorse.ca)  
**Subject:** In Support of of Short Term Rental Regulations  
**Date:** Thursday, December 4, 2025 2:57:57 PM

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I am writing and support of the Cities short term rental regulations.

As someone who has both rented their accommodations on Airbnb and lived next to short-term rentals I support of these regulations.

Unchecked, short term rentals turn neighborhoods into soulless revolving doors of people who have no relationship and no accountability to the community they're in. They also absolutely impact housing availability.

Thank you,

Pavlina Sudrich

**From:** [Shea Newnham](#)  
**To:** [publicinput@whitehorse.ca](mailto:publicinput@whitehorse.ca)  
**Subject:** I Support Strong STR Regulations in Whitehorse  
**Date:** Thursday, December 4, 2025 7:08:15 PM

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Some people who received this message don't often get email from [REDACTED]. [Learn why this is important](#)

Dear Mayor and Council,

I am writing to express my strong support for the City of Whitehorse's proposed Short-Term Rental (STR) regulations, including:

Limiting STRs to a property owner's primary residence (Residential Zones)  
Capping STR operations at one STR per residential property

These measures will help protect the long-term rental supply, improve housing affordability, and ensure that STRs operate within fair and consistent rules.

I also strongly support introducing a business licensing system for commercial zone STRs. Licensing ensures accountability, safety, and compliance with zoning rules.

The City has undertaken significant research, analysis, and community engagement to develop these regulations. I support this work and encourage Council to adopt the new STR rules.

Sincerely,

Shea Newnham,

[REDACTED] Riverdale

*"Recycling is an aspirin, alleviating a rather large collective hangover . . . overconsumption."*

*- Lilienfeld & Rathje*

**From:** [Stuart Clark](#)  
**To:** [publicinput@whitehorse.ca](mailto:publicinput@whitehorse.ca)  
**Subject:** Short Term Rental Regulations  
**Date:** Thursday, December 4, 2025 2:42:49 PM

---

I am strongly in favour of the new regulations as providing fairness to all commercial enterprises and protection of long term rentals when housing costs are unaffordable.

Stuart Clark

**From:** [Susanna Wolfe](#)  
**To:** [publicinput@whitehorse.ca](mailto:publicinput@whitehorse.ca)  
**Subject:** Regarding our housing crisis  
**Date:** Thursday, December 4, 2025 5:36:49 PM

---

Some people who received this message don't often get email from [REDACTED]. [Learn why this is important](#)

This is a quick note in support of the very practical changes the City of Whitehorse is preproposing that reflects the increased housing pressures of those in need of longterm housing within our community vs financial gain of the handful or two for profit business.

Please feel free to contact me if you have any questions at either my home number, cellphone or email.

Regards- Susanna Wolfe





**From:** [YAPC Info](#)  
**To:** [publicinput@whitehorse.ca](mailto:publicinput@whitehorse.ca)  
**Cc:** [Kristina Craig](#)  
**Subject:** Zoning Bylaw Feedback  
**Date:** Thursday, December 4, 2025 3:48:05 PM  
**Attachments:** [Zoning Bylaw Feedback-YAPC.pdf](#)

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Dear Mayor and Council,

Please see the attached zoning bylaw feedback from the Yukon Anti-Poverty Coalition.

All the best,

Keitha  
Keitha Clark (She/Her)  
Project Coordinator/ Office Manager  
Yukon Anti-Poverty Coalition  
[REDACTED]

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



Dec. 4, 2025

## Re: Zoning Bylaw Feedback

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YAPC appreciates the City of Whitehorse's commitment to modernizing the Zoning Bylaw and recognizes the significant work that has gone into promoting housing diversity, increasing density options, and supporting more inclusive land-use planning. These updates lay important groundwork for a more adaptable and sustainable housing system.

At the same time, zoning is one of the City's most powerful tools for shaping housing outcomes. As Whitehorse continues to experience rising rents, limited supply, and growing core housing need, it is essential that the bylaw not only encourages development but also ensures that the benefits of growth reach those most affected by the housing crisis.

Our feedback for this stage of the engagement process continues to reflect this dual reality: we strongly support many of the proposed changes that will help expand housing options protect long-term rentals and recognize First Nation self-government. However, we remain concerned that the current affordability definitions and voluntary incentive structure fall short of what is required to create housing that is truly accessible to low-and moderate-income Yukoners.

The recommendations that follow aim to strengthen the bylaw so it can more effectively address affordability and accessibility for all Yukoners.

### **Supportive Housing as a Principal Use in All Residential Zones**

YAPC strongly supports the proposal to permit supportive housing as a principal use in all residential zones. We like this approach since it removes the requirement for additional Council approval, thereby reducing barriers to the timely development of critical housing infrastructure.

#### *Recommendations:*

- Ensure that supportive housing providers are meaningfully engaged in implementation.

## Affordable Housing Incentives

YAPC supports incentives that encourage the development of affordable housing, provided that affordability is secured over the long term and defined in a way that reflects the actual financial realities of low- and moderate-income Yukoners.

### *Why Clear Affordability Standards Matter*

The current draft bylaw defines “affordable housing” as shelter costs not exceeding 30% of *the median household income* in Whitehorse. While straightforward, this definition does not reflect what people on earning minimum wage or on fixed incomes, can realistically afford.

For context:

- The median household income in Whitehorse in 2020 was \$57,600.<sup>1</sup>
- A full-time minimum-wage worker, earning \$17.94/hour at 37.5 hours per week, makes only \$34,983 per year before tax—far below the median.
- This equals roughly \$2,915 per month before tax.
- At 30% of their income, a minimum-wage earner could afford about \$875 per month for rent (not including utilities).
- Meanwhile, in April 2025, the median rent for a one-bedroom apartment was \$1,310<sup>2</sup>. This is well out of reach for low-income residents even before utilities and this rate likely underrepresents actual rental prices for units currently on the market.

This demonstrates that tying affordability to 30 percent of the household median income risks producing units that remain unaffordable for those most affected by the housing crisis.

### *Recommendations:*

- Create an affordability definition that reflects actual community needs rather than a single median-income formula.
- Ensure that rental rates are accurately reported.

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<sup>1</sup> Census 2021 Income: <https://yukon.ca/sites/default/files/ybs/fin-2021-census-income-report-yukon.pdf>

<sup>2</sup> Yukon Rent Survey (April 2025) <https://yukon.ca/sites/default/files/2025-08/fin-yukon-rent-survey-april-2025.pdf>

## **Increasing Support and Regulation for Affordability Incentives**

YAPC supports the proposed height and site coverage increases, which encourage more affordable units. However they rely on voluntary participation — there's no requirement or inclusionary zoning policy that mandates affordable units in new builds. The incentives (e.g., +4 m height or 20% site coverage) also don't offset actual construction costs enough to make affordable projects financially viable in Whitehorse's market and it is unclear if there will be municipal grants, fee waivers, or land policies paired with these zoning tools to further incentivise affordable housing builds.

### *Recommendations:*

- Pair zoning incentives with financial resources to further encourage affordable housing projects.
- Introduce mandatory requirements—ensuring that developments accessing additional height, density, or reduced parking must provide a minimum proportion of affordable units.
- Publish annual reporting on the uptake and outcomes of affordability incentives to monitor whether they are delivering the intended number and duration of affordable units.

## **Minimum Parking Requirement Reductions**

YAPC supports the reduction of parking minimums across zones as a progressive step that can encourage compact development, and support sustainability goals.

However, reduced parking requirements must be accompanied by accessible and reliable public transit for all residents.

### *Recommendations:*

- Ensure transit and pedestrian infrastructure keeps pace with reduced parking.
- Support the Free Transit Program. The program has proven to be a major equity tool that removes transportation barriers, reduces household costs, and strengthens community connection.
- Create guidelines for parking-demand management for multi-unit buildings.

## **Short-Term Rental (STR) Regulations**

YAPC strongly supports the proposed STR regulations, especially the requirement that STRs be limited to a property owner's primary residence and capped at one per property.

We also encourage STR's in commercial zones to have a business license. Operating an STR is, in practice, a commercial activity. It generates income, competes with hotels and other accommodations, and relies on municipal services. Requiring an annual business licence ensures STR operators follow the same baseline rules and community standards expected of any other business in the city. It also allows the City to track STR activity, respond to complaints, and ensure compliance in a transparent, consistent way.

*Recommendations:*

- Require annual licensing and data reporting from all STR operators.
- Apply meaningful penalties for non-compliance.

### **Preventing Displacement and Protecting Existing Rentals**

Redevelopment connected to zoning changes may unintentionally displace low-income renters.

*Recommendation:*

- Add tenant-protection or relocation requirements when redevelopment replaces existing rental housing.

### **Aligning Zoning with Human-Rights Goals**

Access to adequate housing is recognized under the Universal Declaration of Human Rights and the International Covenant on Economic, Social and Cultural Rights.

*Recommendations:*

- Include a statement in the bylaw's purpose clause committing the City to uphold the right to adequate housing.
- Develop measurable indicators (e.g., number of affordable units created, rental affordability etc.) and report annually.

### **Conclusion**

The Zoning Bylaw rewrite moves Whitehorse in the right direction by expanding housing options, improving sustainability, and taking meaningful steps toward regulating short-term rentals. However, without stronger affordability definitions, deeper incentives, and clear protections for low-income renters, the bylaw will not fully address the housing needs of those most affected by the crisis.

By pairing zoning flexibility with human-rights commitments, improved transit access, enforceable STR rules, and affordability standards that meet the needs of the community, the City can ensure this bylaw delivers measurable, equitable, and lasting impact for all Yukoners.

**From:** [Britta Runbeck](#)  
**To:** [publicinput@whitehorse.ca](mailto:publicinput@whitehorse.ca)  
**Subject:** Feedback to Zoning Bylaw Rewrite  
**Date:** Friday, December 5, 2025 8:07:31 AM

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To Whitehorse City Council,

I am a Whitehorse resident who owns a short-term rental property next door to our family home in Porter Creek. We purchased the neighbouring property to have a place to house family and friends when they come to visit (my mother-in-law comes for a month at a time several times a year) but wanted to make the property available for short-term rentals in-between personal uses. We have been working with Neighbourly North to coordinate renting this property for short- to medium-term rentals since 2023. As we live next-door, we are able to actively supervise the property in real-time, as one would do with a basement or garden suite. Neighbourly North helps us to find and screen the clients, provides bi-weekly cleaning services for medium-term rentals (longer than 2 weeks), and coordinates maintenance services, as needed. We ensure timely yard care and snow removal is provided whenever we are conducting these activities for our family home.

Since we began renting the property at the beginning of 2023, we have had a number of visitors stay, including but not limited to the following:

- <!--[if !supportLists]-->• <!--[endif]-->A family physician was visiting for a month to provide coverage for another doctor, and they stayed with their family in our rental property,
- <!--[if !supportLists]-->• <!--[endif]-->A family of Yukoners from a rural community in which one individual was recovering from surgery and the family needed a place to stay for three months,
- <!--[if !supportLists]-->• <!--[endif]-->A family from Whitehorse whose house needed substantial repairs and they needed a place to stay for a few months, and
- <!--[if !supportLists]-->• <!--[endif]-->A family traveling from out-of-territory needing a home base with their kids from which to explore the Yukon.

In each of these situations and in others like them, families were in need of a short-term rental place. By renting our property in Porter Creek, their children were able to play in the backyard and to make use of nearby playgrounds. They had space to live together as a family, without being required to live in the same building as the property owner. One family who stayed for 6 months enrolled their children at Jack Hlland Elementary School and made use of access to the multiple school bus routes running adjacent to the rental property. For visitors from out-of-territory, they were able to experience life in a Whitehorse neighbourhood that could make them want to live here one day.

None of these families' needs would have been met under the proposed zoning regulations – they would either be limited to city centre properties which may not meet their needs or they would be limited to commercial zones – limited access to playgrounds, no neighbourhood experiences to see what life in Whitehorse is truly like, and then maybe no interest in coming back with their families to live in and contribute to the Yukon. In order to enable short-term rentals to fulfil the needs of all those who use them, such as the families I described above, I formally request the Whitehorse City Council reconsider its proposed zoning limitations on short-term rentals in Whitehorse.

Sincerely,

Britta Ranade

**From:** [Corin Noble](#)  
**To:** [publicinput@whitehorse.ca](mailto:publicinput@whitehorse.ca)  
**Subject:** STR input  
**Date:** Friday, December 5, 2025 12:00:27 AM

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Hello there,

I am in support of regulating and even dismantling the short-term rental market. We do not need to reinvent the wheel, it has been shown across the globe where restrictions are in place, long term housing (be it rental or owned) increases and therefore more residents can live there.

When we cater to tourists at the expense of the workers we ultimately create a less appealing tourist destination.

I used to live in Squamish and remember working in a Cafe overhearing a group of tourists complain about customer service and the lack of businesses open. At the time I was packing up to leave because I could no longer afford to work customer service and live in Squamish. The flight of customer service in high cost of living areas is seen over and over again across the world.

Tourism here is linked to history and ecology of the Yukon. Through the years I have noticed a shift in hiring seasonal workers without the deep knowledge of this place, creating a less impactful trip for tourists. Yet, with sky high rental costs and below living wage income that comes with working in tourism, this trend seems to be on the rise with more people my age leaving and taking their knowledge with them. A brain drain of historical knowledge is happening in the Yukon. I do not see workers my age in any museum in Whitehorse. Only fresh grads with no experience or knowledge of the area.

I have also noticed the trend of people buying a starter home, and when upgrading they keep the home to rent out vs. selling it. In the 90s growing up this wasn't a thing, people would sell their homes so the next person could build equity and go up the economic ladder. If we took away the incentive to rent out housing we might see a reverse of this trend and lead to more economically secure people in our community.

In Whitehorse, I cannot afford to live in town and have spent the last 10 years living in an off-grid cabin. I would love to move back to town and have running water. I am 37 years old and do not want to live in a house with 6+ other people just to be able to afford the place. I also do not want to move away and remove yet another customer service worker from Whitehorse. If I left, Whitehorse would lose a highly skilled worker that has deep knowledge of the history of the Yukon that many tourists want to know.

The rise of short term rentals has created the downfall of tourist destinations in many places across Europe. I do not want that to happen here, especially since tourism props up the economy here when the price of gold and mining goes down.

Thank you for listening,

Corin Noble - history worker in Yukon since 2013.





**From:** [Dan Bader](#)  
**To:** [publicinput@whitehorse.ca](mailto:publicinput@whitehorse.ca)  
**Cc:** [Mayor and Council](#); [Mayor and Council](#)  
**Subject:** RE STR regulations  
**Date:** Friday, December 5, 2025 12:34:40 PM

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Hi there,

I am writing to express my strong support for the City's efforts to bring in new short term rental regulations. I think all of the ideas proposed in the initial consultation are good ones and I am grateful that city staff, as well as the mayor and council are considering making these changes.

As the owner of a local company said in the news recently, 3.4% of our housing stock is being taken up by short term rentals. That is a huge chunk of our housing stock, and returning that to long term housing will be good for tenants, good for home buyers, and good for taxpaying, regulated businesses like hotels and traditional bed and breakfasts.

While there is a place for short term rentals, I agree with the city proposal that it should only be on residential lots that already have a long term resident (as I understand AirBnB was originally intended), or on commercial properties where they are not taking housing stock away from locals.

There are few things that any government at any level can do that will have as much of a positive affect on our housing stock and prices as proceeding with these changes to the zoning bylaw. I think a stepped approach to introduction with a reasonable timeline for transition is fine, but this could instantly put dozens or hundreds of units back into the housing stock.

Please don't let the outsized voices of a few business owners put these important zoning changes off.

Dan Bader  
Hillcrest Resident  
[REDACTED]

**From:** [Dirk Rentmeister](#)  
**To:** [publicinput@whitehorse.ca](mailto:publicinput@whitehorse.ca)  
**Subject:** New bylaws for STR  
**Date:** Friday, December 5, 2025 9:49:33 AM

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To whom it may concern,

We would like to put forward our 2 cents worth with regards to the new bylaws proposed for STR in the City of Whitehorse. We don't believe that the City of Whitehorse needs to try and control where STR are allowed to be located. If the city wants to get involved in trying to increase long term housing opportunities within the city limits, they should address the inability of landlords to evict 'bad' tenants. People don't invest in appartement style buildings anymore for a reason. Their significant financial investments can often be at the mercy of derilic tenants leaving them little options to protect their properties and investments. It takes far too long to evict tenants that undermine the safety of other tenants and the value of landlords property. Also, why doesn't the city concern themselves with how land lotteries are currently distributed. The same developers are getting the majority of the available land parcels. The city has long been considered neglectful in making new land parcels more equitably distributed to include 'regular' folks who just want to build a home for themselves. As well, why doesn't the city pay more attention to how long it takes to get through the permitting process. In addition, if more senior housing developments were built or created then more seniors could leave their existing homes, consequently putting those homes into the housing market.

In short, blaming STR for being a significant contributor to the shortage in the rental market is just another 'Red Herring' put forward by the Anti poverty coalition.

There it is...our 2 cents worth

Best regards,

Tracy de la Barre

Dirk Rentmeister

Sent from my iPhone

**From:** [iancpumphrey](mailto:iancpumphrey@whitehorse.ca)  
**To:** [publicinput@whitehorse.ca](mailto:publicinput@whitehorse.ca)  
**Subject:** Grandfather's str and why these actions? Does not make sense  
**Date:** Friday, December 5, 2025 12:05:16 AM

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I want to know how you are going to allow or grandfather those that made investments in their real estate based on STR model?

Also, I believe the restrictive action really takes away from and certainly does not solve the problem it professes to cure. It will actually be a detriment to the tourism industry in Whitehorse.

The only entity which benefits from this action is the marginal yields of hotels.

More studies are required.

The City's past behaviour of auctioning land has had a far greater detriment to the high cost or barrier to affordable housing than any str in town.

Different approaches and studies are required.

Yes to licensing to gather info, study, and regulate. No to the other suggestions.

Sent from my Bell Samsung device over Canada's largest network.

**From:** [Pamela Holmes](#)  
**To:** [publicinput@whitehorse.ca](mailto:publicinput@whitehorse.ca); [Mayor and Council](#)  
**Subject:** zoning bylaw input  
**Date:** Saturday, December 6, 2025 7:56:26 PM  
**Attachments:** [COW zoning Bylaw wrt Parking.pages](#)

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To The City Of Whitehorse City Council and Planning Department;

Re: Zoning bylaw changes particularly wrt to Parking

Well it looks like the developers have had their way with you.

They might like to pretend that people don't have cars. You might like to pretend that people don't have cars. And the planning department might like to pretend that people don't have cars.

But NEWSFLASH. People have cars and they have lots of them. Whitehorse is a wilderness city because people like to use it as a base to go exploring much beyond the radius of the transit or even the most avid cyclist. In fact in the time I have been in Whitehorse ( 40 years), people have more vehicles than ever before, often having more than one vehicle per driver let alone household. And they are often quite large vehicles as in pickup trucks or other large size SUVs.

Please deal with reality instead of the fantasy that we can be as transit and bike friendly as Vancouver which has of course one of the mildest climates in the country.

We have a business on Lowe St near the proposed multi residential development on 5th Ave. I am concerned my clients will have nowhere to park even for an hour because of the overflow of parking from that development. How ironic it would be if expensive condos had no parking and the Hearth for low income had plentiful parking!!

Have you consulted with your snow clearing people? Sounds like an absolute nightmare. Vehicles should be parked off the street in the winter so that streets can be maintained. Yet again today I had to use our 4WD to access Lowe St.

Please have at least one parking space per unit at a minimum throughout town. It will be used. Transit is a long way from being an adequate substitute for most people.

And with respect to STR, of course they should be required to have business licenses like the rest of us both in residential and commercial areas.

Thank you, Pamela Holmes and Douglas Irish  
Residents Riverdale  
Business Owners- Lowe St [REDACTED] block.

**From:** [REDACTED]  
**To:** [publicinput@whitehorse.ca](mailto:publicinput@whitehorse.ca)  
**Subject:** Zoning Bylaw Rewrite - Public response  
**Date:** Saturday, December 6, 2025 11:30:08 AM  
**Attachments:** [Ltr-CoW- R Annett- Re Zoning Bylaw Changes-signed.pdf](#)

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Hi,

Please can you and the Council take into consideration the letter attached that discusses issues I have with the zoning bylaws.

Thanks very much.

Regards,  
Richard Annett

[REDACTED]

[REDACTED]  
Whitehorse, YT  
Y1A2H9

06 Dec 2025

CoW Council  
2121 2nd Ave,  
Whitehorse,  
YT Y1A 1C2

Dear Council,

RE Bylaw Rezoning. 2025-37

Please find below our comments on the proposed zoning amendments.

**Parking:**

With current housing and car density it is reasonable possible to relocate ones vehicle when snow clearing demands you move your car from near your home.

If you change the Bylaw, and you get more vehicles parked on the street, and there is no where to move them, on an adjacent street, people will not give up their spot.

If they do move them and it gets cold, people will not start their car until it gets warmer. So cars are stuck in front of others homes where it might have been possible to have a block heater lead to keep the vehicle going. So then there are two inconveniences.

If the street parking becomes tight and you park on an adjacent street, then its possible you will miss the snow clearing notice altogether and hence you will have uncleared streets. That will lead to more complaints.

In summer, when one gets more vehicles parking downtown, they will use up spaces in old town or other areas and prevent people from parking near their own homes. More complaints.

Our recommendation, as per the majority noted in your survey, is to leave the parking Bylaws for building developments alone. They currently seem to work ok. Please reject the proposed amendments in their entirety.

**Short Term Rentals:**

If STR Bylaws are introduced to domestic residences, they need to be such that group A class is applied to the housing for safety concerns. I think there was a fire in one apartment block and several STR visitors lost their lives.

Commercial Zone buildings made for STR or adapted for such, should again be subject to group class A building conformity.

The 'limit of one STR per person and one per lot' seems reasonable.

There should be stricter limits on noise generation and noise nuisance laws introduced, so that neighbouring properties can live in peace or have the capacity to bring actions if there are constant disturbances.

Ensure city taxes on STRs are such that it does not encourage the loss of normal rental units. (this is to keep in check rental price increases).

### **Housing:**

Permitting mobile homes on lots is not a good amendment on the perception they are inferior both in performance and looks to garden suites. If they can be classed as garden suites for STR purposes, then no, this amendment is not a solution. Stick to permitted garden suites requirements. If the mobile home is a 'building 'look alike' and performs the same, then it should not look any different to a garden suite. So that would be ok. But you need rules to ensure it happens.

Also this might mean the law against having RVs and similar vehicles left in driveways and used for housing purposes. How will you guard against that? I saw several this last summer used for that purpose. One on Wood street and one on Steele St.

Overall, I think, depending on qualifying what a mobile home should look like, this will lead to a degradation of the city scape. Is that what you intend? If not, can you tie it down a bit better?

Please ensure a very strict Development Permit application form ensure you have control on the visual nature of the trailers.

### **Building Heights:**

Law of unintended consequence applies here when take into consideration the parking situation.

1. Building heights increases will ensure no sun is allowed to reach street level for 6 months of the year. That's obnoxious. No one wants to walk in the shadows in winter.
2. Taller buildings will mean greater wind chill and stronger winds for pedestrians and cyclists.
3. Increased shading will mean increased active zones and so could lead to freezing of water, sanitation and storm systems. Has this been investigated.
4. Current infrastructure down town is not designed for tall buildings that results in such a massive increase in population. And we understand Marwell lift station is at limit also. Upgrading services would cost a lot. If the city spends money on upgrading infrastructure it will need to cut services in other areas. You could pass on the cost to the developers to upgrade mains. But that means those downstream would have to pay much more as the water/sewer sizes would need to be increase by a large amount. And how would you coordinate main size increase if the developments occur at the head of the system and not at the delivery end. If everyone is using the city mains water, there will be nothing for fire hydrant pressure. It is already poor and some areas are not properly fed to the minimum pressures. It would be a bit embarrassing if you could not put out a fire on a large building due to inadequate water supply. I think the city increased main pressures to help, but there is a limit.
5. Note that digging up infrastructure requires digging up the whole road as the service depth is so low. Shutting down roads will mean businesses lose out due to restricted access. If you kill businesses or make moving around a nightmare, you are setting yourself up to receive a lot of complaints.



6. Increased building heights will not improve the built environment. It will make it start to make downtown look like a ghetto. The current stock of units, such as Mah's point, are so ugly, they do nothing for the urban landscape. Some of the ones near Boston Pizza at least have something about them.
7. Ask yourself why people move up here. Is it to be stuck in a dense shadowy urban core with no site of the fantastic looking landscape that surrounds it? I don't think so. It's the wilderness and outdoors that encourage people to move/stay around. You risk losing people if you continue.
8. Refer to the parking amendment notes above to figure how things will change for the worst if you change the parking requirements for developers. The disaster the City has created around the Hyatt that has no parking is a good example of how to get it totally wrong.
9. Development permits do not consider the look and feel of the building. Some architects/developers are ok. But others just want to turn the place into an industrial looking nightmare using cheap and nasty corrugated metal or panel boards. They offer zero to the built landscape. They just depress people. Please update the building permits to require renderings so that public engagement can be sought. Black and greys or dark browns should be banned as in winter they lead to more depressing city scapes. In addition, ensure set-backs are required above main floor to allow day light to hit the street. Chicago and numerous other cities require this.

For all the reasons noted above, we encourage you to make no changes to the Bylaws. Please reject them out of hand. Build a new subdivision if you want to more people to venture up here. Let them feel like they are in the wilderness and not the city ghetto you are promoting.

Set out the maximum density the city can withstand that does not need to have all the streets dug up for infrastructure upgrades and work back to what that means in terms of permissible building heights. Revise the zoning accordingly.

