

# **CITY OF WHITEHORSE – STANDING COMMITTEES**

Monday, March 2, 2026 – 5:30 p.m.

Council Chambers, City Hall

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## **CALL TO ORDER**

## **ADOPTION OF AGENDA**

**PROCLAMATIONS**            International Women’s Day (March 8, 2026)

**DELEGATIONS**            Gabriele Watts – Bright Car Headlights

## **COMMUNITY SERVICES COMMITTEE – *Councillors Gallina and Melnychuk***

1. FIFA World Cup Community Celebration
2. New Business

## **PUBLIC HEALTH AND SAFETY COMMITTEE – *Councillors Boyd and Gallina***

1. New Business

## **CORPORATE SERVICES COMMITTEE – *Councillors Melnychuk and Middler***

1. New Business

## **CITY PLANNING COMMITTEE – *Councillors Middler and Hamilton***

1. Subdivision Approval – Chasàn Tatäy
2. Conditional Use Application – 32 Wasson Place – For Information Only
3. New Business

## **DEVELOPMENT SERVICES COMMITTEE – *Councillors Hamilton and Morris***

1. New Business

## **CITY OPERATIONS COMMITTEE – *Councillors Morris and Boyd***

1. New Business



**PROCLAMATION**  
**INTERNATIONAL WOMEN’S DAY**  
**March 8, 2026**

**WHEREAS** International Women’s Day is a global day celebrating the social, economic, cultural and political achievements of women and also marks a call to action for accelerating women’s equality; and

**WHEREAS**, bias whether deliberate or unconscious, makes it difficult for women to move ahead and knowing that bias exists isn’t enough – action is needed to level the playing field; and

**WHEREAS** the 2026 theme of International Women’s Day is “Give to Gain.”, emphasizes the power of reciprocity and support, we recognize that when women thrive, we all rise so that every person can fully enjoy their rights and opportunities;

**THEREFORE I**, Mayor Kirk Cameron, do hereby proclaim March 8, 2026 to be International Women’s Day in the city of Whitehorse.

Kirk Cameron  
Mayor

**CITY OF WHITEHORSE**  
**COMMUNITY SERVICES COMMITTEE**  
**Council Chambers, City Hall**



**Chair:** Paolo Gallina

**Vice-Chair:** Eileen Melnychuk

March 2, 2026

Meeting #2026-05

- 
1. FIFA World Cup Community Celebration  
Presented by Krista Mroz, Director, Community Services
  2. New Business

## ADMINISTRATIVE REPORT

<b>TO:</b> Community Services Committee
<b>FROM:</b> Administration
<b>DATE:</b> March 2, 2026
<b>RE:</b> FIFA World Cup Community Celebration

### ISSUE

Confirm Council's interest in hosting a community celebration for the 2026 FIFA World Cup.

### HISTORY

The City has received a request to host a community celebration as part of the 2026 FIFA World Cup, which is being hosted jointly by Canada, Mexico and the United States. To celebrate the tournament, FIFA is organizing community events as part of "Canada Celebrates" across the country, visiting every province and the Yukon. FIFA has identified Whitehorse as the preferred location to launch the tour on June 5, 2026. The event aims to create as many community impact opportunities as possible, engaging residents of all ages. By leveraging the universal appeal of soccer, the celebration fosters connection, inclusion, and pride across the community. The request notes that participating cities should expect some costs related to on-the-ground support.

### ALTERNATIVES

1. Approve hosting a community celebration for the 2026 FIFA World Cup, pending external funding availability; or
2. Do not approve hosting a community celebration for the 2026 FIFA World Cup.

### ANALYSIS

FIFA has identified Whitehorse as the proposed first stop on its national community celebration tour. Launching the tour in Whitehorse would generate heightened visibility and position the City at the forefront of FIFA's cross-country celebrations. The event is expected to be broadcast across Canada, presenting an opportunity to showcase Whitehorse as a vibrant, active and engaged northern community.

Hosting an event of this scale is anticipated to deliver both community and economic benefits. FIFA provides significant direct event support, including interactive sport activities, a main stage featuring live entertainment and a livestream of a World Cup preliminary match, and onsite staffing resources. This level of production reduces operational demands on the host, while elevating the overall event profile.

Host community contributions are primarily in-kind, and include event coordination, permitting, logistics support, provision of municipal resources such as venue space, barricades, tables, and chairs. The in-kind services for this event have an estimated value of \$30,000. Additionally, tangible costs are anticipated in the amount of \$5,000 to \$8,000, to cover items such as equipment rental and security services.

The federal government is expected to commit funding; however, the amount has not yet been confirmed. This contribution helps offset local costs and enhances overall feasibility. The City would actively pursue sponsorship opportunities to further support the event and reduce budgetary impact.

