

MINUTES of REGULAR Meeting #2025-23 of the Council of the City of Whitehorse
called for 5:30pm on Monday, December 8, 2025, in Council Chambers, City Hall.

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

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

*Indicates electronic participation.

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

CALL TO ORDER

AGENDA

2025-23-01

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

Carried Unanimously

PROCLAMATIONS

Mayor Kirk Cameron proclaimed December 10, 2025, to be Human Rights Day in the city of Whitehorse, a day to celebrate and uphold the ideals set out in the Universal Declaration of Human Rights.

Human Rights Day (December 10, 2025)

MINUTES

2025-23-02

It was duly moved and seconded
THAT the Minutes of the Regular Council meeting dated
November 24, 2025 be adopted as presented.

Carried Unanimously

PUBLIC HEARING

Mayor Cameron advised that a Public Hearing was scheduled at this meeting to hear any submissions with respect to the proposed Zoning Bylaw 2025-37.

2025 Zoning Bylaw

Administration confirmed that at the time of counting, 123 written submissions were received, 39 in support, 42 in opposition and 42 noting concerns.

Mayor Cameron called three times for submissions with respect to the proposed Zoning Bylaw 2025-37.

Sara Skelton spoke in opposition to the proposed regulations on short-term rentals (STRs) and stated that the regulations would not result in STR owners converting to long-term rentals.

Sara Skelton

Brooke Land-Murphy raised concerns with the clarity of the proposed regulations on STRs and the data informing the regulations, stating that requiring owners to obtain a permit would result in resource impacts and unneeded redundancy.

Brooke Land-Murphy

Nancy Meagher, representing the Yukon Dark Skies Initiative, raised concerns that the proposed lighting regulations will not properly limit the harmful environmental, economic, and community impacts. The speaker provided recommendations and as requested by Council members, expanded on how light levels can be measured.

Nancy Meagher, Yukon Dark Skies Initiative

Inga Petri, opposed to the proposed STR regulations, raised concerns that the data is too insufficient to inform the regulations, stating land supply and permitting delays as the biggest contributors to housing supply issues.

Inga Petri

Ovide Perrault, representing the Whistle Bend Community Association, described current issues with parking in the Whistle Bend area and recommended changes to the parking requirements proposed in the bylaw.

Ovide Perrault, Whistle Bend Community Association

Marcos Castillo, representing the Whitehorse Chamber of Commerce, raised concerns regarding the proposed STR regulation due to the negative impacts experienced by other municipalities, requesting Council assess regulating STRs carefully and take the unique specifics of Whitehorse into consideration.

Marcos Castillo, Board Chair, Whitehorse Chamber of Commerce

Keitha Clarke presented a letter on behalf of Corin Noble in support of the proposed Short-Term Rental regulations, citing the potential to increase housing availability and reduce costs for first-time homeowners.

Keitha Clarke / Corin Noble

Deborah Gray raised concerns regarding the proposed Short-Term Rental regulations, particularly the duration limits, and requested that Council consider the potential impacts on existing STR arrangements that have benefited the community and may not be viable in a long-term rental format.

Deborah Gray

Marie Fast, representing the Church of the Nazarene, raised concerns about the new zoning proposed for the area the Church is located as it does not permit religious assembly, requesting that the current zoning be retained or that the new zoning be amended to allow religious assembly.

Marie Fast, Church of the Nazarene

Anson Zhen spoke in opposition to the proposed STR regulations, stating that the regulations would negatively impact the tourism industry and community as whole while having little to no effect on the regular residential housing market.

Anson Zhen

Kieran Poile spoke in full support of the proposed Zoning Bylaw and the regulations on STRs in particular, describing negative impacts of unregulated STRs on the housing supply and local rental market.

Kieran Poile

Amber Ursich raised concerns with the proposed regulations on STRs, outlining various instances where it is unclear how the regulations would apply, and explained that switching to a long-term rental is not guaranteed if short-term is no longer an option.

Amber Ursich

Rachel Grantham spoke in support of STR regulation but raised concerns about the regulations being proposed, specifically about the milder regulations for commercial zones in comparison to the strict residential zone regulations.

Rachel Grantham

Speaking in opposition to the proposed STR regulations, Antoinette Greenoliph shared personal experience in relying on an STR to support retirement, requesting Council consider how the regulations might impact similar individuals.

Antoinette Greenoliph

Richard Annette spoke to the regulations proposed in the Zoning Bylaw, noting support for regulating STRs, and raising concerns about the proposed regulations on parking, mobile homes, and building heights.

Richard Annette

Ben Perrera, representing Neighbourly North, spoke in opposition to the proposed regulations on STRs, particularly the requirement for an STR to be the primary residence of the operator.