Lastly, set out a vision of how you want things to look like downtown. Ask for public engagement. Getting public buy-in is important. I don't think they have a clue what your zoning amendments look like overall. You have not provided renderings of the future city with the building heights visualised on it. Please provide that before going forward. Don't be slaves to developers.

Yours faithfully,

Richard Annett  
Resident of old town.

**From:** [Antoinette Greenoliph](#)  
**To:** [publicinput@whitehorse.ca](mailto:publicinput@whitehorse.ca); [Mayor and Council](#)  
**Subject:** Opposed short term rental restrictions  
**Date:** Sunday, December 7, 2025 9:34:09 PM

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Some people who received this message don't often get email from [REDACTED] [Learn why this is important](#)

Dear Mayor and Council,

I am a 69 year old writing to you not only as a homeowner in Whitehorse but as someone living on a fixed income who relies on short-term rental income to remain stable, secure, and healthy. I receive approximately \$1,400 per month through CPP and OAS. That is my only income. Because of multiple chronic health conditions, I am unable to take on regular employment. The modest income from our short-term rental is what allows me to continue living in my home and meeting my basic needs.

The proposed bylaw would place my long-term housing security at risk. I simply cannot absorb higher living costs without the option to generate occasional, flexible income from our own property. Removing or restricting this ability does not make housing more affordable for me—it makes it more precarious.

It is also important to acknowledge that short-term rentals have not been shown to be a meaningful contributor to Whitehorse's affordability challenges. The city's struggles with housing stem from long-standing supply constraints, high construction costs, and rapid population growth. Restricting residents like me—who depend on this income to survive—will not create new housing or improve affordability in any significant way.

Instead, it will take away one of the few tools I have to maintain my independence, manage the rising cost of living, and remain rooted in my community. The enjoyment and security of my home matter deeply to me, and so does my ability to contribute in the small ways I can to Whitehorse's growing tourism sector. I have worked many years contributing to the tourist sector as a restaurateur here in Whitehorse.

I ask you to please reconsider these regulations. They would cause real harm to people like me, without delivering the affordability benefits the city hopes to achieve.

Respect,

Antoinette GreenOliph

Whitehorse, Yukon

mobile: [REDACTED]

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



**From:** [Chris Spencer](#)  
**To:** [publicinput@whitehorse.ca](mailto:publicinput@whitehorse.ca)  
**Subject:** Concerns about new zoning bylaw  
**Date:** Sunday, December 7, 2025 12:54:48 PM

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I reviewed the new parking and short term rentals bylaws and have some concerns.

1. my interpretation is that downtown is considered commercial as per short term rentals. Many folks with disabilities need to live downtown and close to services. You are essentially reducing housing downtown by doing this. This reduces accessibility for many folks . also concerns about landlords evicting tenants to turn their properties into short term rentals downtown . what prevents that?
2. Reduction in parking requirements for residential units downtown. If we are increasing building height we are likely to have more high rises. It is common to require they provide parking in the form of underground parking or the bottom floor of the building. You are essentially taking away this requirement which means more residents potentially fighting for parking downtown.

As

a resident downtown parking and traffic is huge concern. in the winter it takes me 30 minutes to get from hanson street over to walmart between 4-5:30 pm. I cannot walk that far and with groceries need my vehicle as i cannot carry them on the bus. Usually i deal by waiting until after rush hour but occasionally i have events or meetings after work and Im often late because of traffic. I would like to see concrete action by the city to create a parade downtown. or a ride share parking lot at the top of 2 mile with a transit

option down the hill during rush hr.

Also using the layout plan of creating general services around communities. So increasing business in whistlebend and getting a grocery store over there.

Thanks so much for taking the time to read my email

Chris Spencer  
15 year Yukoner  
2 year downtown resident

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**From:** [Cristina Nelson](#)  
**To:** [publicinput@whitehorse.ca](mailto:publicinput@whitehorse.ca)  
**Subject:** On Short-Term Rentals Proposal  
**Date:** Sunday, December 7, 2025 12:31:18 PM

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To Whom It May Concern,

I am writing to provide feedback on the proposed short-term rental regulations. I am 72 years old and live in a triplex that I built in a commercial zone. The 2 upper units operate as short-term rentals, while I live in the third unit. The income from the rentals helps subsidize my mortgage and makes it possible for me to continue living in my house

I already pay metered water, higher insurance premiums, and other costs associated with operating short-term rentals. However, I am very concerned about the proposal to apply commercial mill rates to properties like mine. This would create a significant and unfair financial burden.

Owners who operate short-term rentals within their principal residences ----outside commercial zones-- would not be subject to these same commercial mill rates, even though their use is essentially identical. Applying commercial rates to some homeowners but not others creates inequity and makes living in my own home increasingly unaffordable.

I respectfully urge the City to reconsider applying commercial rates to small - scale owner-occupied properties with short-term rentals units. Many of us rely on this modest rental income simply to afford to remain in our homes.

Additionally, I encourage the City to not reduce parking spot requirements in these areas, Hawkins & Hanson Streets are already extremely congested with vehicles. On most collection days, my garbage and recycling bins are blocked by parked cars, even though bins must be placed directly in front of my property. This has resulted in missed collections on some occasions. The congestion also makes snow removal difficult and at times ineffective----large sections of the street cannot be properly cleared because vehicles remain parked for long periods. This creates accessibility and safety issues particularly for seniors like myself and they are reducing parking spots requirements for builders.

Thank you for considering my perspective.

Respectfully yours,  
Maria "[Cristina](#)" Nelson

**From:** [REDACTED]  
[publicinput@whitehorse.ca](mailto:publicinput@whitehorse.ca)  
**Subject:** Consideration for Proposed Regulations of Short Term Rentals in Whitehorse  
**Date:** Sunday, December 7, 2025 11:24:30 PM

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David Sennett

[REDACTED]  
Whitehorse, Yukon

Regard to:

[REDACTED] Centennial Street  
Porter Creek  
Whitehorse, Yukon

To: City Of Whitehorse Council:

Am writing to as a Stakeholder who would be adversely effected by the Proposed Regulation of Short Term Rentals. Currently my Spouse and I own a Tri-plex on Centennial Street in Porter Creek zoned Residential. We are Contractors, depending on demand, Tri-plex is used for Short & Long term Rentals for employees or hired Contractors. Due to the low vacancy rate Tri-plex fits our needs and Business Model. When an Apartment becomes available in Triplex they are used for: new hire or future hire. If any of the Apartments are Vacant they are offered as Short Term Rentals until needed for staff.

Tri-plex location is [REDACTED] Centennial, is within 300 Meters of a Commercial Zoned area and in a high Density Neighborhood. Tri-plex is between a 5 Plex and an 8 Plex. Furthermore, it has off street parking for all residents of building.

In Summary: The current Proposed Regulations for Short Term Rentals in Whitehorse is to restrictive and does make accommodation for other scenario's such as in this case mixed use for short and long term rentals.

Your truly,

David Sennett

**From:** [Erica B](#)  
**To:** [publicinput@whitehorse.ca](mailto:publicinput@whitehorse.ca)  
**Subject:** Zoning Bylaw Rewrite - Public Hearing - comments on agriculture  
**Date:** Sunday, December 7, 2025 10:54:49 PM

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Dear Mayor and Council,

It's great to see actions from the City's Local Food and Urban Agriculture Study being implemented through the Zoning Bylaw Rewrite! The following are suggestions for some minor edits.

I'd like to suggest a small change to the wording of the definition for **Agriculture (Minor)** to delete "or other crops" since even at a small scale what is grown within a market garden would be considered "crops":

"AGRICULTURE (MINOR) means small-scale agricultural activity that is secondary to a residential use. Typical development includes raising livestock, horticulture, apiculture, and market gardening, but does not include orchards ~~or other crops~~, or Industrial (Cannabis)."

I'd also like to suggest a small change to the wording of the definition for **Community Garden**, as shown below, since "flowers" are "plants":

"COMMUNITY GARDEN means the use of land or buildings to grow food, ~~plants or~~ flowers, ~~or other plants~~ for personal use, educational activities, or donation to the local community, typically operated by a community association or non-profit group, and may include related activities such as composting and small-scale beekeeping (apiary)."

It would be good if the definition for **Livestock** more closely matched the Animal Unit Table in 5.3(3) (Table 11), perhaps through the following changes:

"LIVESTOCK means an animal that is traditionally used or raised on a farm including cattle, horses, ~~mules~~, sheep, swine, ~~goats, alpaca, poultry~~, and fur-bearing animals."

In 5.3(4), "**lambs**" are mentioned but "**sheep**" are not indicated in the Animal Unit Table and should perhaps be added to correspond.

Thanks for the opportunity to comment!

Regards,  
Erica Beasley



**From:** [Inga Petri](#)  
**To:** [Mayor and Council](#)  
**Cc:** [publicinput@whitehorse.ca](mailto:publicinput@whitehorse.ca)  
**Subject:** Opposition to Proposed Short-Term Rental Regulations  
**Date:** Sunday, December 7, 2025 11:24:27 PM

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Dear Mayor and Council,

I am writing to express my strong opposition to the proposed short-term rental (STR) restrictions in the proposed Zoning Bylaw 2025.

The Whitehorse 2040 Official Community Plan section 9.7 states:

*"The City will study the impact of short-term rentals on the availability of a variety of housing options including affordable rental housing."*

I fully support the City's goal of ensuring an adequate supply of affordable housing for Yukoners, but the evidence in Whitehorse simply does not support the assumption that restricting my ability to rent my property on a short-term basis will improve affordability for others. In fact, it plainly will not.

Moving on the proposed severe limits on STRs goes well beyond the direction of the OCP, without demonstrating that such measures will materially improve affordability.

The City's own Short Term Rentals Review – Engagement Summary (Oct 2024) confirms that STRs are not simply a problem to be eliminated or "restricted" but a complex part of our housing and tourism ecosystem. The survey with 1,928 respondents – many more than run AirBnBs – found the main benefits of STRs were:

- Source of income for hosts (65%)
- Support for local tourism (57%)
- Increasing housing options to meet different needs (56%)

At the same time, the community is clearly divided on heavy-handed regulation:

- 36% support *no regulations* vs. 39% in favour of regulations;
- 52% oppose limiting the number of days per year an STR can operate;
- 60% oppose restricting STRs to commercial zones only.

Interviewed stakeholders also stressed that Whitehorse's housing shortage is fundamentally a supply problem driven by rapid population growth, a lack of new housing, and a lack of affordable housing units, and that STRs also serve essential roles for tourists, seasonal workers, medical travellers, and in some cases emergency housing. Ours is focussed on tourists and professionals who come to work in Whitehorse.

Despite this, STRs are being treated as a convenient scapegoat while the real drivers of unaffordability for which the City and YG carry responsibility —limited land release, permitting issues, high construction costs, slow delivery of new units, not building affordable housing actually needed at the low-end of the income spectrum—continue to be addressed slowly, if at all. The OCP itself acknowledges ongoing supply



shortfalls and the need to increase dwelling units across the housing continuum.

Experience from British Columbia's recent new Short-Term Rental Accommodations Act should also give Council pause. The Act's stated aim is to return STR units to the long-term market, yet even the McGill study used to justify it shows STRs account for only a fraction of overall rent increases, meaning restrictions alone cannot solve the affordability crisis. Furthermore, CMHC's Rental Market Survey data indicates that rents do not magically become lower because short-term rentals are banned or restricted. For example: "Vacancy rates increased across Metro Vancouver in 2024 (...) While nearly all zones saw higher vacancies, there was a pronounced increase in the Downtown core. New rental buildings entering the market in neighbourhoods like Mount Pleasant and East Hastings created some of these vacancies. These buildings are likely to lease at rates well above the prevailing market rates." Vancouver has had restrictions and regulations on short-term rentals since 2018. Yet it remains one of the most expensive rental markets in Canada.

Whitehorse risks repeating this mistake: real economic harm to residents and the tourism sector, for marginal or unproven benefits to affordability.

In researching this issue, I also came across this quote in the Yukon News from November 19, 2025: "In this research [by Statistics Canada] on the impact of short-term rentals on the national housing market, any development that would be able to be rented out for long-term stays was isolated as a subset of total short-term rentals. In most cases, the per cent of potential long-term rentals versus the total number of dwellings in a particular area was less than one per cent in the majority of Canadian cities. (...) Darcy McCord, a senior city planner with the City of Whitehorse, presented the new Zoning Bylaw to council when the first reading was passed. He is aware of the Statistics Canada research, saying that the city isn't trying to make the claim that short-term rentals do or do not have a direct impact on long-term housing availability or affordability. Other factors contribute to housing affordability and availability, he said, and the city is looking at regulation from a different perspective. "What we are focusing on is the land-use aspect of it, and whether short-term rentals are an appropriate land use," said McCord. "Is it compatible with other uses allowed in the same zone?"

If Mr McCord's view is indeed correct, how does the current proposed bylaw restricting and banning for 6 months every year our short-term rental even respond to the OCP?

Is it merely ironic that in the proposed Zoning Bylaw, Takhini where I live is being proposed to be rezoned from a RCS2 – Comprehensive Residential Single Family 2 zone, to RCD – Residential Comprehensive Development. This less restrictive zone is supposed to generate more diverse and flexible land use!

For us, STR income is what makes owning our home in Whitehorse more sustainable in the face of rising taxes, utilities, insurance and living costs. We also provide the diverse, family-friendly, and longer-stay accommodations that our tourism economy increasingly depends on—something hotels alone cannot supply, especially in peak periods.

I therefore respectfully ask Council **not** to regulate short-term rentals in either private residential zones or commercial zones, in any way. Instead, please focus on the structural causes of the housing crisis—land release, building permit approvals,

construction capacity, and purpose-built rental incentives, government-built affordable housing —rather than scapegoating a comparatively very small part of the system.

I am all for growth in Whitehorse and want to be part of that without the red tape and latest hoops the City is contemplating.

Sincerely,

Inga Petri

[REDACTED]

Whitehorse, Yukon

[REDACTED] (mobile; Canada-wide)

*Acknowledgement: I live, work, meet and travel on the traditional territories of Indigenous peoples that have cared for this land now called Canada since time immemorial. In Whitehorse I live and work on the **Traditional Territories of the self-governing nations of Kwanlin Dün First Nation and Ta'an Kwäch'än Council**.*

**From:** [Executive Assistant](#)  
**To:** [Public Input](#)  
**Subject:** Fw: Questions re Council election  
**Date:** Monday, December 8, 2025 8:56:37 AM  
**Attachments:** [Outlook-lf2oqkfr.png](#)

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**Casey Mojica (She/hers)**

Executive Assistant, Corporate Services

City of Whitehorse

*Working and living within the traditional territories of the  
Kwanlin Dün First Nation and the Ta'an Kwäch'än Council.*

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**From:** Boyd, Dan >  
**Sent:** December 8, 2025 8:35 AM  
**To:** Mayor and Council  
**Subject:** Fw: Questions re Council election

Can we please forward this to "public input". I did try but it didn't seem to work.

Thanks.

Dan.

Get [Outlook for iOS](#)

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**From:** Inga Petri >  
**Sent:** Sunday, December 7, 2025 9:37:39 PM  
**To:** Boyd, Dan  
**Subject:** Fwd: Questions re Council election

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Good evening, Dan,

Hope this note finds you well.

We asked city councillors we considered in the last election about their view towards short-term rentals and we voted specifically for people who had told us they are not in favour of bans. This proposed bylaw is a *de facto* ban for half the year every year, without any apparent benefit in return - certainly not any affordable housing - and imposes severe restrictions for the other 6 months. It also appears to be a cash grab by city staff as surely they will want ever more red tape style paperwork to justify their employment.

I am extremely frustrated by the proposed zoning bylaw.

I am preparing input to mayor and council email re the proposed Zoning Bylaw on short term rentals. Other things are of some concern as well, but my main issue is that the proposed STR provisions amount to an extremely severe restriction on Whitehorsians ability to use their homes without the City's heavy handed approach. The strange disconnect to residential versus commercial zones re STRs also sounds rather strange by comparison.

I sincerely hope that city councillors will eliminate the STR restrictions completely. STRs are not a problem that requires reigning in. Period. What is a problem is the City and YG having failed for many years in releasing lots, allowing higher density ( but sensibly) and construction being extremely expensive, and actually affordable housing being built at a snail's pace by government.

Sincerely,

Inga Petri

[REDACTED]

Whitehorse, Yukon

[REDACTED] (mobile; Canada-wide)

----- Forwarded message -----

From: **Boyd, Dan** [REDACTED]

Date: Sat, 12 Oct 2024 at 20:14

Subject: Re: Questions re Council election

To: Inga Petri [REDACTED]

Hi Inga.

It seems the City placed a period after the D in email address. my correct home email is [REDACTED]

See my answers below.

Sent from my iPad

On Oct 12, 2024, at 1:22 PM, Inga Petri [REDACTED] wrote:

You don't often get email from [REDACTED].  
[Learn why this is important](#)

Hi Dan,

Your nwtel email bounced back as undeliverable. This is the one on the election site.

Hence I am.using your Council email address now.

Please see below.

Thanks,

Inga Petri  
Strategic Moves  
[REDACTED] (mobile Canada-wide)

----- Forwarded message -----

From: **Inga Petri** [REDACTED]  
Date: Sat, Oct 12, 2024, 12:12 p.m.  
Subject: Questions re Council election  
To: [REDACTED]

Hi Dan,

Hope you are keeping well.

I have a couple of questions re: your run for city council. I find Council votes difficult as few candidates have any kind of record to look at or specific platforms. I know you have served for a long time on Council but with little news coverage I have little sense of your politics.

1) airbnbs, housing and affordable housing and the city's role in that. The latest city survey on rezoning I found highly disturbing as a means to ban airbnbs Anyways, part of the discussion has been some attempts to shut down airbnbs in some fashion with the aim to improve affordable, below market rent housing. The conflating of airbnbs and affordable housing is such a mis-direction from the housing issue it has been frustrating to see. In my analysis, any kind of ban of airbnbs - my wife runs one when needed - is not going to make a dent in affordable or other housing needs - airbnbs are steady but adding 1,000 people a year without adequate housing supply is obviously a problem. What is your view of this? Would you support any ban on airbnb, VRBO or Neighbourly North or similar?

I don't see banning Air B&Bs as a solution to our housing problem. At best there may be interest in the future to consider some form of regulation. But even that will be fairly soft, at least for a foreseeable future.

2) Similarly, population growth has been rapid, more rapid than demographers expected: we reached the 2030 projection from 2016 about 6 - 7 years early. The 2018 restated population projections are

also too low - we are tracking on the high estimate already. What is your view on decisions to make and implement to allow for much greater growth than estimates have assumed to keep Whitehorse livable and desirable? Thanks for taking the time to consider my Qs.

The OCP has 3 growth scenarios, low, medium and high. I understand we are tracking on the high side of the medium growth scenario. I do agree and have pushed for the high growth scenario and if we come in on the medium growth scenario then it would be relatively easy to scale back. But it will be very difficult to scale up if we do land up with the high growth scenario.

I hope I have answered your questions.

Dan Boyd

Thanks,

Inga Petri  
Strategic Moves  
[REDACTED] (mobile Canada-wide)

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**From:** [James Hougen](#)  
**To:** [publicinput@whitehorse.ca](mailto:publicinput@whitehorse.ca); [Mayor and Council](#)  
**Subject:** Whitehorse Deserves Better – Amend Zoning Bylaw 2025-37 for Real Change  
**Date:** Sunday, December 7, 2025 10:18:53 PM

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Dear Whitehorse City Council,

Imagine walking down a Whitehorse street in the crisp winter air, past lively shops and homes buzzing with life, not dodging endless parking lots or staring at blank suburban walls. That's the city we could have – but right now, our zoning is holding us back, forcing us into soul-crushing car dependence where every new home comes saddled with asphalt wastelands. The proposed Zoning Bylaw 2025-37 is a step in the right direction with parking cuts downtown (no minimums in CMD/CMR/OPS, capped sensibly at 1.2/unit) and lower ratios elsewhere like 0.75 in Urban Core residential. Supportive housing by right and STR limits are good too. But let's be honest: it's not nearly enough.

Our population is booming, yet we're still capping heights at 25m (6 stories) in most spots, trapping us in low-slung sprawl that paves over wilderness while prices skyrocket. Why obsess over parking mandates when we need apartments – real mid- and high-rises, 8+ stories by right in residential and commercial zones city-wide? Eliminate those minimums everywhere, not just downtown. Flood the market with vertical supply: hundreds of units per block, bringing density that makes transit viable, streets vibrant, and winters bearable with actual people around. Triplexes? Nice dream, but apartments house far more, curb sprawl, and create the walkable core our kids deserve – not another sea of single-family driveways.

This isn't radical; time has proven that true thriving comes from building upward not outward. Building up is to build to thrive. Whitehorse demands it. At tomorrow's hearing, amend boldly: no parking minimums, taller apartments everywhere. Don't settle for half-measures – build the city for people, now, before it's too late.

**We can build a better life that centers on people, not cars.**

Sincerely,

Whitehorse Resident

**From:** [Jeffrey Pike](#)  
**To:** [publicinput@whitehorse.ca](mailto:publicinput@whitehorse.ca); [Mayor and Council](#)  
**Subject:** Zoning Bylaw Revisions  
**Date:** Sunday, December 7, 2025 3:43:33 PM

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Hi,

I am writing on behalf of myself and my wife (Amy O'Rourke) who have owned and operated a stand-alone rental unit in Riverdale since January 2018. Most of this time, the house has been rented as a short or medium term rental unit.

Short & medium term rental units have long been utilized in Whitehorse, with many transient workers (doctors, consultants, contractors, etc) needing housing close to town, but not wanting to stay in a hotel for weeks.

In the past 8 years, we've hosted numerous doctors, contractors, consultants, sports teams, and countless tourists. I could go on and on with all the different people who stayed with us and the reasons why they needed a place like ours. Restricting short term rentals in the downtown/riverdale area will impact tourism, as there are certain types of travellers who wish to rent a stand alone unit, have a yard and parking, while also being close to town.

It's been studied and proven that restricting these types of rentals in other jurisdictions has had little to no impact on the availability of housing.

We live in the adjacent property, providing excellent supervision, ensuring guests are respectful of the neighbourhood.

At a minimum, we'd like to ask for an exemption or variance to be able to maintain the ability for short term rentals at our property. We've been doing it successfully since 2018, and believe it adds more to the community than it takes away.

Happy to discuss further, as I want to keep this message short! Thanks for your time.

Jeff Pike



**From:** [Kevin Janes](#)  
**To:** [Mayor and Council](#); [publicinput@whitehorse.ca](mailto:publicinput@whitehorse.ca)  
**Cc:** [Joelle Janes](#)  
**Subject:** Concerns Regarding Proposed Zoning Change West of 6th Avenue  
**Date:** Sunday, December 7, 2025 10:05:40 PM

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Mayor and Members of Council,

We have lived in Old Town at 604 Jarvis Street for 15 years. We are writing to express deep concern regarding the proposed rezoning west of 6th Avenue in the Old Town area. While the draft zoning bylaw presents this change as a routine adjustment, its implications are far more structural and consequential. The proposed shift represents not just a zoning amendment, but a fundamental alteration of the long-standing planning framework that has governed the interface between Downtown and Old Town. The issue is not simply about buffering or allowable uses; it reflects a fundamental breakdown in planning logic and long standing land use principles within Whitehorse.

### **1. The core problem: removal of the only existing transition zone**

For decades, 6th Avenue has served as the clear, stable boundary between:

- Commercial Downtown (east of 6th), and
- The long-established residential neighbourhood of Old Town (west of 6th).

This was not an arbitrary line on a map. It was the functional and psychological planning boundary that provided predictability to residents, property owners, investors, and the City itself.

By extending Commercial Mixed-Use Downtown (CMD) zoning west of 6th Avenue, the City is:

- Overriding a long-standing, widely understood zoning boundary,
- Eliminating both the physical and policy-based buffer that protected residential character, and;
- Failing to introduce any new tools that normally compensate for land use conflict.

This is not “weak buffering.” It is the complete removal of buffering. Such a move fundamentally alters the development interface between Downtown and Old Town, and it does so without the safeguards or structure that responsible planning requires. Transitional zoning exists precisely to prevent this kind of abrupt and destabilizing shift.

### **2. A textbook planning error: no transitional zone**

In North American cities with stable historic neighbourhoods, planners follow a foundational land-use principle:

#### **Commercial → Transitional → Residential**

This hierarchy is not subjective; it is a widely taught planning doctrine. For example, *Contemporary Urban Planning* by John M. Levy (one of the most commonly used introductory planning textbooks in Canadian university planning programs) identifies transitional districts as essential tools for reducing land-use conflict and protecting neighbourhood stability.

The proposed zoning change instead creates:

## **Commercial → Residential**

With no transition, no mitigation, and no rationale. This departs from standard planning practice and destabilizes expectations for both existing homeowners and prospective developers. It introduces uncertainty and invites land use conflict.

### **3. CMD Is not a buffer**

The draft bylaw essentially asserts that CMD will act as a buffer. However, CMD in this context:

- Allows greater height
- Has no required step backs at residential edges
- Includes no privacy or light protections
- Has no increased setbacks
- Contains no form based massing controls
- Provides no limits on hours of operation or lighting impacts

Without mitigation standards, CMD is not buffering anything. It intensifies the interface rather than moderating it and is effectively the extension of Downtown zoning directly into a residential block of Old Town.

### **4. Parking Impacts and Lack of Transition Zone**

The proposed introduction of CMD zoning immediately adjacent to a residential block will also exacerbate local parking pressures. Higher intensity commercial or mixed-use development typically generates significantly more vehicle activity than residential areas, and without a transitional zone to absorb or regulate the impact, parking spillover will fall directly onto the neighbouring residential streets.

In planning practice, transitional zones or interface standards are used to prevent precisely this outcome by managing traffic flow, parking demand, and curbside competition between incompatible land uses. By removing the long-standing zoning boundary at 6th Avenue and introducing CMD without any buffering or parking-related mitigation, the City is effectively transferring commercial parking pressures directly into a residential neighbourhood that was never designed to absorb them.

### **5. Arbitrary boundary movement without public-interest rationale**

The City appears to have:

- Shifted the boundary of Old Town,
- Extended the CMD boundary, and
- Done so without presenting a development rationale, use-case, neighbourhood plan, evidence of public demand, or analysis of long-term impacts.

This violates a core principle of zoning administration: **If the City redraws a zoning boundary, it must demonstrate a clear public-interest rationale.**

No such rationale has been provided.

### **6. The beginning of the re-zoning of Old Town**

This rezoning is not perceived as a minor adjustment. It is the first step in expanding Downtown into Old Town.

Once the boundary is moved once, it can be moved again. This creates:

- Resident and owner uncertainty,
- Fear of future upzoning,

- Concern about neighbourhood identity, and
- Loss of trust in the planning process.

### **Closing**

The City is pushing Downtown zoning into Old Town without the transitional protections, planning rationale, or development controls required to justify such a major land use boundary change.

We are strongly opposed to this zoning change. The existing zoning west of 6th Avenue should be maintained to preserve the long-standing and effective transition from commercial to residential land uses. We urge Council to reject the proposed CMD expansion and retain the current zoning until a proper planning framework, neighbourhood level analysis, and clear public interest justification can be demonstrated. A change of this magnitude requires transparency, evidence, and safeguards; not the removal of long-standing buffers without explanation.

Finally, we would ask that you look at the notification requirements, as an owner of 604 Jarvis Street we did not receive notification that the property next to us at 602 Jarvis was going to go through a zoning change.

Thank you for your consideration.

Sincerely,

Kevin Janes and Joelle Janes

Residents at [REDACTED], Whitehorse, Yukon

**From:** [Michael Grooms](#)  
**To:** [publicinput@whitehorse.ca](mailto:publicinput@whitehorse.ca)  
**Subject:** Against proposed STR bylaw  
**Date:** Sunday, December 7, 2025 5:57:43 AM

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[Some people who received this message don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Dear Mayor and Council,

I am writing in strong opposition to the proposed STR bylaw. This proposed bylaw takes income from Whitehorse citizens and gives tourist money to hotel corporations not located in Yukon. In addition, the rationale for this change seems to be based in a technicality of zoning that are not enforced otherwise in other scenarios. The by law supports big hotel business, is not based in practical research and applicability. The blanket requirements does not take into account the many unique housing situations where air bnbs are used, for instance where the majority of the property is a long term rentals that fits both zoning and housing needs in Whitehorse, and a simple garden suite is used as an STR. Where in the by law are these common situations accounted for? The city needs to address why blanket bylaws are suitable for this issue where more specific regulations are appropriate. Why is a blanket bylaw suitable for a politicized and hot button issues like STRs? This indicates the bylaw proposal for short term rentals requires more thoughtful and practical research before its implementation.

Michael  
Downtown resident

**From:** [Nancy Campbell](#)  
**To:** [publicinput@whitehorse.ca](mailto:publicinput@whitehorse.ca)  
**Subject:** STR regulations - Please proceed as proposed by city staff  
**Date:** Sunday, December 7, 2025 8:51:34 AM

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Dear Mayor and Council:

Thank you for taking a hard look at the best way forward for the many short-term rentals here in Whitehorse.

It is essential that STRs operate within fair and consistent rules, and a zoning-based approach meets that criteria. I support the proposed requirements for business licenses, health & safety inspections, parking, and improved oversight overall.

For those operating a STR in a strictly residential area, perhaps the option should be provided to allow existing operators to continue (with conditions) if a clear majority of neighbours support their operation even if it doesn't comply with the new rules. No new STR operators should be allowed, however, that do not meet the new rules.

I appreciate the research and public engagement that has taken place to date to bring council to this point. Please don't cave into the Neighbourhood North-fuelled lobby, to the detriment of the rest of us.

Sincerely

Nancy Campbell  
Riverdale resident

*Always be a little kinder than necessary.*

**From:** [Nina Voigt](#)  
**To:** [publicinput@whitehorse.ca](mailto:publicinput@whitehorse.ca)  
**Subject:** Opposition to bylaw restricting STRs  
**Date:** Sunday, December 7, 2025 9:11:17 PM

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Dear Mayor and Council,

I am writing to express my opposition to the proposed bylaw regulating short-term rentals (STRs) in its current form. While I fully support the goal of increasing affordable long-term housing, I believe the proposed framework does not adequately account for the nuances of STR use in residential areas and may result in several unintended consequences.

One key concern is the emphasis on primary residence rather than primary use. Many properties are not owner-occupied yet still maintain a primarily residential use. For example a main house acting as a long term rental and a garden suite acting as an airbnb on the same lot. The City has stated that one intention of the bylaw is to uphold existing zoning, but in these cases the zoning is already being respected. If the true objective is to ensure residential use, then whether the owner occupies the home as their primary residence should not be the deciding factor—as long as the property's actual use complies with regulations.

Additionally, if the intent is to improve housing affordability, it is unclear why restrictions apply only to residential zones. Commercially zoned areas in downtown Whitehorse continue to see increased density through new condo developments. If these units are not subject to the same regulations, what prevents multiple units from being purchased and operated as STRs, potentially by corporations rather than Yukon residents? This approach risks shifting income away from local families and into corporate hands, while doing little to meaningfully increase long-term housing supply.

I recognize that the proposed bylaw may be appealing to those frustrated by the rising cost and scarcity of housing. However, I am concerned that the current proposal, while politically reassuring, does not align with the City's stated goals and may fail to produce the intended outcomes. I urge you to reconsider the inconsistencies between the bylaw's objectives and its practical effects, and to pursue a more balanced and thoughtful approach.

Nina  
Downtown resident

**From:** [Pame La](#)  
**To:** [publicinput@whitehorse.ca](mailto:publicinput@whitehorse.ca)  
**Subject:** short term rental bylaw changes  
**Date:** Sunday, December 7, 2025 11:08:14 PM

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Hello,

I have been operating a short-term rental in Whitehorse for eight years and would like to provide feedback on the proposed changes. Over this time, I have built a model that serves both visitors and local housing needs: offering nightly stays to travellers, tourists, and Yukoners from other communities during the high season (June–January), and providing six-month fixed-term rentals during the low season (December–June) to co-op students, work-placement participants, and others who specifically need short-term housing.

My understanding is that the proposed changes are intended to increase the availability of monthly and long-term rentals. However, making six months of *owner occupancy* mandatory would achieve the opposite in my case. If required to reside in the home for six months of the year, I would no longer be able to offer the six-month rentals that I have consistently provided for nearly a decade. There is a clear demand for these rentals in Whitehorse—as demonstrated by the fact that I have found suitable tenants every year for those specific months.

Under the proposed rules, my contribution to the rental market would decrease, not increase. A more effective approach, in my view, would be to restrict short-term rentals to a maximum of six months per year rather than prohibit non-principal-residence STRs entirely. Eliminating or severely limiting them seems counterproductive if the goal is to create more monthly rental options.

I respectfully ask that you consider this perspective and the potential unintended impacts on the rental market.

Thank you for your time and consideration.

Pamela

**From:** [Yukon Dark Skies Initiative](#)  
**To:** [publicinput@whitehorse.ca](mailto:publicinput@whitehorse.ca)  
**Subject:** Input for Zoning Bylaw rewrite  
**Date:** Sunday, December 7, 2025 8:24:47 PM  
**Attachments:** [2023.11.08 DRA submission on digital signs bylaw updates.pdf](#)  
[2025 12 08 YDSI Submission to City Bylaw rewrite signed.pdf](#)

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Hello,

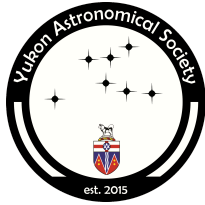
Attached please find a letter outlining some recommendations for the Zoning Bylaw rewrite as they pertain to lighting. The letter references another document which is attached and is intended to form part of the submission.

I'll be appearing tomorrow, December 8th, to present as well.

Thank you,

Nancy Meagher





**Royal Astronomical Society of Canada: Yukon Centre (Yukon Astronomical Society)  
and Yukon Dark Skies Initiative**

December 8, 2025

**To: City of Whitehorse**

**Re: Enhancing responsible use of outdoor lighting through the City zoning  
bylaw rewrite**

Light pollution - excessive or poorly designed use of artificial light- is one of the fastest-growing forms of environmental pollution - and among the easiest to reverse. It wastes energy, disrupts ecosystems, affects human sleep and health, reduces safety, and erases our connection to the natural world and the gifts of the night sky.

We recognize the strengths of the current bylaw guidance on lighting, and also applaud some of the changes in the draft bylaws. We would like to put forward additional recommendations in order to enhance the scope of the lighting bylaws as well as to support implementation through specificity. All of the proposed improvements have been implemented elsewhere and are based on existing North American best practice and engineering standards. These will help Whitehorse more fully inhabit its moniker of "The Wilderness City."

Our recommended modifications or new inclusions are:

**(Modify) 2.4 / 2.5 Make exterior lighting plans for development permits mandatory:** The current proposed bylaw includes "*an exterior lighting plan including location and type of luminaires*" as a possible request by development officers. We recommend that this move from the optional section (2.5) to become a mandatory requirement for a development permit for all developments other than single and duplex residential (move to s. 2.4.)

Note: this requirement could be simplified by changing language to requiring an "exterior lighting summary" which could be, for example, a table of luminaires including, location, type, number, colour corrected temperature, initial illuminance and a total site illuminance, but not require a full lighting design and plan as specified in section 2.5.

#### **4.27 Lighting**

The changes introduced in 4.27 introduce valuable language and clarity. We have some additional suggestions:

**(Modify) Strengthen language of “fully shielded”:** We recommend defining fully shielded so that its interpretation is not contestable, with possible language: *“All outdoor luminaires shall be fully shielded such that no direct light is emitted above the horizontal plane.”* Such language clarifying “fully shielded” is used in other bylaws such as Calgary (“All outdoor light fixtures must not emit light above the horizontal plane at the bottom of the light fixture.”) or in Flagstaff, AZ which has North America’s most progressive light pollution regulation and decades of experience regulating light pollution. Fully shielded could be alternately included in the definitions.

**(Modify) Strengthen the exemption of residential entryway lighting:** Current language (*“Residential entryway lighting is exempt from this regulation if it uses low-intensity bulbs not exceeding 800 lumens and does not cause excessive glare or light trespass beyond the lot line.”*) could conceivably include multi-unit residential and multiple lights at multiple entrances. We recommend restriction of this exemption to a single light at the primary entrance of single detached and duplex residential units. Multi-unit residential should be designed to have compliant lighting.

**(Modify) Define “excessive glare or light trespass beyond the lot line”:** In order to support adherence to bylaws it is helpful to enhance clarity around general terms such as “excessive” and “light trespass”. We recommend defining the term excessive glare or light trespass to mean 2 lux measured on the vertical or horizontal plane, at the property line, and 0.5 lux in rural residential, park and environmental protection zonings. This is a definition based on LEED certification.

**(New) Implement time restrictions for non-essential automated lighting:** To address lights that have no demonstrable purpose, we suggest that non-essential lights be extinguished by the earlier of 1 hr after close of business or 11 pm. For businesses operating between 11 pm and 7am, illumination shall be reduced by at least 30% or extinguished. Parking lots would be included in this restriction.

**(Modify) Make use of motion sensors, dimmers and/or timers mandatory - when areas are unoccupied:** Current language has it as optional and therefore is very unlikely to be implemented. To reduce unnecessary light, make these best practices mandatory. We acknowledge that language should be added to recognize that this is only for when the light is not required (not occupied.) This would impact playing fields for example.

**(New) Establish a maximum site illuminance:** National and international best practice in light pollution includes creation of a maximum allowable lighting within a zone. We recommend a standard of 87,000 lumens / ha (35,000 lumens / acre) within the Urban Containment Boundary and 43,000 lumens / ha (17,500 lumens / acre) outside the Urban Containment Boundary. This converts to 2-3 lux across mixed use sites, consistent with the *Illuminating Engineering Society of North America’s* low to medium activity parking lot levels. Total site illuminance can be specified by the developers in the development permit application. Dark Sky International’s recommendations for urban environments are lower at 25,000 lumens / acre for urban

environments. Site illumination limits are established in practice by Flagstaff AZ, and are more common in Australia, New Zealand and Europe.

## Signage

**There should be guidance to guide 4.45 (5)(f)** *“An application for a sign requiring a permit shall be made in writing to the Development Officer along with a set of plans that indicate: details on any means of illuminating or lighting of the sign.”* We fully support the well researched submission regarding digital signage provided by the Downtown Residents Association to the City in November 8, 2023. A copy of this letter that includes specific recommendations is appended for your reference.

Please note, similar lighting control principles should also apply to fixed illuminated lighting including maximum lumens, line of sight exposure to pedestrians and neighbouring businesses / residences.

## 5.7 Commercial Parking

**(New) Identify maximum average illuminance for commercial parking lots.** Parking lots are one of the greatest contributors to light pollution in Whitehorse, and are nearly all heavily overlit. We recommend design standards in accordance with the Transportation Association of Canada's *Guide for the Design of Roadway Lighting*. This would mean requiring an average maintained horizontal illuminance not to exceed the specified minimum of 10 lux by 15%.

**(New) Include timing for parking lot illuminance to be shut off.** This may be addressed in the Lighting section through time restrictions. We recommend that all parking illumination be extinguished the earlier of 1 hr after close of business or 11 pm. For businesses operating between 11 pm and 7am, average parking illumination shall be reduced by at least 30% or extinguished.

## 6.11 Commercial Use - Mixed-Use Downtown and 6.12 Commercial - Mixed-Use Riverfront

**Section (b) xii) (B) should be re-written as follows** to be consistent with the low-impact lighting intent of the rest of the bylaw as follows:

Lighting: Lighting provides ~~significant~~ possible visual impact. With long hours of darkness during winter months, exterior building lighting can provide some visual variety and character. ~~Lighting that highlights portions of the building, structure, or exterior siding is encouraged.~~ The location, type of fixtures, brightness and colour temperature should be selected in accordance with bylaw 4.27 and with an aim to minimize light pollution. Exterior building lighting should be coordinated with building signage.

## Enforcement

There is broad non-compliance to existing City of Whitehorse bylaws as they relate to lighting, in residential, public and commercial environments. We recommend enhanced enforcement including use of fines.

We believe that these suggestions include measures to significantly enhance responsible use of outdoor lighting and make Whitehorse both a safer and more enjoyable city. Further, moving away from vague language and unspecified standards as we recommend in this submission, we believe will help developers, residents, development and bylaw officers to know clearly what is required. Implementation and enforcement of these measures will materially reduce light pollution, reduce costs for citizens of Whitehorse, improve public safety and reduce impacts to human health and the environment. We also believe the burden of adherence is very low, making the argument to support these very material.

The Yukon Astronomical Society and Yukon Dark Skies Initiative can provide the City with technical support on these matters and would be happy to work with the City to develop and deliver educational content to both staff and the public.

Warm regards,



Forest Pearson



Nancy Meagher

on behalf of the Royal Astronomical Society of Canada: Yukon Centre and the Yukon Dark Skies Initiative

[yukondarkskiesinitiative@gmail.com](mailto:yukondarkskiesinitiative@gmail.com) | Facebook: [Yukon Dark Skies Initiative](#)

[yukonastronomicalsociety@gmail.com](mailto:yukonastronomicalsociety@gmail.com) | Facebook: [Yukon Astronomical Society](#)

*Attachment: 2023.11.08 DRA submission on digital signs bylaw updates*

## **About the Yukon Astronomical Society and Yukon Dark Skies Initiative**

The mission of the Yukon Astronomical Society (YAS) is to help all Yukoners learn more about astronomy. To enhance understanding of and inspire curiosity about the Universe, through public outreach, education, and support for astronomical research. YAS supports the Yukon Dark Skies Initiative which is a community-based campaign working to advance responsible outdoor lighting. The Initiative's long-term goals are to:

- **Increase Yukoners' awareness of light pollution** and its environmental, human health, and cultural impacts;
- **Seek Dark Sky Community Certification** for the City of Whitehorse;
- Measurably reduce **Whitehorse's light pollution classification** (Bortle scale) within the next 5 years; and ultimately
- For the **stars to be visible from all Yukon communities**.

## PROPOSED NEW REGULATIONS FOR DIGITAL SIGNS IN WHITEHORSE

### Purpose:

- Ensure that digital signs do not impede safety
- Allow business to communicate with potential customers in a reasonable manner
- Promote a balanced infringement of the public space
- Contribute to the City's dark sky goals (Whitehorse Official Community Plan 7.23 & 7.25)

### Elements:

1. Size of the sign
  - a. the maximum area of the sign is 2.5 m<sup>2</sup> (*with grandfathering of existing confirming signs*)
2. Constraints on illumination and brightness
  - a. Maximum illuminance - increase to level of ambient light near the sign (lux)
    - i. not increase the level of ambient light at the property boundary more than 2.0 lux and be equipped with an ambient light sensor that automatically adjusts the luminance of the sign
  - b. Maximum brightness / luminance of the sign (nits)
    - i. no greater than 100 nits when the sign is set to show maximum brightness (100% white) at night (between sunset and sunrise) and 5000 nits during the day (between sunrise and sunset).
  - c. be equipped with a dimming function, and the operator of the sign shall comply with any instructions from a Development Officer regarding the brightness of the sign (**no change**). If any component on the sign fails or malfunctions, the sign shall be programmed to automatically turn off.
3. Constraints on locations
  - a. No digital signs within 15m of a traffic control signal (stop light, stop sign, pedestrian crosswalk, etc.)
  - b. No digital signs within 30m of a dwelling unit facing the copy area of the sign
  - c. May have one digital message sign per property except for corner parcels which may have one sign facing each street
4. Constraints on timing
  - a. When located within 125m of a dwelling unit - must be turned off / display a black screen between 8:00 pm and 7:30 am and when the premises not open for business
5. Constraints on content
  - a. only display products, services and information directly related to the site on which the sign is located (**no change**)
  - b. Best practices would be to not permit any multicolor or changeable-copy LED signs (e.g., Flagstaff AZ). However at a minimum, the regulation should require:
    - i. Static text and / or images only: no moving images or videos and no scrolling text

- ii. Each static image or text must be displayed for at minimum 10 seconds
  - iii. Transition between static images or text lasting at maximum 0.25 seconds
- c. not display graphics or text that resemble or may be mistaken for traffic control signage (**no change**)
- d. not produce flashing images or sudden variations in light intensity (**no change**)
- e. Not display any visible effects including but not limited to motion, fading, dissolving, flashing, intermittent or blinking light, scrolling or the illusion of such effects;
- f. not include sound (**no change**)

## REFERENCES & NOTES

- Vancouver
  - <https://bylaws.vancouver.ca/Sign/Part5.pdf#page=2>
- Calgary
  - <https://www.calgary.ca/development/permits/digital-message-other-signs.html#rules>
- Kelowna
  - <https://apps.kelowna.ca/CityPage/Docs/PDFs/Bylaws/Sign%20Bylaw%20No.%2011530.pdf>
- Flagstaff
  - <https://flagstaffdarkskies.org/wp-content/uploads/2015/10/CBL-POLC-standard-v2.0.pdf>
- Lux is a measure of the light level intensity (illumination or illuminance).
  - 1 lux is light from a full moon.
  - <https://greenbusinesslight.com/resources/lighting-lux-lumens-watts/>
- Nits is a measure of the brightness coming from the screen.
  - <https://www.bizplay.com/blog/articles/how-bright-should-a-digital-signage-screen-be>

## CURRENT REGULATIONS

### Digital Signs

#### 8.5.21

Digital signs require a permit, and are allowed in Commercial, Industrial, and PublicInstitutional zones, with the following provisions:

- a) the maximum area of the sign is 3.5 m<sup>2</sup> ;
- b) the sign must be at least 15 m from a residential property line or existing residential use. The sign may be placed closer than 15 m, provided it is not visible from that residential use or property line;
- c) digital signs may be installed as part of, or the whole of, a freestanding sign, fascia sign, canopy sign, or projecting sign, and shall follow all of the provisions for that sign type;
- d) content of a digital sign shall:
  - (1) only display products, services and information directly related to the site on which the sign is located;
  - (2) not display video or moving images, except for transitions lasting not more than 1 second and with at least 60 seconds between transitions;
  - (3) not display graphics or text that resemble or may be mistaken for traffic control signage;
  - (4) not produce flashing images or sudden variations in light intensity;
  - (5) not include sound; and
  - (6) be equipped with a dimming function, and the operator of the sign shall comply with any instructions from a Development Officer regarding the brightness of the sign.

8.5.22 When a digital sign displays text only, using a single colour of illumination, transitions may be longer than 1 second and the message is permitted to scroll across the screen. This provision does not apply to signs on properties fronting onto a school zone, or signs within 30 m of an intersection or pedestrian crosswalk.



**From:** [Zach Fulton](#)  
**To:** [Publicinput@whitehorse.ca](mailto:Publicinput@whitehorse.ca)  
**Subject:** Zoning Amendment 2025-37 STR Rental Regulations  
**Date:** Sunday, December 7, 2025 8:31:14 PM  
**Attachments:** [2025 37 BYLAW AMMD 07 12 2025.pdf](#)

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Hello,

Please see the attached letter to Council on the proposed new zoning regs for short term rental units. I will not be able to attend the session tomorrow but want council to have my opinion on the matter. Happy to answer any further questions. Thank you for your time.

Zachary Fulton



**Zachary Fulton**

[REDACTED]  
Whitehorse, Yukon  
Y1A 0C5

[REDACTED]  
[REDACTED]  
December 7, 2025

**Re: Comments on Proposed Zoning Bylaw 2025-37 – Short-Term Rental Regulations**

---

To Mayor and Council,

I am writing to provide feedback on the proposed Zoning Bylaw 2025-37 regarding short-term rental regulations. As a lifelong Whitehorse resident, member of the Selkirk First Nation, who has worked, paid taxes, and contributed to this community my entire life, I am deeply concerned about the proposed restrictions on short-term rentals (STRs).

The ability to rent my property on a short-term basis represents one of the few local financial tools available to support homeownership and build toward retirement. The proposed bylaw would diminish this opportunity, despite my continued residence in Whitehorse as a full-time taxpayer and community member.

The proposed zoning changed would not achieve the desired results for the low income or marginalized people it is intended to support though affordable housing in Whitehorse. But rather would only have negative effects on those that pay large amounts of taxes and contribute as positive citizens to this great City.

**1. Property Rights and Local Resident Flexibility**

As a Whitehorse resident, I should maintain the right to operate STRs in both my suite and my main residence, while continuing to live locally. My situation reflects a common scenario: using STR income from my existing property to facilitate the purchase of a more suitable family home. This strategy does not remove me from the community or reduce my tax contributions, it increases them.

This bylaw would prevent me from responsibly using my own property to move my family into a safer or more suitable home while staying in the community and continuing to contribute economically.

The bylaw's primary-residence requirement and one-STR-per-property restriction fail to accommodate legitimate needs of local families. These restrictions:

- Prevent residents from using temporary STR income during home transitions
- Block upward mobility for working families
- Penalize residents who have worked to improve their circumstances
- Discourage long-term investment in Whitehorse

It is unreasonable to restrict a lifelong resident from renting their own property simply because they have worked hard enough to acquire additional housing where many others have not.

STRs represent approximately 1–1.5% of Whitehorse's housing stock, with only 48 properties being rented as STRs for more than 180 days per year. This would hardly make a dent in the affordable housing market IF all were converted to long term. The majority would still rent in the range of unaffordable for low income or marginalized families. However, real issues like overall new house builds, constraints in lot development, and current lengthy building permit processes should be considered before targeting STRs if change is to occur.

## **2. Economic Reality of Long-Term Rentals**

The assumption that property owners should simply convert to long-term rentals ignores financial realities under the Residential Tenancies Act (RTA):

- 1. Insufficient Revenue Coverage:** Long-term rental rates often fail to cover mortgage payments, utilities, insurance, and maintenance costs for typical Whitehorse properties.
- 2. Inadequate Risk Protection:** One-month security deposits cannot adequately cover potential damages or losses.
- 3. Lengthy Eviction Processes:** Non-payment evictions can require weeks or months of lost income.

As a result, converting my home to a long-term rental would create financial deficits as for many homeowners. This is neither sustainable nor reasonable to mandate through zoning restrictions.

As a previous long-term rental landlord, I have had significant issues in these areas, including having my rental property destroyed on multiple occasions. The amount recovered through the damage deposits did not cover the cost of the repairs. This personal experience directly illustrates why long-term renting can be financially hazardous under the current RTA framework, and why STRs represent a safer and more stable option for some homeowners.

People tend to take better care of an STR because they are judged on their reviews as guests through booking websites. Guests are responsible for damages with the site

having the persons credit card similar to a hotel, which provides security for both sides keeping the rental in good condition.

### **3. Neighbourhood Economic Benefits**

STRs generate significant economic activity at the neighbourhood level. STR guests:

- Patronize local cafés, bakeries, and restaurants
- Support neighbourhood shops and services
- Use local convenience stores and amenities
- Support small businesses outside traditional hotel districts

Typical STR guests spend more per day at neighbourhood businesses than long-term tenants, creating measurable economic uplift for local entrepreneurs.

This spending directly benefits micro-economies that depend on local foot traffic. Restricting STRs will harm these small businesses that rely on visitor spending within residential neighbourhoods.

### **4. Affordable Housing Misconceptions**

The bylaw incorrectly assumes that restricting STRs will create affordable housing. Properties like mine will never become affordable units:

- The rent required to cover the mortgage would exceed affordable housing thresholds
- These properties were not designed or priced as affordable units
- Inflation has made costs of family homes for low oncome earners unaffordable
- Forced conversion would not help those most in need
- This action would only hurt the middle-class citizens that are the backbone of this city

A home that requires \$4,000–\$6,000 per month just to break even can never become “affordable housing,” regardless of zoning.