Ben Perrera, Neighbourly North

Sylvie Binette raised concerns regarding the proposed regulations on STRs, explaining how the flexibility of STRs can support operators in a way long-term rental can't and that the percentage of renters who prefer short-term has increased over the years.

Sylvie Binette

Ben Moffat spoke in opposition to the proposed STR regulations, describing how STRs can be used to support low-income homeowners and how vital the visitors that rent short-term can be for the community, including tourists and travelling medical staff.

Ben Moffat

Kristina Craig spoke in support of the proposed Zoning Bylaw, particularly including supportive housing as a principal use for all residential zones, bolstering affordable housing incentives, and the STR regulations, and recommended clarifying how affordability is defined and how the regulations will be enforced.

Kristina Craig

Heather Milligan presented concerns regarding the proposed removal of a current setback exemption for certain lots in Takhini North as it would restrict the homeowners from renovation unless significant costs are undertaken to conform with new setbacks.

Heather Milligan

Richard Zral raised concerns regarding the proposed parking regulations, stating parking availability is already an issue and will only worsen as densification increases.

Richard Zral

Dakota Tomah, representing CPAWS Yukon, spoke in opposition to the proposed new zoning of an area south of Whistle Bend Way due to its critical role for wildlife and stated that the area shouldn't be considered an alternative development option to Porter Creek D as it poses similar issues.

Dakota Tomah, CPAWS Yukon

Remy Rodden raised concerns with the proposal to change the zoning of an area south of Whistle Bend Way, describing the importance of the greenspace to residents and wildlife in the area and noting the City has designated it as a highly sensitive ecological area.

Remy Rodden

Sam Reimer spoke to the proposed STR regulations, raising concerns that they will negatively impact the community in several areas beyond tourism, noting the use of STRs by various professionals such as medical specialists and contract workers.

Sam Reimer

Valerii Shapoval spoke in opposition to the proposed STR regulations, raising concerns that they will negatively impact STR operators and clients and not result in improvements to the other housing markets.

Valerii Shapoval

Quynh Nguyen spoke in opposition to the proposed regulations on STRs, explaining that many STR operators rely on STRs to support their families and that making STRs no longer viable doesn't guarantee every operator will convert to long-term agreements.

Quynh Nguyen

A Point of Order was called, and the speaker was censured in violation of Section 80 of the Council Procedures Bylaw 2021-12.

Mei Xing Huang

Mike McCormick spoke in opposition to various sections in the proposed Zoning Bylaw, including the STR regulations and building height increases, urging Council to strongly consider the potential impacts of the proposed changes on the cost and quality of living residents of the community.

Mike McCormick

Jessica Rowat raised concerns with the proposed STR regulations, expressing support for some regulations but not as currently proposed, emphasizing Whitehorse requires careful consideration as a unique community and shouldn't be regulated based solely on data from larger cities.

Jessica Rowat

Eve Sankar raised concerns with the proposed Zoning Bylaw, urging Council to consider how shortening and minimizing delays in the development process will help address housing costs.

Eve Sankar

Hearing no additional submissions come forward, Mayor Cameron declared the Public Hearing for the proposed Zoning Bylaw 2025-37 now closed.

Public Hearing Closed

COMMITTEE REPORTS

Community Services Committee

Mayor Kirk Cameron proclaimed December 3, 2025, to be International Day of Persons with a Disability in the city of Whitehorse, a day to promote respect and understanding for those living with disabilities and foster an inclusive and accessible community.

Proclamation – International Day of Persons with a Disability (December 3, 2025)

As requested by a Committee member, Administration provided information on the City's involvement in the Free Transit Program that has now ended, confirming the number of passes and tickets sold to the Yukon Government, the revenue, and that the rate of community distribution was not reported to the City.

New Business – Free Transit Program

Public Health and Safety Committee

Mayor Kirk Cameron proclaimed December 6, 2025, as National Day of Remembrance and Action on Violence Against Women in the city of Whitehorse, a day to honour the victims of the 1989 École Polytechnique attack and emphasize the importance of community action to eliminate violence against women.

Proclamation – National Day of Remembrance and Action on Violence Against Women (December 6, 2025)

Delegate Florian Boulais presented information on crime trends in Whitehorse and explained how, in complex community systems, crime can increase at a faster rate than population growth, emphasizing that with the right leverage points, these trends can be influenced. As requested by Committee members, the delegate expanded on a potential role for the City and other agencies, as well as areas for further exploration.

Delegate Florian Boulais – Urban Scaling Insights on Crime

Corporate Services Committee

Administration presented the bi-monthly update on anticipated procurement projects over \$100,000 for the January and February 2026 period as required by the Procurement Policy.