If the City wants to increase housing supply, it should focus on reducing building permit processing times, which currently average six months, increasing the speed at which housing can be constructed. Work with the governments to help create affordable housing units in major complex size builds cutting red tape. There are many other significant barriers to increasing housing supply than the small percentage of STRs in our community. Trying to inhibit free market investment and covert the small amount of STRs to affordable housing is like trying to put a band aid on a sunburn.

### **5. Market-Based Solutions and Property Rights**

The proposed bylaw represents unnecessary interference with free market principles and private property rights. STRs allow ordinary residents, not just corporations, to engage in small-scale entrepreneurship that helps afford housing, build savings, and invest in the community.

Restricting the ability of residents to participate in a free market economy undermines financial resilience for working and middle-class families, while doing little to address structural affordability issues or supply of housing.

If the concern is corporate acquisition of STR units, the City should consider other options:

- Limit the number of STRs per individual or corporation to 4–6 per neighbourhood
- For properties with 4 or more STRs: require that one unit must be long-term rental (no owner residency in LTR requirement)
- Target large-scale non-local operators through background checks during the permitting process
- Restrict the STR market to local operators who live here (Yukon, Atlin) at least six months per year

This approach addresses concentration concerns without harming residents who rely on STR income to maintain homeownership.

## **6. Requested Amendments**

I respectfully request Council consider the following amendments to the proposed bylaw:

1. Allow residents to operate STRs in both suites and main dwellings, particularly for Whitehorse taxpayers
2. Remove or modify the primary-residence requirement to accommodate legitimate local needs
3. Eliminate the six-month cap for STRs in principal dwellings
4. Create regulations that distinguish between local homeowners and large corporate operators
5. Recognize the economic benefits STRs bring to neighbourhood businesses
6. Grandfather existing STR operators who have acted responsibly

## **7. Conclusion**

I have contributed to this city my entire life through taxes, community involvement, and raising my family here. The ability to utilize my property for short-term rentals should not be eliminated by overly broad restrictions that fail to address the actual causes of our housing challenges.

STRs are important not only for individual property owners but for the local economies they support and the visitors they serve. Many STR operators are law-abiding locals trying to maintain financial stability and plan for retirement, not corporations exploiting the market.

Policy should lift up residents, not limit their opportunity to build equity, remain in the community, and create economic value. This policy will work for either side and is only limiting of those who work hard to achieve and uphold this community.

I urge Council to adopt a more balanced approach that regulates STRs appropriately without harming the residents who have built this city. We must help those in need without penalizing working families who are themselves struggling to maintain their quality of life in an increasingly expensive world.

Thank you for your time and consideration.

Sincerely,

A handwritten signature in cursive script that reads "Zach Fulton".

Zachary Fulton  
Whitehorse, Yukon

**From:** [Chandelle King](#)  
**To:** [publicinput@whitehorse.ca](mailto:publicinput@whitehorse.ca)  
**Subject:** Feedback on Zoning Bylaw Rewrite  
**Date:** Monday, December 8, 2025 10:10:47 AM

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Dear Mayor and Council,

I urge Council to keep the current two-year landscape security return period rather than reducing it to one year, as proposed in the bylaw rewrite. Two years provides new homeowners with a realistic timeframe to complete their landscaping and have their security returned.

Affordability, contractor availability, and the short inspection season are factors which may prevent completing landscaping requirements in one year. The landscaping deposit is a substantial amount, and losing it would be a setback for many new homeowners.

Sincerely,  
Chandelle King  
Resident of Whitehorse

**From:** [O'Farrell, Jeff](#)  
**To:** [Public Input](#)  
**Subject:** Fw: Dec 8, 2025 Mayor&Council Meeting  
**Date:** Monday, December 8, 2025 3:18:38 PM  
**Attachments:** [Outlook-signature](#)

---



**Jeff O'Farrell**

City Manager

City of Whitehorse • [REDACTED] • [whitehorse.ca](http://whitehorse.ca)  
*Working and living within the traditional territories of the  
Kwanlin Dün First Nation and the Ta'an Kwäch'än Council.*

---

**From:** donaSun Novecosky [REDACTED]  
**Sent:** December 8, 2025 2:53 PM  
**To:** Mayor and Council [REDACTED]  
**Subject:** Dec 8, 2025 Mayor&Council Meeting

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Dear Mayor and Council,

Hello Everyone,

I am writing to express my concerns with the City of Whitehorse's approach to regulating short-term rentals in residential areas, particularly when considered alongside the recently implemented rent caps and limited eviction options for long-term tenancies. When viewed together, these policies place significant pressure on property owners and make it increasingly difficult for landlords to responsibly manage or sustain their investment properties.

One of the most important distinctions between short-term and long-term tenants is the level of risk and flexibility. Short-term rentals allow property owners to maintain control of their property, manage wear and tear, and ensure that guests follow clear expectations. In contrast, long-term tenants—while an essential part of our housing ecosystem—come with far greater legal and financial risk. With the introduction of rent caps, landlords are now restricted from adjusting rents to reflect inflation, increased operating costs, or rising insurance and maintenance expenses. At the same time, eviction options for problematic tenants have become more limited, even in situations where the behaviour or impact of the tenant is clearly detrimental.

This combination of capped rental income and restricted ability to address tenant issues significantly increases the burden on landlords, many of whom are individual homeowners rather than large corporate entities. When long-term tenancies carry high risk, and short-term rentals are then



simultaneously targeted with restrictive regulations, property owners are left with very few viable options. This creates an unfair imbalance: the City imposes heavy limitations on long-term rental management, yet it also seeks to dictate how a property may be used when owners turn to short-term rentals as a more practical and manageable alternative.

In addition, reducing the availability of short-term rentals will have direct consequences for tourism—one of Whitehorse’s most vital and growing sectors. Many visitors rely on short-term rentals for flexible, affordable, and family-friendly accommodations not typically offered by hotels. Large events, seasonal tourism peaks, and visits from extended families often exceed the capacity of traditional lodging options. Limiting short-term rentals risks discouraging visitors, restricting economic activity, and placing unnecessary strain on the tourism industry, which relies heavily on diverse and accessible accommodation choices.

Short-term rentals, when responsibly operated, do not inherently harm neighbourhoods. In many cases, they create fewer long-term impacts than tenants who may remain on a property for years without accountability. Many landlords choose short-term rentals precisely because they offer a way to maintain their property, manage risks, and remain financially stable in an increasingly challenging housing environment—while also contributing meaningfully to the availability of visitor accommodation.

Thank you kindly for your time.  
Much Appreciated!

cheers  
donaSun  
Novecosky  


**From:** [Erin Gobert](#)  
**To:** [publicinput@whitehorse.ca](mailto:publicinput@whitehorse.ca)  
**Subject:** I Support Strong STR Regulations in Whitehorse  
**Date:** Monday, December 8, 2025 1:58:31 PM

---

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Dear Mayor and Council,

I am writing to express my strong support for the City of Whitehorse's proposed Short-Term Rental (STR) regulations, including capping STR operations to one STR per residential property.

I also strongly support introducing a business licensing system for commercial zone STRs. Licensing ensures accountability, safety, and compliance with zoning rules.

The City has undertaken significant research, analysis, and community engagement to develop these regulations. I support this work and encourage Council to adopt the new STR rules.

Sincerely,

Erin Gobert

Downtown Resident

**From:** [Heather Milligan](#)  
**To:** [publicinput@whitehorse.ca](mailto:publicinput@whitehorse.ca); [Legislative Services](#)  
**Cc:** [Forest Pearson](#)  
**Subject:** Proposed zoning bylaw 2025-37  
**Date:** Monday, December 8, 2025 9:25:48 AM  
**Attachments:** [2025.12.08 Zoning bylaw - Nijmegen Road.pdf](#)

---

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Hello,

I have attached a letter to City Council from homeowners of 38 & 40 Nijmegen Road regarding the proposed zoning bylaw, as well as a letter of support for our neighbours on Nijmegen Road.

I would also like to register to speak at the public hearing this evening.

Would it be possible to receive confirmation of receipt of my email?

Thank you,  
Heather

Sent with [Proton Mail](#) secure email.

December 6, 2025

City of Whitehorse  
2121-2<sup>nd</sup> Avenue,  
Whitehorse, Yukon  
Y1A 1C2  
publicinput@whitehorse.ca

RE: Proposed zoning bylaw 2025-37 and maximum front setback of 9.0m on Nijmegen Road

Dear Whitehorse City Mayor and Council,

We, the homeowners of a duplex on 38 and 40 Nijmegen Road, urge City Council to amend the proposed zoning bylaw 2025-37 to exempt households on Nijmegen Road, Antwerp Street, Arnhem Road, Cassino Street, and Ortona Avenue from the maximum front setback of 9.0 m. Homes on these streets are exempt from the setback under the current zoning bylaw. The proposed changes to setbacks in bylaw 2025-37 may seem insignificant, as few households are likely affected and people have the perception that those homes built before the bylaw would be grandfathered in. We have come to understand that the impacts of not being in compliance with the proposed maximum 9 m front setback is significant for our duplex. Bylaw 2025-37 unreasonably restricts our freedom to renovate the duplex and the costs to bring the duplex into compliance is not something that we can afford. In this letter we describe how the proposed change to the front setback of 9 m directly affects us as homeowners.

The owners of 40 Nijmegen Road designed and built the duplex in 2011. The duplex was the first LEED<sup>®</sup> (Leadership in Energy and Environmental Design) certified home built in the Yukon. LEED is an internationally recognized symbol of sustainability excellence and green building leadership that considers pedestrian-friendly streets in the design. As there were no maximum setback requirements at the time of building, they selected the building site to maximize solar gain on the front on the home to allow for solar systems. The lots are on a cul-de-sac with curved property fronts, and the home of 38 Nijmegen Road extends beyond the proposed setback, at 11.47 m, whereas 40 Nijmegen Road is closer to the proposed 9 m setback.

The maximum 9 m setback in zoning bylaw 2025-37 would not allow the owners of 38 Nijmegen to modify and enjoy their property as they had planned when they purchased the home in 2011. They selected the home and property for its commitment to sustainability and large south-facing front yard. They landscaped an extensive garden of raised beds and fruit-bearing shrubs on the front yard and installed a large photovoltaic system on their home. Under the Municipal Act, buildings that do not conform with the zoning bylaw can continue to be used but cannot be structurally altered or rebuilt unless to increase conformity with the zoning bylaw. The owners of 38 Nijmegen Road have been planning to renovate their covered back deck to create a mud room for their growing family. This renovation would not be allowed under the proposed bylaw even though it does not increase the aerial footprint of the home. The owners would first need to bring their home into conformance with the

zoning setback and add an addition to extend their home 2.47 m closer to the front yard. The owners would not be able to get a permit for this addition though because they are near the 50 percent maximum coverage of their property and regardless, they cannot afford this unwanted addition that would cost over \$100,000.

Unexpected life events may also affect homeowners not in conformance with the 9 m front setback. Earthquakes, fire, ageing, and disability may require a family to rebuild or structurally modify their home. We believe that homeowners should be able to adapt their homes to meet their needs. We understand that the intent of the maximum setback is to support a consistent and pedestrian-friendly streetscape. Under the current zoning bylaw; however, only two streets in the Takhini North, East, and West neighbourhoods are subject to a maximum 9.0 m setback (Carpiquet and Rhine). Our home was deliberately designed to contribute positively to the community and streetscape, which is the intent of the proposed setback changes.

To further support our request to Council, we have enclosed a letter of support from our immediate neighbours on Nijmegen Road.

Thank you for your consideration in this matter,



Heather Milligan, Homeowner of 38 Nijmegen Road



George Kokuryo, Homeowner of 38 Nijmegen Road



Forest Pearson, Homeowner of 40 Nijmegen Road

cc.

Takhini Neighbourhood Association







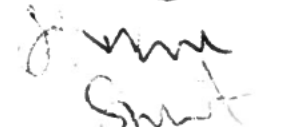
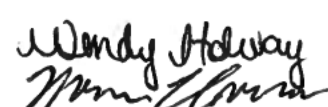
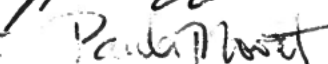



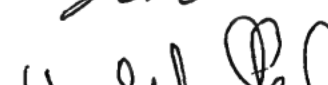
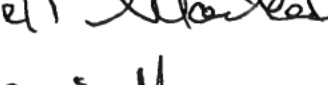
December 6, 2025

City of Whitehorse  
2121-2<sup>nd</sup> Avenue,  
Whitehorse, Yukon  
Y1A 1C2  
publicinput@whitehorse.ca

RE: Proposed zoning bylaw 2025-37 and maximum front setback of 9.0m on Nijmegen Road

Dear City of Whitehorse Mayor and Council,

We, the undersigned, request that City Council exempt Nijmegen Road, Antwerp Street, Arnhem Road, Cassino Street, and Ortona Avenue from the maximum front setback of 9.0 m in the proposed Bylaw 2025-37. Homes on these streets are currently exempt from a maximum setback and Bylaw 2025-37 would restrict those homes that are not in conformance of the proposed bylaw from making structural changes and additions.

Name	Signature	Address	Date
Rob McConnell		35 Nijmegen Rd	Dec 6 <sup>th</sup> ,
Tanis Davey		23 Nijmegen Rd	Dec 7,
Duncan Martin		37 Nijmegen RD	2025
Meaghan Griffin		37 Nijmegen Rd	Dec 6 <sup>th</sup> 2025
Johanna Smith		42 Nijmegen Road.	Dec 6, 2025
Wendy Holway & Norm Unrau		39 Nijmegen Rd	Dec. 6, 2025
Paula Plouffe		32 Nijmegen Rd	Dec 6 2025
Adam Winters		34 Nijmegen Rd.	Dec. 6, 2025
Cathy Ritchie		41 Nijmegen Rd	Dec 6, 2025
Yoko Oda		30 Nijmegen Rd	Dec 7, 2025
Mark Connell		31 Nijmegen Rd	Dec. 7, 2025
Maura Sullivan		31 Nijmegen Rd	Dec. 7, 2025



**From:** [Helen Slama](#)  
**To:** [publicinput@whitehorse.ca](mailto:publicinput@whitehorse.ca)  
**Subject:** :I Support Strong STR Regulations to Protect Housing in Whitehorse  
**Date:** Monday, December 8, 2025 2:00:37 PM

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Dear Mayor and Council,

I am writing to express my strong support for the City of Whitehorse's proposed Short-Term Rental (STR) regulations:

such as in Residential zones :

Limiting STRs to a property owner's primary residence (Residential Zones)

Limiting the duration that a primary residence may be rented out.

Capping STR operations at one STR per residential property

These measures will help protect the long-term rental supply, improve housing affordability, and ensure that STRs operate within fair and consistent rules.

I strongly support introducing a business licensing system for Commercial zone STRs. Licensing ensures accountability, safety, and compliance with zoning rules, all of which are important.

The City has undertaken significant research, analysis, and community engagement to develop these regulations. I support this work and encourage Council to adopt the new STR rules.

Sincerely,

Helen Slama



**From:** [Jacy Onacona](#)  
**To:** [publicinput@whitehorse.ca](mailto:publicinput@whitehorse.ca)  
**Subject:** Let Whitehorse Grow Up — Not Out  
**Date:** Monday, December 8, 2025 7:30:23 AM

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Some people who received this message don't often get email from [REDACTED]. [Learn why this is important](#)

Dear Whitehorse City Council,

How many parking lots does it take before we admit we've built a city for cars instead of people? Walk down almost any street — you'll see it plain as day. Empty asphalt where there should be homes. Six-story limits where there should be skylines. We call it "planning," but it's really paralysis.

Whitehorse deserves better. The draft Zoning Bylaw 2025-37 has glimmers of hope — no parking minimums downtown, a few small cuts elsewhere, and long-overdue support for housing people actually need. But "a few tweaks" isn't going to fix decades of car-first thinking. This is our chance to rebuild the rules that shape how we live.

Let's stop measuring our future in parking stalls. Tear down the citywide parking minimums. Let developers build homes, shops, and studios instead of asphalt deserts. Let's lift height limits that choke supply and drive up prices. We need real density — eight, ten, twelve stories — so Whitehorse can grow up, not sprawl out. Every extra floor means fewer families pushed to the edge, fewer commutes in minus-30 windchill, more life on the streets instead of behind windshields.

This isn't about "urban elites" or "downtown only." It's about giving everyone, including retail salespersons, stock clerks and order fillers, customer service representatives, administrative assistants and students, a place in this city without a garage attached. It's about choosing a future where our streets hum with people, not engines.

We can keep paving over wilderness, or we can start building the Whitehorse that actually lives up to its spirit: bold, human, alive. The choice is yours, Council — build for cars, or build for people.

With conviction,

JO

**From:** [Legislative Services](#)  
**To:** [Public Input](#)  
**Subject:** Fw: Feedback on STR restrictions  
**Date:** Monday, December 8, 2025 11:13:36 AM

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**From:** Jan Aalt [REDACTED]  
**Sent:** Monday, December 8, 2025 11:09 AM  
**To:** Legislative Services <legsvcs@whitehorse.ca>  
**Subject:** Feedback on STR restrictions

You don't often get email from [REDACTED]. [Learn why this is important](#)

Good morning,

I just wanted to give you additional feedback for your consideration on the upcoming regulations on Short Term Rentals.

I am opposed to all of the restrictions being proposed. However, I recognize some STR regulations appear to be inevitable.

So instead of going so extremely restrictive, I hope a middle road could be found.

For example, the requirement for owners to live on the property could be removed. So if, for example, you had two units on one lot. And the main unit was rented residentially long term, then the secondary unit should be allowed to be rented as an STR.

If this middle road is not possible, there should be a way for property owners to apply for a conditional use so the council can consider each property and allow them on a case-by-case basis.

Kind regards,

Jan Aalt van den Hoorn

**From:** [Jess Dorward](#)  
**To:** [publicinput@whitehorse.ca](mailto:publicinput@whitehorse.ca)  
**Subject:** We Support Strong STR Regulations in Whitehorse  
**Date:** Monday, December 8, 2025 3:29:29 PM

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Some people who received this message don't often get email from [REDACTED]. [Learn why this is important](#)

Dear Mayor and Council,

I am writing to express my strong support for the City of Whitehorse's proposed Short-Term Rental (STR) regulations, including:

- Limiting STRs to a property owner's primary residence (Residential Zones)
- Capping STR operations at one STR per residential property

These measures will help protect the long-term rental supply, improve housing affordability, and ensure that STRs operate within fair and consistent rules.

I also strongly support introducing a business licensing system for commercial zone STRs. Licensing ensures accountability, safety, and compliance with zoning rules.

The City has undertaken significant research, analysis, and community engagement to develop these regulations. I support this work and encourage Council to adopt the new STR rules.

Sincerely,

Jess Dorward, on behalf of the Yukon Status of Women Council & Individually, as a resident of Whitehorse

--



**Jess Dorward** (she/her)  
Project Coordinator  
Yukon Status of Women Council  
Kwanlin Dün & Ta'an Kwäch'än Territories  
[REDACTED]

**From:** [REDACTED]  
**To:** [publicinput@whitehorse.ca](mailto:publicinput@whitehorse.ca)  
**Subject:** Support Strong for STR Regulations in Whitehorse  
**Date:** Monday, December 8, 2025 12:05:23 PM

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Some people who received this message don't often get email from [REDACTED] [Learn why this is important](#)

Dear Mayor and Council,

As a downtown resident and community member I strongly support the City of Whitehorse's proposed Short-Term Rental (STR) regulations, including:

- Limiting STRs to a property owner's primary residence (Residential Zones)
- Capping STR operations at one STR per residential property

These measures will help protect the long-term rental supply, improve housing affordability, and ensure that STRs operate within fair and consistent rules.

I also strongly support introducing a business licensing system for commercial zone STRs. Licensing ensures accountability, safety, and compliance with zoning rules.

The City has undertaken significant research, analysis, and community engagement to develop these regulations. I support this work and encourage Council to adopt the new STR rules.

Sincerely,

Jodi Crewe

Downtown Whitehorse

**From:** [Kate -----](#)  
**To:** [Mayor and Council](#); [publicinput@Whitehorse.ca](mailto:publicinput@Whitehorse.ca); [planning](#); [Cameron, Kirk](#); [Boyd, Dan](#); [Morris, Lenore](#); [Gallina, Paolo](#); [Middler, Anne](#); [Hamilton, Jenny](#); [Melnychuk, Eileen](#)  
**Subject:** Input into proposed bylaw rewrite - STR's  
**Date:** Monday, December 8, 2025 6:01:32 AM  
**Attachments:** [Zoning Bylaw rewrite Reply to the City updated Dec 4.docx](#)

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Thank you for your time.

Kathleen Zimmer

December 5, 2025

To City of Whitehorse, Mayor, Councilors, Planning Dept,

**Re: Proposed Bylaw – STR's in Residential Areas**

The proposed STR Bylaw needs revision to allow for a vibrant tourism industry that includes accommodation options for diverse groups including families. The City also needs to be cognizant that the proposed Bylaw will negatively financially impact Yukoners who have built this town through hard work and property taxes.

**Engagement to date – Was it sufficient?**

I submitted the online survey and attended the open house at the fire hall. At the open house I asked the following questions:

1. Did the City know who the Airbnb stakeholders were that would be affected by the proposed STR bylaw? No.
2. Was adequate advertising of the "consultation" to the affected Airbnb stakeholders done? No.
3. Did the City know who the clientele were and what they wanted in an Airbnb accommodation? No.
4. Did the City have any idea of the economic impact of the proposed STR bylaws – both on tourism and on the individual Airbnb owner? No.
5. Have tourism groups been consulted and if so, what was their response?
6. Was the City aware that long term planning requires that some Airbnb's book a year ahead? No.
7. Was the City comfortable telling me how I could use the property that I worked so hard for? Yes. Note that the government doesn't tell us how to invest our money? Why should the City?
8. Why is the City proposing the new STR bylaws? Is there enough evidence that the STR proposed bylaw would increase the amount of rental units? **Many studies suggest not.**

**Background – Who is this Airbnb owner?**

My name is Kathleen Zimmer. I have lived in the Yukon for 48 years. I have worked hard all my life and have looked forward to reaping the benefits of my hard work in retirement. I have given back to my community over the years by working hard for non-profits as a board member and volunteer and on my condo board as treasurer and president. I have also paid property taxes to the City of Whitehorse for 41 years.

I bought my townhouse in Lewes Village in 1984. I worked 2-3 jobs to afford the down payment as a single person. I had roommates for the first three years of ownership to share the costs. I got married in 1986 and raised 3 children in the townhouse while still working 2 jobs. After my husband went into long term care and later passed away, I had a vision for my retirement that included augmenting my relatively small pensions. I would see my funds grow and provide me the income necessary to maintain my retirement lifestyle on a very limited income while also providing a roof over my head.

My Airbnb rental is my greatest source of income and it is advertised for short term rental 365 days a year. I am not wealthy. I only have 2 properties - one with a mortgage and only 1 that this proposed bylaw will affect. I am a senior. I am not a corporation. I do not consider myself a commercial operation. I have almost daily interactions with my guests. I work hard to maintain my property in great condition. I invested \$19,000 to renovate and furnish my Airbnb. I offer pristine premises that are kid

and family/group friendly. I offer age appropriate toys and equipment for family with kids. I do the majority of cleaning and upkeep myself with the help of Yukon professionals for things like outside window cleaning, carpet and furniture cleaning, snow removal, repair and maintenance- plumbing, painting etc.

### **Who Are My Guests?**

I attempt to fulfill a huge need for group accommodations whose Yukon experience would not be the same in different accommodations. It is unlikely that STR's in commercial areas or secondary STR's could offer accommodation for larger groups. My prices are reasonable and different accommodations could mean that their trip could become unaffordable and not group/family or kid friendly. I can accommodate groups up to 8 people but the majority are 5-7 with ages ranging from newborn to 88 years. Many of my guests have family ties to the Yukon. A sampling of my guests purpose in visiting Whitehorse is as follows:

- Family weddings, funerals, family celebrations or holidays such as Christmas, Thanksgiving, Easter, reunions, visiting a family member whose death is eminent, and the birth of a child. Sometimes the families are first time visitors.
- Teams sports such as skiing, hockey, cycling, curling, runners – both from the communities and outside – both youth, adults and seniors. Also youth fiddlers from Dawson.
- Tourists. Many friend groups. They come for the adventure – dog sledding, snow shoeing, wildlife viewing, fishing, canoeing and hiking. Some just come to see the northern lights or the midnight sun.
- Work groups such as hospital construction teams, group pilot training, engineers, public speakers, convention attendees, a locum doctor and family.

The attached guest reviews really highlight why they picked my “entire home” property. To summarize:

- Ease of a group/families being able to gather, cook, dine and relax together and in privacy.
- Good family neighbourhood in a residential area that is quiet and surrounded by parks for kids.
- Close to lakes, trails, the river and close to downtown and hospital.
- Kid friendly – able to run and play without disturbing anyone or having the host watch everything they do.
- Cleanliness, space and lots of amenities such as fully functional kitchen and dining room.
- Good personal interactions/suggestions/ recommendations from the host.

### **Impact on “Entire Home” STR’s in Residential Areas**

My townhouse is located in a residential neighbourhood. Approximately 30-40% of the 96 townhouses are long term rentals. I have the only Airbnb that I know of in the complex. My Airbnb comes with 2 assigned parking spots. My townhouse neighbours appreciate my very well run Airbnb versus renting my property out on a long term basis. My neighbours have had their fill of horrible long term tenants in our neighbourhood that lower property values. I have had no complaints from my neighbours regarding any guest in the 2 years that I have operated the Airbnb. My neighbours are nice people and my guests

have all been very respectful and pleasant. And unlike less than ideal tenants, an Airbnb host has the option of requesting that less than ideal guests depart their premises forthwith. From my perspective, taking away landlord rights is one of the issues that most affects the affordable housing shortage.

Entire Homes are key to providing affordable and comfortable accommodations for groups of 4 – 8 guests. This proposed bylaw will affect approximately 150 Airbnb's and many of them in residential areas. Many of my guests prefer to be in a residential neighbourhood versus a commercial area. I have rented Entire Home Airbnb's in residential areas across Europe and Canada and agree that being in a residential neighbourhood provides a better experience with a more in-depth, firsthand knowledge of the people and the culture.

### **Financial Impact of Proposed Bylaw on Owners with Entire Home STR's in Residential Areas**

The federal government or the territorial government does not tell me how to invest my funds – which stocks to buy, what investment firms I can choose, what property I can buy, and how I can use it. The governments are likely happier that I am not a drain on the system. It would be a bitter pill to swallow if the City can tell me how I can use my assets, should this bylaw go forward.

Without STR income I would not have the income I envisioned in my retirement. Yes, I could opt to have long term tenants however, the downfall of being a landlord is the possibility of having tenants that don't respect the property, don't pay rent on time or not at all and eviction is a long process. Financially, I could not afford any scenario where my property is costing me money. Overhead, condo fees, property taxes, and insurance still have to be paid whether or not the rent is. In my experience, the best referenced and thoroughly vetted tenants can still be disastrous. Once again, landlords have no rights.

I am not alone. There are other seniors or soon to be seniors that are hosts of **Entire Home STR's in Residential Areas** that are in the same position of having to rethink their retirement lifestyle despite having worked so hard to achieve it.

Perhaps the City should consider their lack of planning for new affordable housing initiatives and long permitting and inspection times before they saddle the weight of their inaction on the shoulders of hard working owners of **Entire Home STR's in Residential Areas**. We should not be the "quick fix".

### **My Recommendations**

1. Allow Entire Home STR's in Residential areas – if properly managed, they do not lower property values and they fulfill a huge need for group accommodations in a preferred neighbourhood setting.
2. Owners should be Whitehorse residents only. This ensures that the property is being managed.
3. Restrict ownership of Entire Home STR's in Residential areas to 2 units. This ensures that the properties have sufficient oversight.
4. Do regulate on the basis of health and safety while keeping in mind the best regulations are reviews and rankings.
5. Making a buck is hard enough. Keep licensing costs reasonable.
6. Do not allow STR's in apartment buildings or other commercial buildings.

**Excerpt from Municipal & Land Use Planning Law: How Short-Term Rental Regulations Impact the Canadian Housing Crisis**



October 3, 2024

By: Adriana Piccolo, winner of the 2024 Municipal Law Section's student essay contest

“Although such regulatory measures attempt to foster a structured STR market and in turn aim to mitigate potential negative impacts on long-term housing availability, these rentals continue to have significant impacts on housing affordability and availability. Some studies indicate that strict STR regulations could potentially reintroduce around 31,000 units into the long-term rental markets of cities like Toronto, Montreal, and Vancouver.<sup>130</sup> They also suggest a link between the presence of Airbnb and rises in rental prices.<sup>131</sup> However, opposing viewpoints, such as that from the Conference Board of Canada, argue that the influence of STRs on overall rental costs is minimal, with less than one percent of rent increases attributed to increased Airbnb activity.<sup>132</sup> This implies that while STRs may have a slight impact on housing availability in popular tourist spots, they are unlikely to be a primary driver of Canada’s broader housing affordability challenges.<sup>133</sup>

Efforts to substantially decrease Airbnb listings in Toronto and Vancouver through strict STR regulations have not alleviated Canada’s housing crisis.<sup>134</sup> This suggests that the causes of housing affordability issues are more complex and extend beyond the STRs implications alone. This highlights the limitations of depending solely on STR regulations as a quick fix for housing affordability and availability issues, emphasizing the need for a more holistic and inclusive housing policy approach.”

## My Airbnb Reviews

### Jessica

Rating, 5 stars

September 2025

Stayed a few nights

Kathleen’s home was absolutely perfect - it was well-appointed, with so many thoughtful details, and totally spotless. I wouldn’t hesitate to recommend it or stay there again.

### Kara

8 years on Airbnb

Rating, 5 stars

August 2025

Stayed with kids

Kathleen was very responsive to all of our needs. The townhouse was very clean and it was so nice to come in to a few things he a like bread, butter, bananas, eggs and milk! Lots of linens and lots of space. Highly recommend and would definitely stay here again!

### Amanda

Buffalo, New York

Rating, 5 stars

July 2025

Stayed with kids

5 stars aren’t enough. Kathleen deserves 10 stars, without hesitation. The place is 100% like “home”. Kitchen, bathrooms and bedrooms have everything you need and more. Kathleen’s recommendations were on point each time! She is so responsive to questions and messages. The place is 5 minutes away from pretty much everything in

town. Very comfortable for myself, two children and parents. Will definitely be back, as we have family in Whitehorse! Thank you I, Kathleen!!!! 🌸

**John**

Ottawa, Canada

Rating, 5 stars

July 2025

Stayed about a week

We had a wonderful stay at Kathleen's place during our visit to Whitehorse. The home is a perfect size for a family and was located in a quiet neighborhood surrounded by hills and hiking trails. Pristine wilderness was only steps away, and even walking downtown was quite manageable. We would happily stay here again on a future visit!

**Duncan**

Ottawa, Canada

Rating, 5 stars

September 2025

Group trip

Kathleen has single handily set the bar for AirBNB hosting. She not only provided an amazing and welcoming space for us to use while visiting the area, but also gave proactive and tailored recommendations for all things Yukon! Not only would I love to stay at Kathleen's home again when visiting Whitehorse with a group, but I would also recommend her townhouse as THE place to stay for groups of friends or family looking for the perfect launch pad into Yukon adventures. Between generous staples provided in the kitchen, to little details with the linens, Kathleen is by all definitions a true professional at hosting!

**Jenna**

Calgary, Canada

Rating, 5 stars

July 2025

Stayed a few nights

Kathleen's place was perfect for our stay! Close to town and lots of space for our group. The house was very clean and there were some great personal touches. We loved the breakfast items and coffee!! Would definitely recommend to anyone wanting to see the Yukon!

**Julian**

9 years on Airbnb

Rating, 5 stars

July 2025

Stayed a few nights

Our family had a lovely stay at Kathleen's place. It's a welcoming, homely space in a quiet residential area, a short drive from downtown Whitehorse.

Kathleen is a great host, friendly and helpful. Would definitely recommend!

**Lolita**

Dawson City, Canada

Rating, 5 stars

February 2025

Stayed with kids

An amazing stay for our group! Kathleen was very accommodating to our larger groups sleeping arrangements, with a variety of very comfortable options for the kids! Quick communications, very clean, with all the required amenities, great location, very comfortable beds, nice bedding, and towels, with a fully stocked kitchen with all the basics. Our group was very comfortable and immediately felt right at home! Thank you, we hope to stay again!

**Kyle**

Edmonton, Canada

Rating, 5 stars

1 week ago

Group trip

Amazing stay at Kathleen's place. Great spot. Great neighborhood. Had everything we needed for a great stay

**Laura**

Kingston, Canada

Rating, 5 stars

June 2025

Group trip

It was a pleasure staying at Kathleen's AirBnB. She was there to help us get into the house, she left us food, and everything was very clean! There was even shampoo, conditioner and soap ready for us. There were 6 of us, and plenty of room for everyone. We felt like we were staying in a home. To get into the center of Whitehorse we could walk, or take the bus, or take a cab, not difficult at all. People staying there should know that this is not the center of town, but it is easy to get there. Whitehorse is a fabulous city, and the Yukon is a wonderful place to visit. I highly recommend Kathleen's lovely home, and visiting the land of the midnight sun.

**Heidi**

Vancouver, Canada

Rating, 5 stars

May 2025

Stayed with kids

This property was perfect for our group of 3 adults and 1 child. Had plenty of space and there were even children's toys to keep my 2 year old niece entertained! The place was perfectly clean. Kathleen was very responsive. We would definitely stay here again!

**Alexandra**

Smithers, Canada

Rating, 5 stars

March 2025

Stayed with kids

Our stay at Kathleen's place was absolutely amazing! The place was very clean when we got there and Kathleen even took the time to come in and show us how to work the heater and showed us around the house! 10/10 would recommend to anyone and will definitely be booking in the future with her again!

**Elissa**

7 years on Airbnb

Rating, 5 stars

August 2025

Stayed about a week

Beautiful place conveniently located near family and in a good neighborhood. Highly recommend!

**Val**

4 years on Airbnb

Rating, 5 stars

June 2025

Stayed a few nights

Kathleen was very responsive to all our needs. Peaceful, very clean and an overall great stay!

**Aren**

Cowichan Bay, Canada

Rating, 5 stars

May 2025

Stayed a few nights

Kathleen place was perfect, so clean had everything you needed. would definitely recommend and stay again if we ever come back.

Kathleen was an amazing communicator. she really went above and beyond.

**Chelsea**

Whitehorse, Canada

Rating, 5 stars

March 2025

Stayed over a week

Kathleen was amazing to deal with. She was very helpful and responsive. The home was very warm and welcoming. Would be a great place to stay with multiple people and still be very comfortable. Highly recommend this host and this property!

**Frances**

Dawson, Canada

Rating, 5 stars

December 2024

Stayed a few nights

Great location! Grocery store close by. Enough space for our family. Stock very well. Kathleen even had a few breakfast items waiting for us. Enjoyed our stay and will be back.

**Jess**

11 years on Airbnb

Rating, 5 stars

March 2024

Stayed with kids

We were the first group to rent Kathleen's home! We had a great stay. The home was stocked above and beyond with all you might need during your stay. There was food in the fridge; eggs, creamer, waters, coffee, bread, and even a bottle of wine. Lots of extra linens, games, and comfy bedding. I highly recommend staying at Kathleen's!

**Karleen**

Regina, Canada

Rating, 5 stars

August 2025

Group trip

Yukon stays are expensive

**Response from Kathleen**

August 2025

Hi Karleen, Yukon stays are expensive but well in line with other cities. Travelling is expensive. Airbnb's are great value for your dollar when you calculate the price per person versus a hotel.

**Curtis**

Edmonton, Canada

Rating, 5 stars

January 2025

Stayed over a week

Everything was great 👍

Would definitely recommend and stay again 🙌

**Virginie**

Bromont, Canada

Rating, 4 stars

September 2024

Stayed with kids

The house is located in the best neighborhood in Whitehorse. Lots of rooms in the house with a great garden outside with amazing raspberries. Kathleen was a good host making sure that we have everything we need. Good rental for a family.

**Inua**

Juneau, Alaska

Rating, 5 stars

August 2024

Group trip

Kathleen was a great host. She provided a ton of local recommendations and tips, and was super responsive to any questions we had. The home is right at the base of Grey Mountain, so you can end your ride right back at home with a beverage on the back patio. I look forward to staying here again whenever possible.

**Katrina**

Owen Sound, Canada

Rating, 5 stars

August 2024

Stayed with kids

Kathleen's place was perfect for our extended family. House was clean, comfortable and well stocked with amenities. Directions to find the unit were very clear and easy to follow. We'll be staying again!

**Anna**

Inuvik, Canada

Rating, 5 stars

July 2024

Stayed with kids

Kathleen's place was the perfect place to stay on a family vacation! It was close enough to be able to walk to downtown. The townhouse itself was very clean and comfortable. Kathleen was very accommodating and conscientious.

**Naomi**

Whitehorse, Canada

Rating, 5 stars

May 2025

Stayed about a week

thank you for being an attentive and helpful host

**Kewen**

4 years on Airbnb

Rating, 5 stars

October 2024

Stayed over a week

I had a great stay! The host was friendly and proactive, making sure everything was in order. The space was clean and comfortable, with everything we needed. Highly recommend and would definitely stay again!

**Heather**

Skagway, Alaska

Rating, 5 stars

August 2024

Group trip

Kathleen's place was clean and comfortable for our group of 5. The back yard garden is beautiful and got great sunlight. Plenty of linens and all the necessities for cooking. We will definitely book again.

**Catherine**

Houston, Texas

Rating, 5 stars

July 2024

Group trip

Kathleen's place was exactly as described and perfect for my family when we came to Whitehorse to visit family. She was very helpful and responded quickly and even took care of the wasps outside the door. The condo was well done inside and squeaky clean. While the grounds were being maintained, the host was upfront about the plumbing work and landscaping occurring, and I cannot complain about that! I will return when we come back to Whitehorse, and I recommend this for other visitors wanting a bit more space than a hotel room offers. Really enjoyed the stay.

**Kristen**

Whitehorse, Canada

Rating, 5 stars

June 2024

Group trip

I would absolutely recommend this place. Very neat and tidy. Beds feel like you are sleeping on a cloud. All around a great experience!

Host was super helpfull and all the amenities were great!

**Isla**

Vancouver, Canada

Rating, 5 stars

June 2024

Group trip

Kathleen's place was great for our group. There were three comfortable bedrooms and a convenient layout for cooking meals and eating outside in the backyard. The place is located in Riverdale and is a quick walk to forest trails and the river. We had a great stay!

**Fabian**

3 years on Airbnb

Rating, 5 stars

June 2024

Stayed a few nights

Kathleen's Airbnb was absolutely fantastic! The place was spotlessly clean and incredibly cozy. The decor was lovingly designed, making the stay especially pleasant. I felt right at home immediately and highly recommend this accommodation.

**Response from Kathleen**

June 2024

What a great group! I hope you found your adventure.

**Gabrielle**

2 years on Airbnb

Rating, 5 stars

May 2024

Stayed with kids

Kathleen went above and beyond to make us feel at home the two weeks we were there. We brought our baby with us, and she provided many additional amenities like a travel crib, toys, books and a high chair that allowed us to pack way less than we usually have to. She was quick and ready to help with any questions we had.

The house is lovely with a cozy backyard. The area is very walkable and has easy bus access to downtown. The two parking spots were also phenomenal for us to have.

Overall, it was a wonderful stay and made our time away from home very peaceful and stress-free. Thank you so much Kathleen!

**Response from Kathleen**

May 2024

It is great to lower the stress of parents traveling with kids. So glad i could help make your travels stress free and peaceful! Thank you for your kind words. Hope to host you again!

**Daryl**

Juneau, Alaska

Rating, 5 stars

May 2024

Stayed a few nights

We had a wonderful stay at Kathleen's place. She was friendly and communicative and the place was in pristine condition. We had to leave a day early due to an unforeseen issue in Whitehorse (communication outage) and she was very kind about it and even offered us a credit to return. I would stay here again!

**Response from Kathleen**

May 2024

I do hope you book again - there is so much to see and do. Thank you for leaving the place so neat and tidy!

**Arek**

Edmonton, Canada

Rating, 5 stars

April 2025

Stayed over a week

thank you

**Daniel**

Calgary, Canada

Rating, 5 stars

June 2024

Stayed with kids

Great location in Riverdale and Kathleen was very helpful providing baby supplies for my neice.

**Response from Kathleen**

October 2024

A pleasure to help make a stay with a baby easier for my guests.

**Claire**

Smithers, Canada

Rating, 5 stars

November 2024

Stayed about a week

Kathleen was very helpful and provided quick responses to our questions. The space was very clean and spacious and suited our needs perfectly!

**Response from Kathleen**

December 2024

It was a pleasure to host the young athletes! Have a great ski season!

**Nic**

Toronto, Canada

Rating, 5 stars

August 2024

Stayed a few nights

Great communication, super clean and organized Airbnb! Would stay again, was a great spot :)

**Meghan**

6 years on Airbnb

Rating, 5 stars

May 2024

Stayed a few nights

We rented both of Kathleen's properties for our workers for a week; her place in Riverdale is a bit hidden but we had no problems finding it given her great directions. It's located close to downtown which was convenient to access restaurants and grocery stores. It was extremely clean and very well appointed; it had everything we could need and more. Her place is well set up to accommodate any group whether it's workers, families etc. She was responsive and kind and went above and beyond with a few nice touches such as the dozen eggs in the fridge, coffee creamer and a loaf of bread among other things. Riverdale has a lot of nice walking trails and gorgeous scenery a short drive away (Chadburn Lake, Miles Canyon, Schwatka Lake) as well as a grocery store which everyone appreciated. We wouldn't hesitate to book either of her places again for our employees, everyone thoroughly enjoyed their stay and appreciated all of the thoughtful amenities her home offered, a true home away from home.

**Response from Kathleen**

June 2024

Thank you again for booking both BNBs. Your crew are perfect guests!

**Mary**

British Columbia, Canada

Rating, 5 stars

October 2024

Stayed a few nights

Very well appointed condo. Warm at minus 20 Celsius outside. Little extras made arrival less stressful.

**Jenna**

Grande Prairie, Canada

Rating, 5 stars

August 2024

Group trip



This was a 10/10 rental! Exceeded all expectations - was extremely clean!! Thank you Kathleen!

**Alanna**

Sechelt, Canada

Rating, 5 stars

June 2024

Stayed a few nights

Thank you for taking our last minute booking and being very responsive! Perfect stay for three on a work trip.

**Randy**

Juneau, Alaska

Rating, 5 stars

September 2024

Stayed with kids

Nice and clean. Great Host.

**Frederic**

10 years on Airbnb

Rating, 5 stars

August 2024

Stayed a few nights

Kathleen's house is super convenient, very well appointed and decorated. Kathleen is a super responsive host who is very easy to communicate with. We had a stay class but everything was perfect!

Translated from French Show original

# **The Listing**

## **North Haven - Riverdale Gem 8 guests/6 beds**







**Entire home in City of Whitehorse, Canada**



[Guest favourite](#)



[One of the most loved homes on Airbnb, according to guests](#)

[Rated 4.98 out of 5 stars.](#)

[4.98](#)

Hosted by Kathleen

1. Superhost
2. 2 years hosting

### **Listing highlights**



#### **Top 10% of homes**

This home is highly ranked based on ratings, reviews, and reliability.

#### **Perfect ratings from families**

100% of families who stayed here in the past year rated it 5 stars overall.

#### **Fun and games for kids**

The books, toys, and board games help keep kids entertained.

Winter is here! Don't miss Yukon's best season.

This gem is an all season, all reason destination. Modern, super clean and stylish townhouse fully equipped with all the comforts and lots of special touches. Perfect for the adventurer, a family vacation, work groups, work traveler, or family reunion while experiencing the unique wilderness of the Territory's capital city.

#### **The space**

Centrally located in a peaceful neighbourhood with mountain views and within walking distance to the Millennium Trail, parks and playgrounds, lakes, biking, hiking and ski trails. Handy to groceries, off sales, bowling alley, ice cream shop, restaurants, downtown centre and the hospital.

This property has a living room, dining room and backyard that has ample seating in each location for everyone!

After an amazing day, whip up a meal or snack in the well-appointed kitchen, cuddle up on a couch and watch the birds in the feeder, or snuggle peacefully between the luxurious quality sheets and duvet after viewing the aurora or the midnight sun.

Just feel like relaxing? Check out our lending library, smart TV, Wi-Fi, DVD's or play one of the many board games.

Business traveler? Take advantage of the Wi-Fi and restful views. Or, come visit your Yukon family for a family reunion, wedding or Christmas.

Some special touches

The master bedroom has great views of the aurora over Grey Mountain.

The townhouse is furnished with beautiful local art and comfy quality furniture.

The yard is beautifully landscaped in summer months and has a lovely relaxing deck and BBQ and great raspberry bushes!

There are 2 convenient reserved parking spots.

Children welcome!

There is a good selection of children's dvd's, toys, books, family games, and arts and crafts supplies.

Where you will be sleeping

2 bedrooms have Queen beds. (Master has 2nd TV and DVD player)

1 bedroom has 2 twin beds (or a King bed upon prior notice)

The living room has a lazy boy pullout double size couch that is extremely comfortable.

There is also a fold out mattress in the master bedroom closet. Great for little ones.

All beds have luxurious cotton sheets and comfy duvets.

All bedrooms have luggage racks, extra pillows, blankets, black out curtains, great local art and a fans.

Your comfort is important to us!

## WINTER AND SUMMER

Immerse yourself in nature! See the Northern Lights. Go snowshoeing. There are great trails in Riverdale! Have you ever been dog sledding or snowmobiling? There are lots of options and tours close to town. Other close by recreation options are many. The Canada Games Centre (CGC) is a 15 minute drive away and has an indoor pool, ice rinks, indoor play areas, a running track, gym and much more. The Mt. McIntyre ski and snowshoeing trails are beside the CGC and have 100k of trails as well as a disc golf course. Mt Sima is a terrific ski hill and only 25 minutes away.

Whitewater rafting, hiking, canoeing, paddle boarding or golfing - we have it all. Museums more your style? I love the McBride Museum! Gold rush history and interactive displays make it a hit with kids. There is always something happening at the Transportation Museum or the Beringia Centre. Tons of lakes to explore right around Whitehorse. Summer or winter, take a dip in the hot springs or walk the 5k around the Yukon Wildlife Preserve.

Guest access

Make yourself at home. Guests have complete access to the entire unit and yard.

Other things to note

Getting around

If you don't have a vehicle there is convenient public transit with a stop just 1/2 block away.

Transit stops at the hospital before proceeding to the downtown core (approximately 10 minutes)

Vehicle rentals and taxis are available.

By vehicle

4 minutes to the Hospital

15 minutes to the airport

15 minutes to the Canada Games Centre

5-10 minutes to downtown core including government offices, Tourism office, stores and restaurants and the Sternwheeler.

By foot

20-25 minutes to downtown core

15 minutes to Millennium Trail

20 minutes to the Hospital

Riverdale is surrounded by walking, hiking and biking trails. Enjoy!

## ● ● ● What this place offers

Kitchen

Wi-Fi

Dedicated workspace

Free parking on premises – 2 spaces

TV with DVD player, standard cable, Amazon Prime Video, Netflix

Free washer – In unit

Free dryer – In unit

Bathtub

Patio or balcony

Private backyard – Fully fenced

**NOTE: For more detailed information and pictures, go to listing on the Airbnb platform.**

**Also note that I do not agree with taller building in the downtown core as it limits light, destroys views and changes the character of Whitehorse not in a good way.**

**I also do not agree with a limit on parking spaces – not all downtown residents ride bikes esp older ones. So much for aging in place. The downtown core is home to many seniors. We should be concentrating on improving their accessibility rather than making them walk blocks to bring in their groceries.**

**Extend the downtown core away from downtown!**

**Remind City planners that we are not Vancouver or Toronto but a real community with a unique history, values, people and character in a lovely natural setting. The Wilderness Capital??**



**From:** [Kathryn MacDonald](#)  
**To:** [publicinput@whitehorse.ca](mailto:publicinput@whitehorse.ca)  
**Subject:** Zoning Rewrite Public Input - Building Heights  
**Date:** Monday, December 8, 2025 11:58:20 AM

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Some people who received this message don't often get email from [REDACTED] [Learn why this is important](#)

As a resident of downtown, I support the increase in building heights to 25 metres in the currently zoned commercial areas downtown east of 6th Avenue. However, I DO NOT SUPPORT this increase to extend to the west side of 6<sup>th</sup> Avenue which could have the effect of reducing the size of Old Town. I believe that 6<sup>th</sup> Avenue should act as a buffer between our small residential area and the rest of downtown and its taller infrastructure. There are so many impacts from a tall building to those shorter ones that would be directly adjacent. Blocking light and view are the obvious ones but what about parking for occupants of such a building? Or multiple buildings? This, combined with the proposed relaxation of parking requirements will no doubt end up in having to introduce some sort of permitting system for downtown resident's parking. Some forward thinking is required on these decisions as they do shape the future of this city and what it looks like and what it costs to live here.

I would like Administration to share their justification for implicating the west side of 6<sup>th</sup> Avenue in this building height change.

If my letter is going to go into a support/do not support pile, please place it in the do not support pile unless Administration intends to peel the west side of 6th rezoning off the rewrite.

Kathryn MacDonald

[REDACTED]  
Whitehorse, YT



**From:** [Keitha Clark](#)  
**To:** [publicinput@whitehorse.ca](mailto:publicinput@whitehorse.ca)  
**Subject:** Zoning Bylaw Feedback  
**Date:** Monday, December 8, 2025 2:41:17 PM

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Some people who received this message don't often get email from [REDACTED] [Learn why this is important](#)

Dear Mayor and Council,

I appreciate the City's work to modernize the zoning bylaw and recognize how much time and effort has gone into expanding housing options and planning for a future that supports density, accessibility, and sustainability.

I strongly support the proposed short-term rental regulations, including limiting STRs in residential zones to a primary residence and capping them at one per property. I also encourage the City to require a *business licence for STRs operating in commercial zones*. They function as commercial enterprises, generate income, and rely on community infrastructure. Holding them to the same accountability standards as other businesses just makes sense.

I also want to speak to affordability, because it is at the heart of what so many of us are experiencing. We have families working full-time — sometimes more — who still cannot find housing they can reasonably afford. Minimum-wage earners, service workers who support our tourism economy, young adults, people on fixed incomes are being priced out. When we define “affordable housing” too broadly, such as tying it to the 30 percent median household income, we risk creating units that low-income residents still cannot afford. Incentives are a good start, but they need to be paired with stronger requirements so affordability is real and durable and a definition of affordable that arcuately reflects the needs of Yukoners.

Zoning cannot solve everything, but it can shape a city where housing growth benefits the people who need it most — not just those who can already afford to live here comfortably.