Upcoming Procurements (January/February) – For Information Only

2025-23-03

It was duly moved and seconded THAT Council authorize amendments totaling \$293,630 to reduce the 2025 to 2028 Capital Expenditure Program.

Capital Expenditure Program Variance Reporting (3rd Quarter)

Carried Unanimously

Administration presented the Operating Budget variance report for the 3rd quarter and responded to questions from Committee members on specific line items such as vacancy overlays, electrical expenses, development fees, and parking meter collections.

Operating Budget Variance Reporting (3rd Quarter) – For Information Only

2025-23-04

It was duly moved and seconded
THAT Council direct that Bylaw 2025-38, a bylaw to adopt the 2026-2029 Capital Expenditure Program, be brought forward for Second and Third reading under the bylaw process.

Public Input Report – 2026-2029 Capital Expenditure Program

Carried Unanimously

City Planning Committee

2025-23-05

Councillor Boyd declared a conflict of interest and left the meeting.

It was duly moved and seconded
THAT Council direct that Bylaw 2025-40, a bylaw to amend the zoning of a 2.89 ha parcel of vacant Commissioner's land from PG – Greenbelt to IS – Service Industrial, to allow for lot expansion at 163 Collins Lane, be brought forward at Second and Third reading under the bylaw process.

Public Hearing Report – Zoning Amendment – 163 Collins Lane

Carried Unanimously

Councillor Boyd rejoined the meeting.

Development Services Committee

2025-23-06

It was duly moved and seconded
THAT Council approve Environmental Grant allocations in the amount of \$18,347.05.

Environmental Grants

Carried Unanimously

City Operations Committee

As requested by a Committee member, Administration provided information on pedestrian crossings that activate automatically with traffic lights and those that require pedestrian initiation, confirming that safety considerations and pedestrian and vehicle traffic levels are assessed at each intersection, and noting that signals are reviewed regularly and adjusted where needed.

New Business – Pedestrian Crossing Lights

BYLAWS

2025-23-07

It was duly moved and seconded
THAT Bylaw 2025-38, a bylaw to adopt the 2026-2029 Capital
Expenditure Program, be given Second Reading.
Carried Unanimously

BYLAW 2025-38
2026-2029 Capital
Expenditure Program
Bylaw
SECOND READING

2025-23-08

It was duly moved and seconded
THAT Bylaw 2025-38 be given Third Reading.
Carried Unanimously

BYLAW 2025-38
2026-2029 Capital
Expenditure Program
Bylaw
THIRD READING

2025-23-09

It was duly moved and seconded
THAT Bylaw 2025-39, a bylaw to extend the Joint Use
Agreement with the Government of Yukon to maximize the use
of public facilities in the city of Whitehorse to no later than
December 31, 2026, be given Third Reading.

Carried Unanimously

BYLAW 2025-39
Joint Use Agreement -
Extension
THIRD READING

*Councillor Boyd declared a conflict of interest and left for the remainder of
the meeting.*

2025-23-10

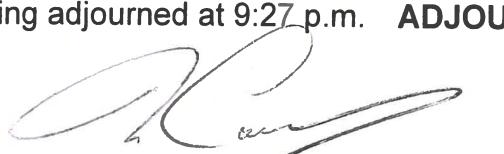
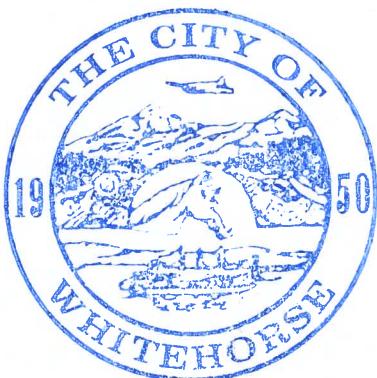
It was duly moved and seconded
THAT Bylaw 2025-40, a bylaw to amend the zoning of a 2.89
ha parcel of vacant Commissioner's land from PG – Greenbelt
to IS – Service Industrial, to allow for lot expansion at 163
Collins Lane, be given Second Reading.

Defeated (2-4)

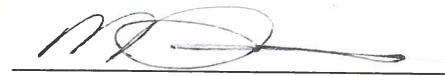
BYLAW 2025-40
Zoning Amendment – 163
Collins Lane
SECOND READING

IN FAVOUR: Mayor Cameron and Councillor Morris
OPPOSED: Councillors Gallina, Hamilton, Melnychuk, and
Middler

There being no further business, the meeting adjourned at 9:27 p.m. **ADJOURNMENT**



Kirk Cameron, Mayor



Corporate Services