Keitha Clark

Whitehorse Resident | Riverdale

**From:** [Kyle Cameron](#)  
**To:** [Fleming, Chelsea](#)  
**Subject:** 11 Bennett Road, Kulan ~ Rezoning IS to OFP  
**Date:** Monday, December 8, 2025 8:20:13 AM  
**Attachments:** [11 Bennett Road, Kulan Zoning to OFP - Objection.pdf](#)

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You don't often get email from [REDACTED]. [Learn why this is important](#)

Good Morning Chelsea,

Thank you for your reply email November 5th/25 with regard to the proposed rezoning of my property, Lot [REDACTED] Whitehorse.

I have sought professional counsel on the matter.

My response is attached as a PDF with this email.

I will also forward to you the correspondence I received from a local realtor.

Please provide both my letter and the letter from my realtor to your manager(s) in the City Planning Department.

I am at work tonight and will not be able to attend the Council meeting.

Sincerely,

Kyle Cameron

--

Kyle G. Cameron  
[REDACTED]

Dec 07, 2025

**RE: Letter Dated Oct 28, rezoning of [REDACTED] Kulan Industrial Area, to “OFP” (*Deprivation of Use / Contravention of Precedent*)**

To Whom It May Concern,

I am hereby filing an official objection to the proposed rezoning of my property from Service / Industrial (SI), to Other - Future Planning (OFP).

I can only expect that the inclusion of my property, Lot [REDACTED] Kulan Industrial Area in the rezoning to OFP was an inadvertent oversight.

The property was purchased by me in 2004, zoned Service / Industrial.

The property's value, my family's enjoyment of it and our future plans for it, largely hinge on the fact that it is zoned Service / Industrial. It is within the Kulan Industrial Area, it has suitable acreage to support a business, has a large shop and caretaker-suite, and is serviced with 3-phase electrical power which was procured at great cost.

Per the above-named letter and subsequent dialogue received from Chelsea Fleming, City of Whitehorse Planning and Sustainability Services; I learned that the property has been designated Green Space due to its “*proximity to a stream*”.

She has also confirmed that once OFP zoning is in effect, the buildings on the property “*may not be enlarged, added to, rebuilt, or structurally altered*”. The only future developments likely to be approved under the OFP designation would be “*community gardens, parks and accessory structures*”.

I have had Territorially licensed Realtor Tom Luxemburger / Urban Realty Group, provide an (OPV) Opinion of Value, for the .82 hectare parcel, [REDACTED] Kulan Industrial Area / [REDACTED]

\* His assessment was that the property as it currently stands, zoned SI with the existing chattels, the acreage and desirable industrial location, should fetch a market value of \$950,000. The property's value would go to “*nearly zero, or potentially unsaleable*” with a change in zoning to OFP, due to the development restrictions alone.

\* Furthermore, there may be NO provision with any lending institution to provide

a mortgage on a property with “Other Future Planning” as the zoning.

\* He went on to cite precedent with respect to other properties nearby which incidentally have fish-bearing streams running right through them, and are zoned “RS”, *Residential Single Detached* (?).

\* While not mentioned in Mr. Luxemburger’s letter, the very creek (in this case, not bearing feral fish), that runs through my [REDACTED] property, crosses the Alaska Highway and then runs down through Lot 2101 Centennial Street. The zoning of 2101 Centennial is “RM”, *Residential Multiple Housing*; (effectively flowing along a parking lot of an apartment complex).

\* I will forward Mr. Luxemburger’s email along with my submission. Please review it. He makes his opinion quite clear.

A forced rezoning of the property (particularly to “OFP” designation), amounts to *De Facto Expropriation* and a clear *Deprivation of Use*. It also would fly in the face of clearly long-established precedence with regard to watercourses passing through private property.

It should be noted that “Official Community Plan (Map 5)”, which I received as an attachment in email correspondence, does not denote my property boundaries, which status-quo, are part of Kulan Industrial Area. Lot 503 is painted in as “Green Space”, the same as the surrounding municipal property. The map also denotes other properties I know to be zoned “SI”, as *First Nations Development Land* while the rest of Kulan is painted purple and marked *Industrial*. (Is the map demarcating *zoning classification* or *title holders*?)

The incongruities in the OCP (Map 5) lend to the expectation that my property got caught up in the Planning Department's '*broad brush*', and that a more critical look at the matter takes the exclusion of my property from the Kulan Industrial Area and rezoning of it to “*Other Future Planning*”, off of the table.

In light of the above, it is my expectation that the oversight will be corrected and my property will be excluded from the latest zoning changes proposed in the OCP.

Sincerely,

Kyle Gordon Cameron

[REDACTED]  
Kulan Industrial Area

**From:** [Kyle Cameron](#)  
**To:** [Fleming, Chelsea](#)  
**Subject:** Fwd: CofW Zoning from IS to OFP  
**Date:** Monday, December 8, 2025 8:22:35 AM  
**Attachments:** [Outlook-2ffijwwy.png](#)

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You don't often get email from [REDACTED] [Learn why this is important](#)

Chelsea,

Below, I have forwarded along the email from my realtor who provided the Opinion of Value (OPV) for my property.

Please provide this to your managers as well as the letter I attached for you in my previous email.

Thank you.

Best Regards,

Kyle

----- Forwarded message -----

**From:** tom [REDACTED]  
**Date:** Sun, Dec 7, 2025 at 6:48 PM  
**Subject:** CofW Zoning from IS to OFP  
**To:** [REDACTED]

Dear Mr. Cameron;

After further review of [REDACTED] with respect to zoning regulations, the market valuation of \$950,000 I provided you was mainly based on the current zoning of IS - Service Industrial. Your IS zoning is consistent with how you have been utilizing the property since your purchase in the early 2000s, as well as the future visions & business you plan on growing.

I do not understand why City of Whitehorse Land and Development Services had stated "*The site's proximity to a stream would pose a challenge for designating it as anything other than greenspace*", when in 2018 on 14<sup>th</sup> Ave in Porter Creek, City of Whitehorse zoned Lot 1753, Porter Creek, PID 8017837 LTO 2018-0053 as RS - Residential Single Detached, while there is literally a creek running through that Titled lot (Porter Creek - with trout spawning in it). This lot is exactly 840 meters from [REDACTED] in Kulan, has a creek running through it, and is NOT zoned as a green space.

Mr. Cameron, regrettably, due to City of Whitehorse Land and Development Services stating "*any lawful use of land or of a building that exists at the date of adoption of the new Zoning*

*Bylaw may continue to be used but it may not be enlarged, added to, rebuilt, or structurally altered"* implies that you will NOT be issued a development permit for any/all future renovations. So, as your existing structures age, you will NOT be granted permission to maintain your property consistent with modern building codes. It also implies that should an unfortunate event occur whereby any of your existing structures would be destroyed (fire, natural disasters, etc.), you would NOT be able to replace and remediate them even if your insurance provider would be willing to compensate you for your loss.

The other factor to consider throughout this narrative is how this property appears through the lens of a lender. Due to the restrictive nature of the proposed zoning bylaw from IS to OFP, a lender would have trepidation offering a mortgage for your property, should you decide to sell. When a property is not mortgageable it greatly reduces the market value of that property.

Therefore, based on the newly proposed restrictions on your property as well as the inability to find a traditional lender, the market value of your property is worthless....too little for me to offer a credible valuation.

It was troublesome for me to write this email. Having said that, this may simply be an oversight from the City of Whitehorse Land and Development Services office, considering the two decades of past practices you've been exercising legally.

If this NOT be an oversight and actually a part of a re-zoning agenda, I would then suggest litigation to recover Damages and legal costs. Should this file end up in litigation, I would be happy to offer my input as a local real estate professional. I believe litigation would work in your favour considering the precedent set with Lot 1753, Porter Creek, PID 8017837 LTO 2018-0053 as RS - Residential Single Detached.

With good intent;



**Tom Luxemburger**

REALTOR ®

REAL ESTATE. REAL RESULTS.

[www.urbanrealtygroup.ca](http://www.urbanrealtygroup.ca)

Kyle G. Cameron



**From:** [REDACTED]  
**To:** [publicinput@whitehorse.ca](mailto:publicinput@whitehorse.ca)  
**Subject:** Proposed Zoning Bylaw - 37 Rivers Reach (CC271)  
**Date:** Monday, December 8, 2025 11:00:51 AM

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Some people who received this message don't often get email from [REDACTED] [Learn why this is important](#)

Dear Members of City Council and Planning & Sustainability Services,

I am writing as a homeowner and resident of [REDACTED] Waterfront Place to express my strong concerns regarding the proposed zoning changes under Zoning Bylaw 2025-37, specifically the designation of the vacant parcels beside and adjacent to our buildings as CMR — Commercial Mixed-Use Riverfront.

While I understand and support the City's broader goals of encouraging responsible development and increasing housing supply, I am deeply concerned about the proposed height allowance of up to 20 metres for these parcels. All existing buildings in the immediate area — including the two condominium buildings at Waterfront Place — were developed under height limits lower than the proposed 20 meters. Many residents purchased units with the understanding that the neighbourhood would remain a low-rise, residential environment, with building heights that were consistently regulated across the area. Particularly the vacant lot beside 38 Waterfront Place which is situated along the river's edge; I strongly recommend you maintain a similar height to the buildings adjacent to them. Most cities prefer to keep low-rise buildings along a riverfront. Allowing a significantly taller building on these single vacant parcels would have several serious impacts on existing homeowners and long-standing residents:

1. Loss of sunlight, view, and privacy  
A 20-metre structure would overshadow our homes, block natural light, and significantly reduce the views that were a key part of the value and appeal of our residences.
2. Major change to neighbourhood character  
This is one of the most established and stable residential enclaves in the city. Introducing a substantially taller building would create an abrupt and incompatible change in scale.
3. Financial impact on homeowners  
Many residents invested significant personal savings to purchase their units, attracted to the low-rise waterfront environment. A taller adjacent building would likely diminish property values and degrade the overall livability of the area.
4. Planning expectations and fairness  
Existing residents relied on the City's established zoning and development context when choosing to live here. A sudden shift that permits a building significantly higher than height of neighbouring structures undermines the reasonable expectations of those who have already invested in this community.

For these reasons, I respectfully request that Council:

- Reconsider the proposed CMR height allowance for the parcel adjacent to 38 Waterfront Place, OR
- Apply height limitations consistent with surrounding development, OR
- Implement a special modification (x-mod) restricting building height and requiring



additional design and shadow-impact review to ensure compatibility with existing residential buildings.

Currently I am Director and President of the Whitehorse Condominium Corporation No 271 (RR2) and don't necessarily represent the views of all owners at RR2, however I do know of many owners that share this view. I am writing to you solely as a homeowner.

I fully support thoughtful growth in Whitehorse, but it should be done in a way that is fair, context-sensitive, and respectful of the residents who have already created a stable, successful community at Waterfront Place.

Thank you for considering my concerns. I appreciate the work that City staff and Council are undertaking and hope that adjustments can be made to ensure balanced and responsible development in this unique and important area.

Sincerely,  
Mary Kennedy  
Homeowner, [REDACTED]  
Whitehorse, Yukon  
[REDACTED]  
[REDACTED]

**From:** [Megan Polowski](#)  
**To:** [publicinput@whitehorse.ca](mailto:publicinput@whitehorse.ca)  
**Subject:** zoning bylaw submission  
**Date:** Monday, December 8, 2025 12:38:43 PM  
**Attachments:** [Zoning Bylaw Letter.pdf](#)

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Some people who received this message don't often get email from [REDACTED]. [Learn why this is important](#)

Good afternoon,

Please see the attached submission regarding Zoning Bylaw RMM.

Thank you,  
Megan Polowski



Pastor Norman Hajian / [REDACTED]  
2111 Centennial Street, Whitehorse YT Y1A 3Z6  
[REDACTED]

December 8, 2025

Subject: **Written Submission – Bylaw 2025-37 (Proposed Zoning for 2111 Centennial Street)**

To Mayor and Council,

On behalf of the Nazarene Church located at 2111 Centennial Street, we are submitting this written comment regarding Proposed Zoning Bylaw 2025-37, which would rezone our property from RMx(a) to RMM – Residential Multi-Unit Medium Density.

After reviewing the proposed changes, we want to express concern about the impact of this rezoning on the long-term viability of the church and its ministries. While we recognize the City's goal of encouraging medium-density housing, the proposed RMM zone does not list "Religious Assembly" as either a permitted or discretionary use.

If the property is rezoned to RMM without modification, the church would become a legal non-conforming use, which creates significant operational challenges:

- The church could continue to operate, but future renovations, expansions, or rebuilding after damage may be restricted or disallowed.
- Important upgrades such as accessibility improvements, structural repairs, classroom expansions, or sanctuary modifications may require additional rezoning or variances.
- The non-conforming status introduces long-term uncertainty for a congregation that has been part of this neighbourhood for decades.
- 

We want to note that the church also operates a licensed childcare centre, which is a permitted use under RMM. This is positive, and we appreciate its inclusion. However, the primary purpose of the building is religious assembly, which is not permitted under RMM.

Based on our review and conversations with City staff, we respectfully request that Council consider one of the following options:

**Option A — Maintain the existing RMx(a) zoning**

This preserves long-term institutional flexibility for the church while still allowing residential use on the site.

**Option B — Amend the proposed RMM zoning for this parcel to explicitly allow "Religious Assembly" as a permitted or discretionary use**

This could take the form of an RMM(a) site-specific modification.

This option would achieve the City's residential land-use objectives while ensuring the church remains a conforming and viable use on its existing site.

We appreciate Council's consideration of this request and would welcome the opportunity to speak further at the Public Hearing this evening.

Sincerely,

Pastor Megan Polowski  
*Associate Pastor*  
[REDACTED]  
[REDACTED]

**From:** [Michael McCormick](#)  
**To:** [Mayor and Council](#); [Legislative Services](#); [publicinput@whitehorse.ca](mailto:publicinput@whitehorse.ca)  
**Subject:** Short Term Rentals - Proposed Zoning Bylaw 2025-37  
**Date:** Monday, December 8, 2025 2:39:57 PM

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Dear Mayor and Council,

For clarity, I mean either Mayor and Council or City administration/planners when I refer to "the City".

An unknown number of small landlords -- possibly many -- have already exited the rental market due to the Government of Yukon's regulatory throttle on landlords ability to raise rents and by blocking so-called "no cause evictions" and other restrictive measures.

Some landlords have chosen to switch to STRs to attempt to earn a reasonable rate of return on their hard-won investments.

Yet, this City is determined to shut down STRs and to further interfere with rental markets.

By allowing unfettered STRs in "commercial zones", the City is effectively catering to the hotel industry, development corps and well-heeled real estate developers.

**There is no convincing evidence** that the City's proposed regulations will improve vacancy rates, rental costs, or home affordability. Any suggested improvements are entirely speculative and predicated on wishful thinking.

The City's argument that existing STRs are "non conforming" uses is difficult to understand. Does the City have a bylaw that applies to all economic activities? Of course not. Does lack of a specific bylaw make all non-regulated economic activities "non-conforming"? Of course not.

Claiming that "residential areas" are strictly for residential use is baffling. Many, many economic activities occur in residential zones. Is the City going to ban all economic activity in residential areas?

Paradoxically, the City claims that commercial zones are open to residential uses. Make this make sense.

STR operators in the City have clearly communicated that they are providing a valuable service vis-a-vis visiting/temporary doctors, nurses, teachers, tourists, etc.

FYI - Merriam Webster's primary definition for "residence" is "the act or fact of dwelling in a place for some time." Obviously, this definition applies to STRs.

By passing the proposed STR regulations, this City is poised to greatly harm small landlords without any clear benefit to society.

Will the City compensate STR operators who are harmed by the proposed bylaw?

I urge you to scrap this bylaw and go back to the drawing board.

Regards,

Mike McCormick  
A tax-paying citizen of Whitehorse, YT

**From:** [Michael McCormick](#)  
**To:** [Mayor and Council](#); [Legislative Services](#); [publicinput@whitehorse.ca](mailto:publicinput@whitehorse.ca)  
**Subject:** Parking reductions - Proposed Zoning Bylaw 2025-37  
**Date:** Monday, December 8, 2025 4:35:41 PM

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Dear Mayor and Council,

For clarity, I mean either Mayor and Council or City administration/planners when I refer to "the City".

Suffice to say, I am completely opposed to the proposed changes to eliminate and reduce parking requirements.

Parking is already an issue in this town and the proposed changes will only make life more difficult for tens of thousands of people -- not only in Whitehorse, but travellers from every Yukon community, business travellers, tourists, shoppers, etc.

The result of these changes will indirectly result in increased costs to the public as residents with no dedicated parking spaces will look to park in publicly available spaces:

- \* this will increase demand on public spots; thereby, reducing supply for all other motorists;
- \* the City has already indicated that it will manage any increase in demand through "active demand management" strategies, which means restrictions on parking, more meters, more rules, more penalties for the motoring public;
- \* residents without dedicated parking spaces may choose to ride public transit. However, this may also result in ever-increasing demands for more buses, more routes, more frequent buses, more heavily subsidized transit -- all of which will cost taxpayers more.

Yes, developers will love the proposed changes as they get to maximize their profits. The City may collect more taxes through increased assessments.

But, there is no good evidence that these changes will reduce rental costs and improve vacancy rates.

I suggest that developers will simply pocket the profits and the public will be left to pick up the bill.

Mik McCormick  
Whitehorse tax-payer

**From:** [Michael McCormick](#)  
**To:** [Mayor and Council](#); [Legislative Services](#); [publicinput@whitehorse.ca](mailto:publicinput@whitehorse.ca)  
**Subject:** Building heights, setbacks - Proposed Zoning Bylaw 2025-37  
**Date:** Monday, December 8, 2025 4:50:03 PM

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Dear Mayor and Council,

For clarity, I mean either Mayor and Council or City administration/planners when I refer to "the City".

The proposed bylaw seeks to generally increase building heights and expand building footprints.

Developers will love these changes as it maximizes their profit potential. These changes will also increase tax revenue for the City.

However, there is no guarantee that these changes will reduce rental rates or improve vacancy rates or improve housing availability.

In my view, allowable building heights under the existing bylaws are already too generous.

Only a few years ago, "4 stories" was the maximum building height allowed downtown.

Now, the City is proposing 25m (about 8-9 stories) throughout most of downtown.

I don't want to focus exclusively on building heights, as I find increases to the allowable building footprint (e.g. reduced setback) equally problematic.

As per my previous email on a related topic, I believe developers will simply pocket the "savings" and the public will be left to pick up the pieces:

- \* darkened skyline
- \* shadows
- \* restricted views
- \* impaired driving sightlines
- \* etc

Welcome to the concrete jungle?

Regards,

Mike McCormick  
Whitehorse tax-payer



**From:** [Michael McCormick](#)  
**To:** [Mayor and Council](#); [Legislative Services](#); [publicinput@whitehorse.ca](mailto:publicinput@whitehorse.ca)  
**Subject:** Firesmart "maintenance" - Proposed Zoning Bylaw 2025-37  
**Date:** Monday, December 8, 2025 5:03:47 PM

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Dear Mayor and Council,

For clarity, I mean either Mayor and Council or City administration/planners when I refer to "the City".

Please forgive me at the outset if I have mixed up the proposed "Maintenance Bylaw" with the Proposed Zoning Bylaw 2025-37.

I feel that the proposed "Firesmart maintenance" requirements are unnecessary and pose a tremendous burden to home-owners:

- \* in established neighbourhoods like Riverdale, there may be many, many houses with conifers within 1.5 m. The cost to remove an individual tree may run into thousands of dollars;
- \* firewood stored against a residence is somewhat sheltered from the elements. Additionally, older residents and disabled persons may have a difficult time accessing firewood stored away from their residence.

While the proposed measures "might" reduce negative effects of a wildfire sweeping through the community, I think this should be weighed against the remote possibility of a massive wildfire hitting Whitehorse residential areas.

Mike McCormick  
Whitehorse tax-payer

**From:** [Blake Buckle](#)  
**To:** [publicinput@whitehorse.ca](mailto:publicinput@whitehorse.ca)  
**Cc:** [Michael Hale](#)  
**Subject:** Zoning Bylaw Rewrite  
**Date:** Monday, December 8, 2025 3:04:31 PM  
**Attachments:** [Outlook-trngb1i1.png](#)  
[Outlook-icon.png](#)  
[Outlook-icon.png](#)  
[Outlook-icon.png](#)  
[Outlook-icon.png](#)  
[08 December 2025 - NVD LP Submission on Rewrite of the Zoning Bylaw.pdf](#)

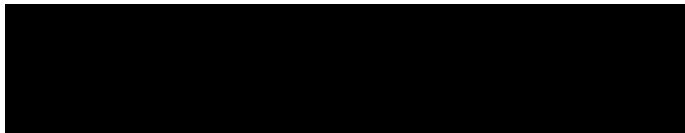
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Please find attached correspondence from Northern Vision Development LP CEO Michael Hale, sharing thoughts on the proposed new Zoning Bylaw as part of the Public Hearing set for tonight at 5:30 PM.



**Blake Buckle**  
**Vice President, Business Affairs**  
**Corporate Secretary**  
**Northern Vision Development LP**

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Honoured to live and work on the traditional territories of the Ta'an Kwäch'än Council  
and the Kwanlin Dün First Nation.



08 December 2025  
City of Whitehorse  
Planning and Sustainability Services  
Whitehorse, YT

Dear Mayor and Council,

**RE: NORTHERN VISION DEVELOPMENT LP FEEDBACK ON THE PROPOSED ZONING BYLAW REWRITE**

On behalf of Northern Vision Development LP (NVD), thank you for the opportunity to comment on the proposed Zoning Bylaw Rewrite and for the significant engagement that has supported this work.

NVD has been an active development partner in Whitehorse for more than twenty years. We share the City's goals of enabling more housing, supporting a strong downtown, making efficient use of serviced land, and aligning zoning with the Whitehorse 2040 Official Community Plan. Our comments are offered in a spirit of partnership, with a focus on ensuring that the new bylaw is both ambitious and workable so that needed projects can move from planning to construction.

**The financial reality behind zoning: fees and costs that shape feasibility**

Whitehorse is updating its zoning bylaw to encourage density, sustainability, and vibrant mixed-use neighbourhoods. These changes are essential for the city's future. However, development must also remain financially viable. At present, cumulative municipal fees and requirements are pushing many projects beyond the point of feasibility.

Development Cost Charges in Whitehorse commonly range from \$15,000 to \$20,000 per multi-family unit. For a 40-unit apartment building, this results in approximately \$800,000 in fees before construction begins. These charges, combined with parking requirements, have a significant impact on project feasibility. Recent experience with the Normandy parkade highlights this challenge: several years ago, construction exceeded \$3.5 million, and current pricing would be higher. Today, underground parking stalls in northern conditions are approaching \$75,000 each, meaning a 60-stall parkade could cost around \$4.5 million, more than twice the price of the land itself.

Taken together, DCCs, parking requirements, and other municipal charges can increase project budgets by 10 to 15 percent. In a city with average home prices above \$550,000 and vacancy rates near 1 percent, these added costs directly limit new supply and affordability. Policies intended to support housing must therefore be aligned with the economic conditions that shape what can realistically be built.

Cities across Canada have recognized this tension and acted accordingly. Calgary waived development fees for inner-city projects to drive revitalization. Vancouver reduced parking requirements near transit to cut costs and promote sustainable transportation. Edmonton introduced fee reductions for housing that met priority goals, strengthening rental stock and mixed-use development. These jurisdictions did not abandon fiscal responsibility; they rebalanced it to support long-term growth. Whitehorse can do the same.



### **Parking requirements and the need for a flexible toolkit**

NVD supports the City's objective of reducing reliance on private vehicles in appropriate locations. For developers, the key issue is not the level of minimum parking requirements but whether the bylaw provides sufficient tools to match parking supply to real demand across different areas and project types.

In many family-oriented housing projects, mixed-use developments outside the downtown core, and areas with limited transit access, broad reductions in minimum parking may create practical challenges for residents, businesses, and service providers. A uniform approach also risks constraining projects that serve important community needs but require more on-site parking to operate effectively.

To illustrate the financial impact: the Normandy parkade cost more than \$3.5 million several years ago. Current pricing would be higher, with per-stall costs now closer to \$75,000. A 60-stall parkade could cost approximately \$4.5 million, which is more than twice the price of the land itself. These costs are significantly higher than previous estimates and highlight the need for a flexible, context-informed approach to parking requirements.

To address this, we encourage Council to ensure the new bylaw retains and strengthens a flexible parking toolkit. Shared parking arrangements, off-site agreements, cash in lieu options, and context-specific variances should all remain available. Developers should also be able to bring forward evidence-based parking strategies that reflect unit mix, demographics, accessibility needs, transit access, and surrounding land uses. This flexibility aligns with NVD's previous submissions and the City's downtown-focused growth objectives.

### **Building height, density and enabling downtown growth**

NVD continues to support increased height and density in downtown and along key corridors. These allowances are foundational to limiting urban sprawl, using existing infrastructure more efficiently, and enabling the mixed-use and multi-family housing our community needs.

For taller buildings to succeed in a northern climate, surrounding regulations must work together. Clear standards for servicing, loading, access, waste locations, deliveries, and fire safety are essential. Cold-climate realities such as snow storage, winter access, and ice management must also be reflected. Height increases should be introduced in a way that respects nearby residential and heritage areas by ensuring reasonable transitions between building scales.

We ask that height and density allowances remain ambitious and that the detailed standards attached to them be aligned so projects can be approved and built without repeated variances or redesign. Predictable pathways that allow projects delivering community benefits to access higher ranges of height or density would further support the OCP's goals.

### **Making the bylaw practical for northern mixed-use development**

Many NVD projects are mixed-use, combining hotel, residential, and commercial functions on constrained sites. These are precisely the types of developments envisioned by the OCP and the zoning rewrite. The bylaw therefore needs to address directly how different uses operate together on a single parcel.



Clear rules are needed for how parking, amenity space, loading, storage, landscaping, and site-planning requirements apply when uses are combined. Construction logistics in tight downtown conditions should also be contemplated, including staging, crane placement, laydown areas, and site access. Without clarity on these matters, mixed-use projects may align with policy direction but encounter significant challenges during permitting and construction.

Recognizing mixed-use development directly in the zoning framework, rather than treating it as an add-on, would create more predictable and functional outcomes.

### **Partnership and next steps**

NVD appreciates the work invested in modernizing the Zoning Bylaw and aligning it with the Whitehorse 2040 Official Community Plan. We share the City's goals of enabling housing, promoting compact and mixed-use development, and maximizing the benefit of serviced land.

Our overall request is that the bylaw remain ambitious in height and density, flexible in its parking and site-planning tools, and practical in its detailed standards. Equally, we ask that the City consider the cumulative impact of development fees and requirements. Fee reductions, phased payments, or targeted exemptions for priority projects would align zoning ambitions with real-world feasibility.

We would welcome the opportunity to meet with Council and Planning staff to review example projects and walk through how specific provisions of the draft bylaw influence feasibility. A discussion grounded in real scenarios would help ensure the final bylaw is both forward looking and workable.

Thank you for considering our comments. We value our partnership with the City and look forward to continuing this work together to support the growth and vibrancy of Whitehorse.

A handwritten signature in black ink, appearing to read "Michael Hale", is written over a light blue horizontal line.

Michael Hale  
Chief Executive Officer  
Northern Vision Development LP

**From:** [Ramona](#)  
**To:** [publicinput@whitehorse.ca](mailto:publicinput@whitehorse.ca); [Mayor and Council](#)  
**Subject:** Short Term Rentals  
**Date:** Monday, December 8, 2025 12:53:51 PM

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Some people who received this message don't often get email from [REDACTED] [Learn why this is important](#)

To all those concerned:

This email is to let you know that I oppose the current proposals put forward by the City regarding Airbnb, VRBO and short term rentals in Whitehorse. (STRs)

I feel that the draft bylaws would stunt income for those renting homes or rooms for a short term. Most people in Whitehorse offering short term rentals are small mom and pop business operators trying to get ahead or simply filling empty rooms in their homes, while also making additional income. Some people, such as myself, without pensions who've invested in a home to try and make ends meet and hope to get ahead by the time retirement comes. You may think that we make a lot of money, but it costs a lot to upkeep and to pay the monthly bills and property taxes etc. Everything costs so much more now and our dollar does not buy what it used to.

Regulating STR's won't solve the housing issues and will most likely end up benefiting the hotels as they will have less competition. (This happened in BC). Big businesses succeed while we can't. STR's and Hotels should complement each other.

Curbing STR availability will also impact large events that Whitehorse and YG like to host as there won't be enough availability to accommodate all the visitors. Hotels are not always suitable, cost efficient, or available. Whitehorse also needs to consider accommodation for transient seasonal workers, construction companies and their crew, medical travel from the communities, hosted events by the City and YG (Native Hockey Tournament, Yukon sporting competitions, Skiing, AWG, CG etc) that bring people to Whitehorse. Income will be reduced for small business people trying to make ends meet and accommodation selection will also be reduced for visitors.

STR's and BNB's provide options for families and friends who don't want to be cramped in an expensive old hotel room. People have their own room, privacy, share the cost, cook their own meals and stay longer...

STR's should be spread out over town and not just downtown. Families travelling here from other communities may want to stay near their friends or family. Downtown isn't the safest anymore either, or quiet. Vagrancy, sirens, muggings, beatings and even shootings. It's getting scary.

Additionally, all of the hotels, except for the Ravens Inn and the Hyatt, are the only new hotels in Whitehorse in 30+ years. The other hotels are old, stinky, noisy and some have bed bugs. And one even condemned and no longer in operation. What an eyesore.

STR's provide more affordable options for families and group travellers so we small business owners, should not be punished for offering a service that is needed and in demand.

Airbnb also provides upstanding insurance and host protections, more so than the current legislation for landlords with long term tenants who damage or skip on paying rent. (Btw, month to month rental is technically a short term rental)

We need it all, more STR and LTR options, social housing, decent hotels, more parking, less taxes, less drug dealers, better laws to punish criminals and drug dealers, better help and recovery options for addicts. We have bigger fish to fry than to try and stagnate mom and pop small businesses and to try and rob Peter to pay Paul is not the answer.  
Thank you for taking the time to read my concerns.

Kind Regards,

Ramona

**From:** [Tim and Rose Sellars](#)  
**To:** [publicinput@whitehorse.ca](mailto:publicinput@whitehorse.ca)  
**Subject:** Proposed vehicle parking requirements in Whitehorse  
**Date:** Monday, December 8, 2025 12:42:44 PM

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Some people who received this message don't often get email from [REDACTED] [Learn why this is important](#)

Hello,

I am writing to say I do not agree with the new vehicle parking requirements. As we know, parking is a privilege, not a right. However, I do think each new or existing building needs to accommodate parking for tenants. Otherwise we will end up with street like in Vancouver where people are parked on both sides of the street and the streets become one way streets because they are too narrow to get two cars to pass along them.

If you want residents to stop using vehicles, then I would say put a ban on any vehicles within city limits. Let us go back to horse and buggy I guess. Oh, and then people would complain about the horse feces so that won't work.

I understand that housing should take precedence over parking spaces, but the people that live in those buildings could still drive and perhaps some may be elderly or have issues where they can't walk far. They would need their vehicle close.

If there are buildings being built that say no one in that building can own a vehicle, then I can see not needing a parking space.

There are a number of ways to look at parking spaces, but I really think they need to stay intact.

Rose Sellars



**From:** [Tim and Rose Sellars](#)  
**To:** [publicinput@whitehorse.ca](mailto:publicinput@whitehorse.ca)  
**Subject:** Proposed building height requirements in Whitehorse  
**Date:** Monday, December 8, 2025 12:46:43 PM

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Building heights should not be more than what is permitted now. And any building being developed should have a review of the height requirement it can have based on the surrounding area. As an example, the instance in Takhini where [REDACTED], the height of the building would block the light for the ranch style homes in the area. This should be taken into consideration. People should have light and be able to see the sky and some trees, as this contributes to their wellbeing.

Rose Sellars

**From:** [Tim and Rose Sellars](#)  
**To:** [publicinput@whitehorse.ca](mailto:publicinput@whitehorse.ca)  
**Subject:** Proposed short term rentals in Whitehorse  
**Date:** Monday, December 8, 2025 12:51:34 PM

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While I agree we need some bylaws around short-term rentals, I don't agree with how this current one is written. People should be allowed to have rental homes that can be used as air B&B or vacation home rentals if they choose. should they have standards the home is kept to and should they have to have a business license? Yes. But don't restrict what people can or cannot do with their homes.

Whitehorse already doesn't have enough hotels to provide for visitors. Also, hotels are very expensive if people want to stay here for more than a week. We need tourism and we need places for people to stay short term.

Again, I recognize the need for housing, but restricting short-term rental is not the way to go about this.

Rose Sellars

**From:** [ruth.ferguson](#)  
**To:** [publicinput@whitehorse.ca](mailto:publicinput@whitehorse.ca)  
**Subject:** Concerns regarding proposed Bylaw changes.  
**Date:** Monday, December 8, 2025 3:00:47 AM

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Some people who received this message don't often get email from [REDACTED]. [Learn why this is important](#)

**Subject: Concerns Regarding Whistle Bend Amenities and Proposed Zoning Bylaw Changes**

Dear Mayor and Councillors,

I am a resident of Whistle Bend, and I am writing to express my strong concern regarding the continued lack of basic amenities in our community. I urge Council to make it a clear priority in this year's capital budget to finally proceed with the construction of Leota Park. This project has been discussed for years, yet residents are still waiting for this necessary community space to become a reality.

I also have serious concerns regarding several aspects of the proposed new Zoning Bylaw.

Most notably, I strongly oppose the proposed changes to short-term rentals (STRs). In the past, I provided short-term accommodations to visitors as well as to families from rural Yukon communities who were in Whitehorse for medical appointments and other essential needs. For many of these families, STRs are the only affordable and practical option, particularly when traveling with children and staying for extended periods. Eliminating or severely restricting STRs will impact vulnerable residents and families who rely on this form of accommodation.

I urge the Mayor and Council to reject the current approach and instead implement a reasonable regulatory framework, such as a mandatory business licensing system for STR owners in both residential and commercial zones. This would allow the City to collect necessary information, enforce compliance, and ensure that STRs meet appropriate health and safety standards without eliminating a critical accommodation option.

I am also concerned about the proposed changes related to shared paved driveways, specifically the statement that "a driveway may be shared by two or more lots." This appears to reduce spacing between lots and raises serious questions about neighborhood layout, congestion, and long-term livability. Council owes residents and future home builders clear, detailed explanations of how these changes will affect property development.

Furthermore, I am firmly opposed to the proposed increases to building heights across the city. While I fully acknowledge the need for growth and increased housing supply, widespread height increases undermine the character of Whitehorse as a wilderness city and the very qualities that attract people here in the first place. Increasing building heights citywide is not a thoughtful or balanced solution to the housing crisis.

Thank you for your attention to these matters. I expect that Council will give genuine and serious consideration to the concerns raised by residents before proceeding with any final decisions.

Sincerely,

Ruth Ferguson

**From:** [Sabrina Clarke](#)  
**To:** [publicinput@whitehorse.ca](mailto:publicinput@whitehorse.ca)  
**Subject:** Support Strong: New Vehicle Parking Requirements and STR Regulations  
**Date:** Monday, December 8, 2025 2:05:10 PM

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Some people who received this message don't often get email from [REDACTED]. [Learn why this is important](#)

Dear Mayor and Council,

I am writing to express my strong support for the City of Whitehorse's proposed Short-Term Rental (STR) regulations, including:

- Limiting STRs to a property owner's primary residence (Residential Zones)
- Capping to one STR per property

I am also writing to express my strong support for the City of Whitehorse's proposed Vehicle Parking Requirements in downtown including:

- No minimum parking for residential uses
- maximum 1.2 space per unit
- parking spaces not required for garden or living suites in any zone

These measures will help protect the long-term rental supply, improve housing affordability, and ensure that STRs operate within fair and consistent rules. I also strongly support introducing a business licensing system for commercial zone STRs. Licensing ensures accountability, safety, and compliance with zoning rules. The change in parking requirements will help build a more people-friendly downtown, rather than car-friendly, and also help ensure that valuable space isn't dedicated to car parking.

The City has undertaken significant research, analysis, and community engagement to develop these regulations. I support this work and encourage Council to adopt the new STR and Vehicle Parking requirements.

Sincerely,

Sabrina | Downtown

**From:** [Susan McCallum](#)  
**To:** [publicinput@whitehorse.ca](mailto:publicinput@whitehorse.ca)  
**Subject:** Waterfront Development  
**Date:** Monday, December 8, 2025 12:16:14 PM

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Some people who received this message don't often get email from [REDACTED]. [Learn why this is important](#)

Dear Members of City Council and Planning & Sustainability Services,

The River Front of Whitehorse is a very appealing natural feature of our beautiful "Wilderness City". It is not honouring the vision and growth of our city to densify commercial and residential properties adjacent to the river. Our hospitals, medical services and schools are struggling presently with the increase of population along with power concerns. Also environmentally, the amount of traffic and parking has not been given enough due thought and research along with the reasons I have stated below.

I am writing as a homeowner and resident of [REDACTED] to express my strong concerns regarding the proposed zoning changes under Zoning Bylaw 2025-37, specifically the designation of the vacant parcels beside and adjacent to our buildings as CMR — Commercial Mixed-Use Riverfront.

I am aware of the City's broader goals of encouraging responsible development and increasing housing supply, I am deeply concerned about the proposed height allowance of up to 20 metres for these parcels. All existing buildings in the immediate area — including the two condominium buildings at Waterfront Place — were developed under height limits lower than the proposed 20 meters. Many residents purchased units with the understanding that the neighbourhood would remain a low-rise, residential environment, with building heights that were consistently regulated across the area. Particularly the vacant lot beside 38 Waterfront Place which is situated along the river's edge; I strongly recommend you maintain a similar height to the buildings adjacent to them. Most cities prefer to keep low-rise buildings along a riverfront.

Allowing a significantly taller building on these single vacant parcels would have several serious impacts on existing homeowners and long-standing residents:

1. Loss of sunlight, view, and privacy  
A 20-metre structure would overshadow our homes, block natural light, and significantly reduce the views that were a key part of the value and appeal of our residences.
2. Major change to neighbourhood character  
This is one of the most established and stable residential enclaves in the city. Introducing a substantially taller building would create an abrupt and incompatible change in scale.
3. Financial impact on homeowners  
Many residents invested significant personal savings to purchase their units, attracted to the low-rise waterfront environment. A taller adjacent building would likely diminish property

values and degrade the overall livability of the area.

4. Planning expectations and fairness

Existing residents relied on the City's established zoning and development context when choosing to live here. A sudden shift that permits a building significantly higher than the height of neighbouring structures undermines the reasonable expectations of those who have already invested in this community.

For these reasons, I respectfully request that Council:

- Reconsider the proposed CMR height allowance for the parcel adjacent to 38 Waterfront Place, OR
- Apply height limitations consistent with surrounding development, OR
- Implement a special modification (x-mod) restricting building height and requiring additional design and shadow-impact review to ensure compatibility with existing residential buildings.

I fully support thoughtful growth in the Whitehorse area, but it should be done in a way that is fair, context-sensitive, and respectful of the residents who have already created a stable, successful community at Waterfront Place.

Thank you for considering my concerns. I appreciate the work that City staff and Council are undertaking and hope that adjustments can be made to ensure balanced and responsible development in this unique and important area while honouring our "Wilderness City" and not turning it into High Rises along the Yukon River..

Sincerely,  
Susan McCallum  
Homeowner, [REDACTED]  
Whitehorse, Yukon  
[REDACTED]

**From:** [Tina Grant](#)  
**To:** [publicinput@whitehorse.ca](mailto:publicinput@whitehorse.ca)  
**Subject:** Zoning Bylaw 2025-37 mountain view place  
**Date:** Monday, December 8, 2025 6:42:54 AM  
**Attachments:** [20251208064616162.pdf](#)

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Hi,

Please see my attached letter for my opposition to the changes in my area.

Thanks,

Tina



December 7, 2025

City of Whitehorse  
2121-2<sup>nd</sup> Avenue  
Whitehorse, YT Y1A1C2

To. Mayor & Council

Re: Opposition to Proposed Zoning Bylaw Changes (2025-37 replacing 2012-20)

Dear Mayor and Council,

I am writing to formally express my strong opposition to the proposed zoning bylaw changes of 2025-37, which would replace the existing bylaw 2012-20. As a long-term resident of Mountain View Place, I have significant concerns about how these changes may affect the placement and permitted modifications of trailers on my property.

My trailer has been on my property for 20 years, and during that time it has never caused any issues related to safety, noise, traffic, or neighborhood impact. It has remained well-maintained, properly aligned, and fully consistent with the appearance and placement of other trailers in the area.

The proposed bylaw change would create an unnecessary hardship for me as a homeowner and long-time resident. I disagree with these changes because they are unreasonable and not reflective of existing conditions. When reviewing the images and current setup of the trailers along the green belt, it is clear that they have all been placed in the same alignment for decades. This established layout has never posed a problem for the community.

Restricting property owners from enlarging, adding to, rebuilding, or structurally altering these trailers would not only limit reasonable use, but would also negatively affect the value of my home and disrupt any future development or improvement plans I may have. These limitations offer no tangible benefit to the neighborhood and, instead, place unfair constraints on residents who have always acted responsibly and in good faith.

For these reasons, I respectfully request that Council reconsider these proposed changes and allow existing trailer placements and structures to remain under the current rules, or provide an exemption for long-standing installations such as mine.

Additionally, I ask Council to consider a more reasonable approach: apply the new bylaw only to new developments, rather than altering long-established setups that have existed without issue for many years. Changing what has already been permitted and stable for decades is unnecessary and disruptive.

Thank you for your attention and consideration. I hope Council will recognize the importance of preserving established property rights and ensuring long-term stability for our neighborhood.

Thanks,

Tina Grant (  )

**From:** [Zach Fogel](#)  
**To:** [publicinput@whitehorse.ca](mailto:publicinput@whitehorse.ca)  
**Subject:** Zoning bylaw changes  
**Date:** Monday, December 8, 2025 9:08:39 AM

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Hello,

I am a resident of Old Town, and I support changes to zoning rules that make it easier to build more homes by allowing taller buildings and allowing more homes per lot in Old Town. Many downtown residents believe that it is still the 1980s when they moved here and that Whitehorse does not have a housing problem. Living in a single family home downtown is a decision that people make, not a right. More housing downtown, including taller housing units and more homes per lot, will make Whitehorse, particularly downtown, a more walkable and bikeable community. I fully support the new building heights, and would support building heights even taller than the ones proposed. It is time for people to accept that their desire for downtown to look exactly the way it did 30 years ago is not as important as the need for people to have housing, and one of the best ways to have more affordable housing is to have more housing.

I do believe that a reduction of minimum parking requirements should also come with expanded public transit schedules-- buses running once an hour does not encourage people to use public transit, and reducing parking requirements alone will not fix this.

I also support the proposed short-term rental regulations.

Thank you,  
Zach Fogel

**From:** [Adam Smith](#)  
**To:** [publicinput@whitehorse.ca](mailto:publicinput@whitehorse.ca)  
**Subject:** Zoning Bylaw - Development Requirements  
**Date:** Monday, December 8, 2025 4:29:21 PM

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Dear Mayor and Council,

Overall I am supportive if the new zoning bylaw.

I am however not supportive of removing or lowering various requirements e.g. parking requirements without some form of value in return obtained from developers.

- The whole rationale for reducing (parking) requirements assumes that developers will pass on potential savings to the consumer. What happens when inflation or price levels tend to be "sticky". Why would a developer feel need to reduce the overall price level, pass savings to consumers. when the commanding rate is already so high a
- (Parking) requirements are a point of leverage for the City to obtain value in return from developers. The City should remain absolutely open to reducing parking requirements everywhere but obtain a commensurate and reasonable return in value from the developer such as community amenity space, TDM requirements, community amenity contributions, road dedications, family units, affordable units. or things that developers are always hesitant to do, but that the City really needs.
- Without any tools for leverage, the City may wrongly assume that developers always pass on any potential savings directly to prospective buyers.
- The City should obtain some sort of fee from developments to help with the operations and maintenance that will be required by shifting the burden from on site to on street parking.
- Regardless of parking requirements, commercial developments should be designed to manage their own loading needs.

Overall, I believe that Council needs to consider the entire suite of requirements, risks, and rewards for developers and ensure that the City is able to obtain fair value from development. Whether its lower parking requirements but higher requirements for community amenity spaces, affordable units, or higher parking requirements and lower DCCs its all a balance but the City should not forget its role and leverage to obtain value from developers at the time of development and ensure that development brings widespread benefits to existing and future rate payers.

Adam Smith

Sent from my mobile

**From:** [Heather Dundas](#)  
**To:** [publicinput@whitehorse.ca](mailto:publicinput@whitehorse.ca); [Mayor and Council](#)  
**Cc:** [Stace Burnard](#)  
**Subject:** Feedback and observations on the proposed Zoning Bylaw  
**Date:** Monday, December 8, 2025 4:36:05 PM

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Hello.

This is a big undertaking and a lot of work has taken place. Thank you.

General comments:

1. This rewrite is hard to digest; I still don't know WHY changes are being made. I must admit that it doesn't "feel" like we are moving towards something for the people who live in Whitehorse versus the push of developers and making sure they can build more and higher.
2. I tried going on to the GIS document but was not successful in getting access to the proposed new zoning layer. I did follow the instructions. With the GIS document I got very frustrated that the code descriptors were not available - at least I couldn't find them.

Neighbourhood comments:

1. Takhini is being landlocked AWAY FROM Chasan Chua McIntyre Creek park and this is not acceptable. We need to have green space protection to the new park. And not just one paved walking trail.
2. Building height of the buildings around [REDACTED]  
[REDACTED]  
There are homes around the area that will be negatively impacted by increased heights and the City needs to protect community interests.
3. [REDACTED]  
[REDACTED]. Staring at your neighbours across on unattractive opening with very little sun is not taking care and designing with the end user in mind.
4. Where is the requirement for park space in development? Trees, greenery, park benches in particular [REDACTED] We need to ensure developers have built in requirements IF they chose not to take care themselves.
5. The concept of a "city centre" outside of the downtown core in the Takhini neighbourhood is suspect. Development to date has not proven to have Takhini residents best interests in mind or have their taken in their input. There isn't one commercial venture in the neighbourhood for the community. [REDACTED]  
[REDACTED] Show us the plan for an "city centre" and let us get involved BEFORE developers own all the available land and build structures that have no character or amenities that the community wants / needs.
6. MORE COMMUNICATION is needed for the zoning amendments with respect to yard setbacks, the letters that were sent to community members created uncertainty and lacked clarity. Community members are confused on what it means and more to the

point why is it needed? What problem is being solved and what are the implications to people's properties?

Sincerely,  
Heather

**From:** [O'Farrell, Jeff](#)  
**To:** [Public Input](#)  
**Subject:** Fw: Short Term Rental Proposal  
**Date:** Monday, December 8, 2025 4:36:15 PM  
**Attachments:** [Outlook-signature](#)

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**Jeff O'Farrell**

City Manager

City of Whitehorse • [REDACTED] • [whitehorse.ca](https://whitehorse.ca)  
*Working and living within the traditional territories of the  
Kwanlin Dün First Nation and the Ta'an Kwäch'än Council.*

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**From:** Inn on The Lake [REDACTED]  
**Sent:** December 8, 2025 4:30 PM  
**To:** Mayor and Council [REDACTED]  
**Subject:** Short Term Rental Proposal

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Thank you for the opportunity to provide feedback on the proposed short term regulations in the City of Whitehorse. I will keep this brief as many will, I am sure, comment with similar feedback. I would like to add a few points.

Firstly I am a property owner both inside city limits and out, dealing with both short and long term rentals.

I believe regulations are important and required. I also think that when regulations are proposed, sometimes the bigger picture is not recognized.

In order to assess the “bigger” picture, those affected by Short Term Rental regulations need to understand what the overall objectives are...

Is it revenue generation for the city?

Is it quality assurance for the visitor?

Is it of benefit to the property owner? The Visitor? General public etc.



To effectively provide input, I would need an understanding of these issues from the city. AS I have looked at this from a somewhat general perspective, I can say I have no problem with licenses, insurance , quality and safety assurance etc. However, if the objective is on housing, affordable housing, or even income generation for the City my view point would change. Unfortunately as the City of Whitehorse does not support a Tourism Department, and has not for a number of years, I truly believe there may be a lack of understanding of the importance of tourism and welcoming guests.

Based on these perspectives and thought, have you considered some strong benefits of short term rentals?

Home ownership can be difficult for some, having short term rentals can allow young families or others to access housing. It may allow one partner to perhaps stay at home with young children and have some extra income to allow for housing and child care/ development. A great “side hustle” to be able to raise your family and contribute to stability.

Most short term rental owners, act as great ambassadors to the city and Yukon, providing insider tips, information etc to the guest we are welcoming, again something the City has opted out of doing. Even non onsite hosts spend a significant amount of time promoting the City of Whitehorse and the Yukon....Stay another Day?

Short term rental opportunities tend to involve owners that “care” deeply about their properties and representation...among other things trending toward higher property tax and income for the City.

As a tourism operator, the last five or more years have not been particularly welcoming to visitors. Hotels, lodges and short term rental , in the summer months have operated with excellent occupancy rates...this is fantastic...but what it also means is that there have been several dates where we cannot welcome visitors to our territory as there are no accommodation available. As the owner of a property just outside of Whitehorse , I am often turning away guests, as I am full and they cannot find accommodation in Whitehorse...Great for Inn on the Lake to get the “overflow” but truly sad to see our hospitality not extended and visitors having to “drive all night” or sleep in their vehicles...

In summary, I have no problem with some off the proposed regulations, I do ask however that all of us consider the overall and I suppose some what non- tangible benefits of short term rentals...

Regards,

Carson Schiffkorn

**From:** [Diane Brent](#)  
**To:** [Mayor and Council; publicinput@whitehorse.ca](#)  
**Cc:** [Downtown Residents Association](#)  
**Subject:** Response to Zoning Bylaw Rewrite  
**Date:** Monday, December 8, 2025 4:45:54 PM  
**Attachments:** [Response to Proposed Zoning Bylaw 2025-37 - DCB.pdf](#)

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Please see my response to the Proposed Zoning Bylaw 2025-37, attached.

Thank you,  
Diane Brent  
Downtown resident (Old Town)  
Member of Downtown Residents Association



# RESPONSE TO ZONING BYLAW REWRITE – D. Brent

## PARKING

Proposed Change	Position	Reasons	Should be...instead	Public input <sup>1</sup>
<b>Downtown</b>				
No minimum residential parking requirement in the Downtown	Strongly disagree	This will not likely reduce car use in the Downtown. It will only exacerbate the current (on street) parking problem forcing Downtown resident to on-street parking and competing with non-residents with fewer parking spaces over time. This actually harms and punishes Downtown residents. Most people will always need a car to live in Whitehorse for a number of reasons: the inadequacy of the public transit system, the need for a vehicle to leave the city core. It is unrealistic and misleading to expect people to be able to get around in the City and certainly beyond. There are other, less extreme options to reduce minimum parking requirements. Why is the City proposing the most extreme option of no minimum parking requirement?	There should be a set minimum, such as 1 space per 4 units or so, which would be half of the requirement from the current Zoning Bylaw 2012-20.	<p><b>35% were not in support of the parking reductions in the Downtown, 34% in support.</b></p> <p>This result is somewhat misleading because the survey question was not only about the “no minimum residential parking requirement in the Downtown” but 4 separate measures were lumped together in the question:</p> <ul style="list-style-type: none"> <li>· <i>No minimum requirements for residential uses</i></li> <li>· <i>No change to the commercial requirements</i></li> <li>· <i>Max parking supply of 1.2 spaces per unit for residential uses</i></li> <li>· <i>Max 1 space per 50m<sup>2</sup> floor area for non-residential uses</i></li> </ul> <p>There likely would have been more opposition if the question had asked only about this specific option, which would be a more sound survey approach.</p>

<sup>1</sup> Based on latest survey conducted (Summer 2025) as summarized in ISL’s *Zoning Bylaw Rewrite - Round 2 Engagement Summary - Final Report*

## RESPONSE TO ZONING BYLAW REWRITE – D. Brent

Proposed Change	Position	Reasons	Should be...instead	Public input <sup>1</sup>
Minimum requirement for all non-residential uses: 1 space for every 150 m <sup>2</sup> of gross floor area	Agree with keeping this the same as the current (2012) bylaw.	<p>It's important for non-residential establishments to assume their responsibility for providing parking, pay their fare share, and not add to the current parking problem in the Downtown.</p> <p>At the same time, keeping the minimum parking requirements for non-residential uses while totally eliminating minimum parking requirement for residential use seems unfair and discriminatory towards Downtown residents. Most citizens of Whitehorse need a vehicle to live in this City and territory and a place to park it. This Zoning bylaw rewrite won't change that reality! This proposed change will only make it more difficult for residents to be able to live Downtown and potentially force them to live in the suburbs and to commute, further adding to our greenhouse gas emissions.</p>		Same as above. All options for downtown parking were lumped together in single question which is not good/proper survey methodology.
Maximum parking supply of 1.2 spaces per unit for residential and 1 space per 50 m <sup>2</sup> gross floor area for non residential uses.	Disagree with setting such low maximums for parking, especially for residential.	Setting such low parking maximums will only add to the considerable (on-street) parking problem in the City.	Maximum parking supply of 2 spaces per unit for residential (more realistic) and 1 space per 100 m <sup>2</sup> gross floor area for non-residential uses.	Same as above. All options for downtown parking were lumped together in single question which is not good/proper survey methodology.
<b>Old Town and Urban Centre</b>				
Residential parking requirement is 1 space	Strongly disagree with reducing	This is discriminatory towards residents of Old Town who need a car to get by. Also 0.5 parking space does not make sense for a single family dwelling! It's not like one can slice one's car in half! Practically, this would amount	Should remain the same as current bylaw – 1 space per dwelling unit.	<b><i>43% were not in support of the parking reductions – in the Urban Centres and Old Town – while only 30% were in</i></b>

## RESPONSE TO ZONING BYLAW REWRITE – D. Brent

Proposed Change	Position	Reasons	Should be...instead	Public input <sup>1</sup>
per 2 dwelling units in Old Town	the minimum parking requirement in Old Town from 1 to 0.5 space per dwelling unit.	<p>to eliminating the minimum parking requirement to zero for those dwellings.</p> <p>Old Town is a very small area geographically – its residents should not be penalized relative to other residential areas, the vast majority of which have higher minimum parking requirements. Even Higher Density Multiple Housing Zoning minimum parking requirement was increased back to 1 space per dwelling unit based on negative public input from the proposal to decrease it to 0.8 space per dwelling unit. See row below.</p> <p>While the OCP policy 8.35 might support parking reductions for developments near active transportation and transit routes, it doesn't require that minimum parking requirements in Old Town should be slashed by half! Especially when there are other zones located near active transportation zones that get to keep their minimum parking requirements at the standard of 1 space per unit – such as the Higher Density Multiple Zoning below.</p> <p>Another important factor is that Old Town, due to being located right next to a zero minimum parking requirement zone (Downtown), makes it vulnerable to increased spillover parking. We're already seeing overflow parking from Downtown creeping into Old Town, especially along Wood Street. This will likely only get worse over time as Downtown parking becomes more congested and less private parking becomes available while the City keeps pushing for ever increasing densification in the Downtown. Downtown residents should not have to compete with non-residents for parking in front of their own homes!</p>		<p><i>support.</i></p> <p><i>“Although the survey results showed unfavourable support for the proposed parking reductions in the ROL-Old Town zone and Urban Centres, no changes are proposed. The OCP policy 8.35 supports parking reductions for developments near active transportation and transit routes, and Old Town and Urban Centres are well serviced by public transit.”</i></p>
Higher				

## RESPONSE TO ZONING BYLAW REWRITE – D. Brent

Proposed Change	Position	Reasons	Should be...instead	Public input <sup>1</sup>
<b>Density Multiple Zoning:</b>				
Residential parking requirement is 1 space per dwelling unit	Don't disagree	Don't disagree but it makes no sense that high density multiple zoning areas get to keep twice as high a minimum parking requirement as Old Town. While a 0.5 parking space might work for a multiple unit facility, it makes no sense for single family dwellings where any ratio between 0 and 1 does not work in reality, i.e. one cannot practically have ½ parking space for a single family house – it's either 0 or 1!		<p>43% were not in support of the parking reductions in the higher density multiple housing zones while only 32% were in support.</p> <p><i>“Due to the unfavourable support for this proposed change and lack of policy direction in the OCP, Administration is recommending reverting back to the parking requirements in the current Zoning Bylaw for these zones (1 parking space per dwelling unit), but still not requiring visitor and loading spaces.”</i></p>
Parking reductions overall	Disagree with many of the changes.			<p>39% were not in support of the parking changes while 34% were in support.</p> <p><i>“Generally, it was felt that a parkade was needed in the Downtown to alleviate parking issues, that there is not enough parking per residential unit under the current Zoning Bylaw, and that improvements to other modes of transportation were</i></p>

RESPONSE TO ZONING BYLAW REWRITE – D. Brent

Proposed Change	Position	Reasons	Should be...instead	Public input <sup>1</sup>
				<i>required before parking was reduced</i>

## RESPONSE TO ZONING BYLAW REWRITE – D. Brent

### SHORT TERM RENTALS

Proposed Change	Position	Reasons	Should be...instead	Public input
Regulating STRs - Overall	Fully support	<p>The City of Whitehorse definitely needs to regulate the uncontrolled proliferation of airbnbs and other so-called “short term rental”..</p> <p>It has become a well-established fact, based on much sound research evidence, that STRs exacerbate existing housing shortages and take away desperately needed housing for real people living in communities. The regulation of this rogue industry is much overdue in Whitehorse.</p> <p>Cities across the country have opted to protect their communities from uncontrolled short term rentals which have eliminated permanent rental dwellings from the housing stock, further fuelling the housing crisis in so many cities and other communities.</p> <p><i>“Many Canadian cities regulate Airbnbs, with common rules including limiting rentals to a host's primary residence (like in Vancouver, Victoria, Ottawa, Toronto), requiring registration/licensing, and enforcing taxes, with provinces like BC and Quebec also having strong legislation”<sup>2</sup></i></p> <p>There is nothing drastic about regulating an industry which has been allowed to propagate and impact communities in such profound ways without necessary guardrails to not only safeguard the limited housing stock but to protect the quality of life of residents of Whitehorse. It is a relatively new industry which introduces new uses of property which were never contemplated in old zoning rules.</p> <p>At least half of Whitehorse residents support the proposed STR regulations as written.</p> <p>Residents are being forced to accept many limitations and densification</p>		<p><b>50% were in support of the proposed STR regulations</b>, while only 36% were not.</p> <p><i>“General feedback in support of the proposed STR regulations included:</i></p> <ul style="list-style-type: none"> <li><i>• Support for licensing, inspections, enforcement, and increased fees for STR operations</i></li> <li><i>• Optimism that the proposed regulations will increase long-term rental stock availability and help with housing affordability”</i></li> </ul>

<sup>2</sup> via Google AI

## RESPONSE TO ZONING BYLAW REWRITE – D. Brent

Proposed Change	Position	Reasons	Should be...instead	Public input
		<p>for the sake of generating more legitimate housing. We are told that this Zoning Bylaw rewrite represents the most significant zoning changes in the history of Whitehorse! Huge changes like the effective obliteration of traditional single family dwelling zones by allowing a quadrupling of density in those residential and other areas; imposing stricter zoning rules for single unit/family dwellings while significantly reducing standards for properties with multiple dwellings (i.e., for setbacks, building heights, building coverage, etc.). Many residents have concerns with these monumental zoning changes and the extent to which these will permanently change the City, both visually and functionally.</p> <p>There is a real risk that this massive deregulation of zoning requirements, primarily intended to address the city's housing crisis, could instead lead to the STR industry taking advantage of this situation, leading to an exploitation of the new weakened zoning rules to create a lot more STRs.</p> <p>Citizens are asked to make significant sacrifices with this new bylaw (as well as the current OCP) – intense densification, quadrupling of densities, loss of parking spaces, elimination of zoning rules which sought to balance quality of life with (unbridled) development, increased building heights, etc. – for the sake of addressing the housing crisis and to help more people obtain legitimate long term housing. They are not making these sacrifices to financially benefit STR operators seeking to take advantage of the opportunities this type of zoning deregulation could bring. This is another reason why it's so critical that STRs be adequately regulated.</p>		
<b>Residential Zones</b>				
Primary residence requirement – Operator must live on the same	Fully agree	This is a reasonable compromise. Most cities (e.g., Toronto, Ottawa, Vancouver) allow rentals only in the host's primary home to keep units for long-term residents.		City (ISL report) did not report on specifics of proposed regulation of STRs – only general (above).

## RESPONSE TO ZONING BYLAW REWRITE – D. Brent

Proposed Change	Position	Reasons	Should be...instead	Public input
property;				
STR can only be in the operator's own residence while they are away (limit of 6 months per year), or full-time in a living or garden suite	Fully agree	This is a reasonable compromise so as not to abuse the privileges of operating an STR during a housing crisis.		City (ISL report) did not report on specifics of proposed regulation of STRs – only general (above).
Limit of 1 STR per person and 1 STR per lot.	Fully agree	This is a reasonable compromise so as not to abuse the privileges of operating an STR during a housing crisis.		City (ISL report) did not report on specifics of proposed regulation of STRs – only general (above).
<b>Commercial Zones</b>				
STR could be in the operator's own residence while they are away or operated full-time in a dwelling that does not have a regular resident.	Fully agree	Allows STRs to operate fully in commercial zones.		City (ISL report) did not report on specifics of proposed regulation of STRs – only general (above).
No limit on the number of STRs per operator or per lot.	Concern about the lack of limits given the dire need for legitimate and affordable long term housing in Whitehorse, given the limited supply.		Establish an appropriate limit to reduce the potential harm to the insufficient	City (ISL report) did not report on specifics of proposed regulation of STRs – only general (above).



## RESPONSE TO ZONING BYLAW REWRITE – D. Brent

Proposed Change	Position	Reasons	Should be...instead	Public input
			housing supply.	

### HOUSING

Proposed Change	Position	Reason	Should be...	Public input
<b>Old Town</b>				
Maximum height: 10 m	Disagree	<p>Would adversely impact the character of Old Town which is mainly low buildings. Old Town is also wedged between the escarpment and 6<sup>th</sup> Avenue, with the escarpment curving around it and blocking light and sunshine, especially in the winter. Allowing taller buildings will only exacerbate this problem.</p> <p>Another factor which will affect Old Town's access to light, sun, and visibility is being located right next to the 25 m building height limit zone – the highest in the city (i.e. the big red zone on schedule E – Downtown Heights). See map excerpt below. This zone extends across 6<sup>th</sup> avenue (west side) to encroach upon what is still considered to be Old Town. This will allow, for example, 25 m buildings to be built on the West side of 6<sup>th</sup> Avenue, right next to 1-2 story houses.</p>	<p>Leave it at 8 m as per current zoning bylaw.</p> <p>These should be a gradual height buffer, at least along 6<sup>th</sup> Avenue to somewhat mitigate the huge impact of having a 25 m height zone right next to a 10 m zone. This narrow zone (along 6<sup>th</sup> Avenue) could have a height limit of 15m for example. The previous Zoning Bylaw recognized the need for a gradual transition between building height zones. This was eliminated (other than in a very narrow strip along the river) in this proposed rewrite.</p>	<p><i>General feedback received related to building heights includes:</i></p> <ul style="list-style-type: none"> <li><i>• Mixed support overall for the proposed increases in building heights; and</i></li> <li><i>Opposition to increased building heights in Hillcrest, Old Town, and along the west side of 6th Avenue.</i></li> </ul> <p>Yet...</p> <p><i>No further changes are proposed to the building heights in Hillcrest, Old Town, or along the west side of 6th Avenue.</i></p>
Maximum Density:	Disagree.	Too much density for Old Town – will destroy the character of Old Town which has been damaged by repeated		City (ISL) did not report on specific housing changes

## RESPONSE TO ZONING BYLAW REWRITE – D. Brent

Proposed Change	Position	Reason	Should be...	Public input
150 units/ha (up to 7 units on a typical 464 m <sup>2</sup> lot)		<p>densification over the years.</p> <p>OCP 15.16.2 states that 150 units per hectare is “<i>roughly equivalent to six units on a typical Old Town lot</i>”, not 7.</p>		for Old Town.

Old Town	Zones	RD	ROL	ROL
	Maximum Height	8.0 m however a roof may project an additional 2.0 m	10.0 m	10.0 m
	Maximum Floor Area Ratio	0.9	1.5	1.5
	Site Coverage	50%	50%, or 60% where 2 or more units are provided	50%, or 60% where 4 or more units are provided
	Maximum Density	4 dwelling units	150 units/ha (up to 7 units on a typical 464 m <sup>2</sup> lot)	150 units/ha (up to 7 units on a typical 464 m <sup>2</sup> lot)



**From:** [Jody Butler Walker](#)  
**To:** [publicinput@whitehorse.ca](mailto:publicinput@whitehorse.ca)  
**Subject:** Zoning bylaw revision re: STR  
**Date:** Monday, December 8, 2025 4:54:53 PM

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The Short Term Rental (STR) market is taking homes away from Whitehorse residents and should NOT be approved. The STR tenants DO NOT contribute to the growth and sustainability of the City of Whitehorse in any way other than to make a few landlords rich, while disenfranchising residents from the basic necessity of housing. I absolutely DO NOT support this bylaw revision.

**From:** [Patricia Cuning](#)  
**To:** [publicinput@whitehorse.ca](mailto:publicinput@whitehorse.ca)  
**Subject:** City Bylaw Change Public Input December 8, 2025  
**Date:** Monday, December 8, 2025 5:10:42 PM

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hello

Further to your recent letter, on behalf of our organization, on Lot 18, block 7, plan 2006-0127 LTO operating as MacBride Museum please note:

1. We support the height increase with respect to our property.
2. We are opposed to the change in the language with regard to the museum and parking.

Current language

a) Special Modifications Lot 18, Block 7, Plan 2006-0127 LTO, located at 1124 Front Street in the Downtown area, is designated CMWx(a) with the special modification being that only four off-street parking spaces are required as long as the principal use of the property is a museum. (Bylaw 2016-29 passed October 24, 2016)

Thank you for your consideration.

Patricia Cuning  
Director

--

Patricia Cuning  
Executive Director  
MacBride Museum  
[REDACTED]

**From:** [Dawn Dickson](#)  
**To:** [publicinput@whitehorse.ca](mailto:publicinput@whitehorse.ca)  
**Subject:** Short term rental  
**Date:** Monday, December 8, 2025 5:15:51 PM

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To whom it may concern,

I would like to let you know that I do not agree with the proposed bylaw changes regarding the short term rentals and Airbnb.

Whitehorse needs more than just hotels as short term options and also in varied neighborhoods. Short term rentals provide another option for all visitors to Whitehorse. Not everyone wants to stay downtown in a hotel for weeks. Some prefer the quiet residential neighborhoods if they are visiting for days or weeks. They may have friends and family nearby. Short term rentals are not just for tourists but also people from all over the territory coming to Whitehorse for a variety of reasons. Medical, sporting, shopping and visiting. People who make room in their homes are providing a service that Whitehorse needs and also making some additional money to help pay for the rising cost of living.

Kind regards,

Dawn

Sent from my iPhone

**From:** [REDACTED]  
**To:** [publicinput@whitehorse.ca](mailto:publicinput@whitehorse.ca)  
**Subject:** Zoning bylaw rewrite  
**Date:** Monday, December 8, 2025 7:38:01 PM

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Hello,

Thank you for accepting this feedback on the proposed new zoning bylaws.

I appreciate the City's thoughts that went into the new short-term rental bylaw and support them.

I don't support the City's new proposed building heights in downtown. Although I understand that the city would like to create more housing opportunities, I believe the proposed new building heights contradict the City's plan to make downtown a very liveable place. If the new bylaw is accepted then much of downtown could see buildings up to 25m. However, it seems the City overlooked that the vast majority of the blocks between 4th and 6th, although zoned commercial-residential, have smaller houses with 1-3 stories. The new bylaw could mean that in five or ten year's time (20 years?) these blocks all have multiple multi-story buildings. Not only would this change the face of the City dramatically, it also means that newer developments between 4th and 6th that were built before this current rewriting and only have 2-3 stories, would be left in the dark, literally. Shadow studies are a thing and it's unclear how they'd fit in here. There seems not much to study when the shadow goes all the way into the alley across the street, is there? Can you imagine living in a single family home and being surrounded on all sides by buildings of 25m? Sure, one could say that may be unlikely but the truth is that it could become reality and that's important to remember and acknowledge. Even one or two such large buildings across the street from one's house would mean the loss of direct sunlight for pretty much all winter and much of the spring & fall season. This isn't what we should want in a northern city, and it definitely isn't what I want for my current living situation. I wouldn't have purchased my home if I had known this could become reality. I urge the City to bring the maximum building height down to 3-4 stories (15 meters) in the blocks between 4th and 6th. This leaves plenty of room for development without losing sunlight for many current residents. Although not 'Old Town' I think it's crucial to keep this area livable and friendly and very tall buildings don't match this.

Thank you,  
Judith  
Wood St. resident

**From:** [Lenka Kaclerova](#)  
**To:** [publicinput@whitehorse.ca](mailto:publicinput@whitehorse.ca)  
**Subject:** input on STR regulations  
**Date:** Monday, December 8, 2025 8:34:56 PM

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Some people who received this message don't often get email from [REDACTED]. [Learn why this is important](#)

To Whom It Might Concern,

My name is Lenka Kaclerova and I am an STR owner who lives in the dwelling. I have been to the council meeting but I haven't had chance to speak.

I have run STR for the past 9 years in Porter Creek. I own a dwelling with a legal suite downstairs. As a single mother of 2 underaged children, with shared custody 50/50 and no child or spousal support, the STR is the only way I can get by. STR is the my second job that I fully report and pay taxes on.

With my savings, I was hoping to build a little garden suite or a tiny house in my back yard for a short term, to support my children through the college. Now this might not seem possible. My lot in Porter Creek is big but it seems I will not be allowed to do what I was hoping to do in the future without having a long term tenants. As a previous landlord of a long term tenant, I saw the disadvantages of a long term tenancy and the fact that as a landlord, I had almost no rights and my property was in full hands of a tenant who was refusing to leave. The short term rental became the only feasible means to rent my legal suite. My suite is not rented all year round as the demand drops in the winter months.

Seeing the attempt to bring more regulations on STR raises a concern for me. I am already paying double in utility bills for a unit that is not occupied 12 months fully, with garbage and compost bins being empty. I am wondering if the changes are passed, whether STR owners who would rent a room in their house, would also pay extra utility bills as me.

It seems futile to see that in a commercial zoning there could be unlimited STR rentals by business entites but for a normal person who is trying to make their ends meet to support their children, would have a devastating impact bringing more limitations.

We are missing data that would back up the STR demand. I believe we are not the same as in Vancouver or Toronto where tourism blooms. When I have guests, I always recommend them local restaurants, things to see and do to support a local economy.

I hope my input would have some value.

Thank you,

Best Regards,  
Lenka Kaclerova



To: Chelsea Flemming, planner 2

Hi Chelsea. Thank you for the letter in reference to losing our RC2x with special modification. Chelsea, our business (and that status) is very important to us. Please don't cause us to lose it. We checked our records and agree that we failed to renew the city's license, but that was an error. In our defence, we have never ceased to operate both businesses: Certified Pilot Car and Mad Mountain Mining and manufacturing at the approved address, but just went to some bad times for many reasons that I would be happy to discuss with you. As well, for small family businesses, there seems at times to be a never ending list of licenses and permits to attend to. For instance; zoning and bylaw, business registration licence, declaration of partnership, inspection and compliance with fuel vessels, Consumer and Corporate affairs compliance-it truly goes on forever. Some are forever licensing, most have varying renewal dates and similar licensing from multiple jurisdictions.

Again, we are sorry we missed your renewal/ but please don't take away our very hard fought and complicated zoning because of it. We will make amends immediately if allowed. Please stop or pause this process and let us know what we can do.

Sincerely,

*Elayne M. House*  
Elayne House

# [REDACTED]

Whitehorse, Yukon  
Y1A5L4

[REDACTED]

for Yukon Govt.  
Please Note: Our registration for Certified  
Pilot car does not expire until 2028-02-03.

**From:** [Legislative Services](#)  
**To:** [Simard, Mélodie](#); [McCord, Darcy](#); [Fleming, Chelsea](#)  
**Subject:** Fw: Written Submission COW Draft Zoning Bylaw Tonights Public Meeting  
**Date:** Friday, December 19, 2025 12:51:09 PM  
**Attachments:** [IRobertson\\_COWdraft ZoningBylaw Comments.docx](#)

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Hi all,

Please see attached.

As highlighted in the email below, this came to us on December 18, 2025. We have confirmation that Ian actually sent this on December 8, 2025, ***before*** the Public Hearing closed. We are unsure what caused the delay, but it is clear that Ian did meet deadlines. As such, and after speaking with Lindsay, sending this to you as part of the input related to Zoning Bylaw Rewrite.

Thank you.

Mike

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**From:** [REDACTED]  
**Sent:** Thursday, December 18, 2025 3:07 PM  
**To:** Legislative Services [REDACTED]  
**Subject:** Written Submission COW Draft Zoning Bylaw Tonights Public Meeting

Attached is my written submission to tonight's Public Hearing for Mayor & Council. I had a computer problem so could not submit by noon. Please distribute.

Ian

**Ian D. Robertson MCIP, RPP, Principal**  
Inukshuk Planning & Development Ltd

Tel: [REDACTED] Fax: [REDACTED]  
E-mail: [REDACTED]

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## City of Whitehorse Zoning Bylaw Rewrite Public Hearing

### Ian D. Robertson MCIP RPP

I wish to offer the following observations on the draft new Zoning Bylaw from the perspective of a professional land use planner with 51 years of professional planning experience. City Planning Staff have made an admirable effort to try and improve the permitting process. However, there are important gaps and issues that require more attention to detail and careful thought to avoid unintended consequences.

The Zoning Bylaw's primary role is to implement the vision and policy direction set out in the OCP. If a rezoning application is brought forward that contravenes the approved OCP, it cannot proceed unless the OCP is amended first. Similarly, if the OCP amendment is accepted and approved by Council it follows that the zoning should reflect that decision. The key planning principle is "highest and best use".

My principal concern with the new Zoning Bylaw lies in its complexity with the multiple changes proposed and the capacity of planning staff to achieve administrative efficiency. The missing staff member position is an experienced plan checker. The purpose of the plan checker is to review development applications for compliance with the zoning and building bylaws and ensure nothing is missed. This person usually does this by using checklists to ensure consistency in interpretation and flag any matters that require clarification either by planning or building inspection staff. I have pushed for this position for at least 25 years. With the city's rate of growth and pressure to expedite approvals lots can slip through the cracks. I can cite numerous examples of errors and mistakes I have witnessed over the years that demonstrate a lack of attention to detail that would have been caught by a proper plan checker.

The following issues and situations are examples of areas of the draft Zoning Bylaw which in my view require more attention to detail before endorsement:

**Grading** occurs at 3 points during the land development process, land clearing and subdivision design, individual lot grading and building construction. Considerations include general drainage, slope management, building entrance elevation and accessibility. With new housing there is no excuse for setting grades that reduce handicap accessibility, yet it is often ignored.

**Parking and the toys** will be the most controversial issue and there is no easy solution because it has implications for densification, transit and public acceptance where I live and my street (Ketza Road) my immediate neighbours have 3 each and the one across the street 6 and where the townhouse are all that side of the street has 1 or 2 parked on the street. The same goes for rental houses. A quick drive through any Yukon neighbourhood will confirm the number of vehicles is increasing along with the toys from rv's, boats, atv's, snowmobiles etc. There are numerous locations where the front lawn has been replaced with parking.

**Garbage & Recycling location, placement and screening** is a perennial problem and one of the most common deficiencies in site planning layouts that plan checkers catch **Lighting** is an emerging issue. Current bylaw **Landscaping** standards are not being met and there does not appear to be any follow-up on survivability. Maintenance is also hit and miss especially on commercial properties.

**Densification & Affordability Relationship** is another difficult issue especially in mature neighbours. The draft Zoning Bylaw encourages infill development and seems to imply it can work on every single-family lot, which is not true unless you demolish the existing house or building. There are some good examples of how it can be done so it fits in well and others where it will not. There are some sites like the former City MSB building lot where taller buildings and higher densities are appropriate and others such as 5<sup>th</sup> & Rogers may not be the best solution. The problem I see is on the affordability side. A good example is the Macaulay Lodge Redevelopment which the Yukon Government sold to a private developer who is now building condos starting in the \$450, 000 and up range. The site was the preferred senior housing site in Whitehorse for more than 50 years. As recent Yukon Statistics Branch confirms affordability and locational choice have become major challenge and neither the City or Yukon Government has brought forward viable, innovative and practical solutions to control costs and improve affordability. I don't see anything in the draft Zoning Bylaw describing what zoning can contribute.

I look forward to hearing from the public about their ideas and concerns tonight.