The City of Whitehorse is currently operating within a carefully managed budget, and decisions on event funding are normally considered through the annual budget process to ensure appropriate evaluation and alignment with priorities. Due to the timing of information received from FIFA, this community celebration could not be reviewed through the regular budget cycle.

Should the City intend to host this community celebration, FIFA requires a firm commitment by Friday March 13, 2026. If approval is granted, the City will enter a formal agreement with FIFA and establish a local organizing committee to support event planning, delivery, and identify sponsorship opportunities. The committee will include key City staff, representatives from local partner organizations, and FIFA officials to ensure coordinated oversight and successful execution.

**ADMINISTRATIVE RECOMMENDATION**

THAT Council approve hosting a community celebration for the 2026 FIFA World Cup, pending external funding availability.

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



**Chair:** Dan Boyd

**Vice-Chair:** Paolo Gallina

March 2, 2026

Meeting #2026-05

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1. New Business

**CITY OF WHITEHORSE**  
**CORPORATE SERVICES COMMITTEE**  
**Council Chambers, City Hall**



**Chair:** Eileen Melnychuk

**Vice-Chair:** Anne Middler

March 2, 2026

Meeting #2026-05

- 
1. New Business

**CITY OF WHITEHORSE**  
**CITY PLANNING COMMITTEE**  
**Council Chambers, City Hall**



**Chair:** Anne Middler

**Vice-Chair:** Jenny Hamilton

March 2, 2026

Meeting #2026-05

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1. Subdivision Approval - Chasàn Tatäy  
Presented by Jacob Newkirk, Subdivision and Lands Coordinator, Land Development
2. Conditional Use Application – 32 Wasson Place – For Information Only  
Presented by Jacob Newkirk, Subdivision and Lands Coordinator, Land Development
3. New Business

## ADMINISTRATIVE REPORT

<b>TO:</b> City Planning Committee
<b>FROM:</b> Administration
<b>DATE:</b> March 2, 2026
<b>RE:</b> Subdivision Approval – Chasàn Tatäy

### ISSUE

Subdivision approval for 2.45 ha of vacant land comprised of Kwanlin Dün First Nation (KDFN) settlement B lands C-15B, located in the Range Point neighbourhood.

### REFERENCE

- [Municipal Act](#)
- [Zoning Bylaw 2012-20](#)
- [Subdivision Control Bylaw 2012-16](#)
- [Development Cost Charges Bylaw 2012-12](#)
- Location Sketch (Attachment 1)
- Subdivision Sketch C-15B (Attachment 2)

### HISTORY

The subject site is located on KDFN Settlement Land parcel C-15B, also known as the Chasàn Tatäy Subdivision.

An application was submitted to rezone and subdivide a portion of the Chasàn Tatäy Subdivision to allow for additional residential lots and an expanded park lot.

These changes were identified through the ongoing detailed design process, following the Subdivision's approval by Council on September 23, 2025.

### ALTERNATIVES

1. Approve the subdivisions; or
2. Do not approve the subdivisions.

### ANALYSIS

#### **Lot Layout and Design**

The current approved plan of subdivision includes one large multiple family lot and a small park lot in the middle of the development. The proposed subdivision splits the larger lot in to four smaller multiple family lots and expands the park area for prospective residents. The changes further allow for easier lot layout for developers.

The subject area consists of 2.45 ha of the 18.45ha Chasàn Tatäy Subdivision.

#### **Street Naming**

Names were provided by KDFN through internal engagement amongst citizens. The proposed names will extend into the Government of Yukon portion of the subdivision. A metals and trade goods theme was adopted, the names are presented below:

*Street Names and Meanings*

<b>Street Name</b>	<b>Definition</b>
Gwän	Gold
Chasàn	Copper
Mäzhän	Metals

**Development Agreement**

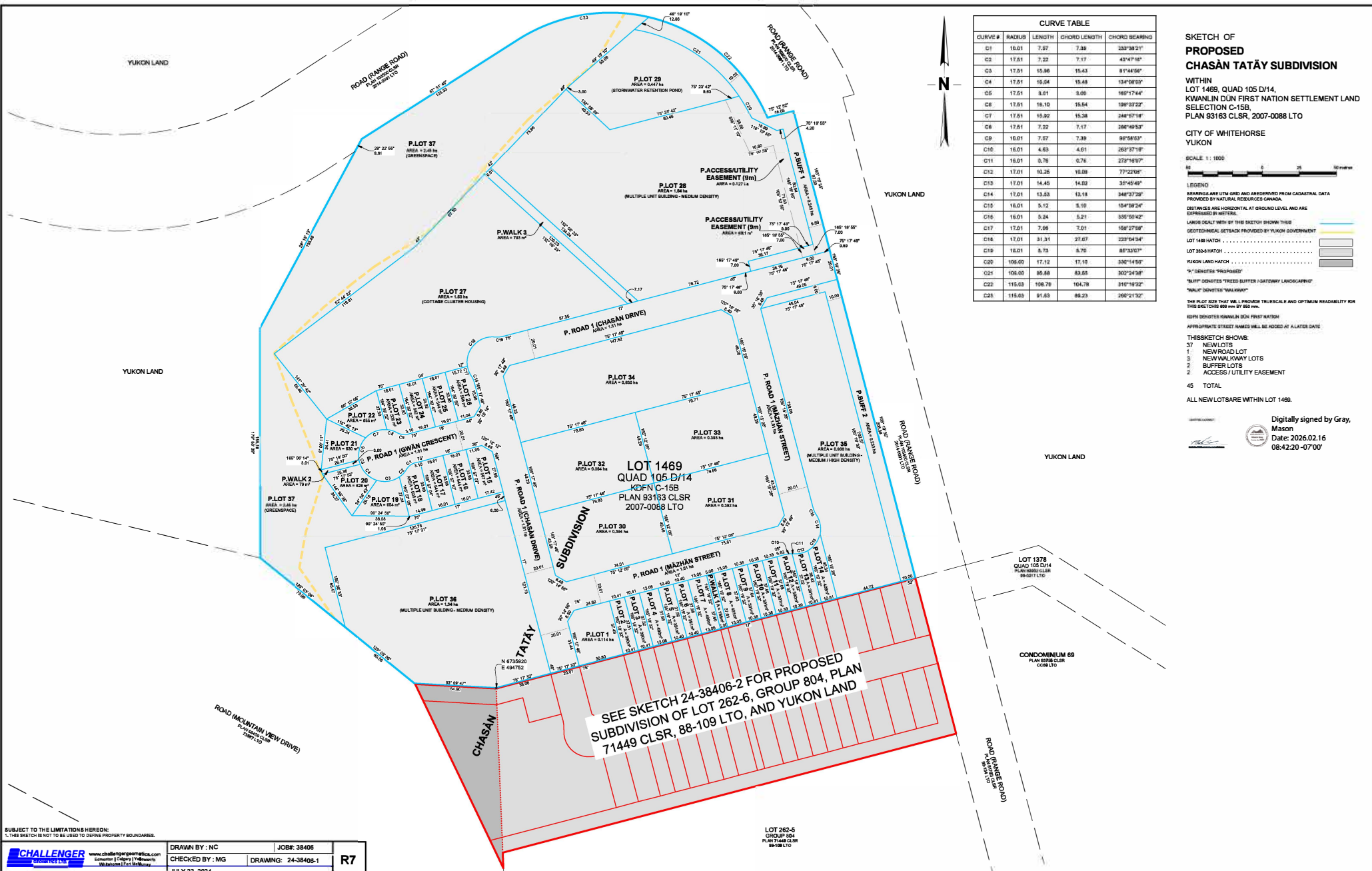
The development agreement executed in 2025 will remain in place and continue to guide this development.

**ADMINISTRATIVE RECOMMENDATION**

THAT Council approve the subdivision of approximately 2.45 ha of land for the creation of new residential lots, and parks space for the areas known as Chasàn Tatäy Subdivision, as shown on the proposed subdivision sketch.



<p>SCALE: 1:8,000</p>	<p>DWN BY: JN</p>	<p><b>CITY OF WHITEHORSE - LAND &amp; DEVELOPMENT SERVICES</b></p>	
<p>DATE: March 02, 2026</p>	<p>REV NO: 1</p>		
<p>S-16-2025</p>		<p>No Address Defined</p>	



CURVE TABLE			
CURVE #	RADIUS	LENGTH	CHORD LENGTH
C1	10.01	7.57	7.39
C2	17.81	7.22	7.17
C3	17.81	15.86	15.43
C4	17.81	16.04	15.48
C5	17.81	8.01	3.00
C6	17.81	16.10	15.54
C7	17.81	15.92	15.38
C8	17.81	7.22	7.17
C9	16.01	7.07	7.39
C10	16.01	4.63	4.61
C11	16.01	0.76	0.76
C12	17.81	10.26	10.09
C13	17.81	14.45	14.52
C14	17.81	13.23	13.18
C15	16.01	5.12	5.10
C16	16.01	5.24	5.21
C17	17.81	7.08	7.01
C18	17.81	31.31	27.67
C19	16.01	8.73	8.70
C20	105.00	17.12	17.10
C21	105.00	85.68	83.65
C22	115.03	106.79	104.78
C23	115.03	91.63	89.23

SKETCH OF PROPOSED CHASAN TATAY SUBDIVISION WITHIN LOT 1469, QUAD 105 D/14, KWANLIN DUN FIRST NATION SETTLEMENT LAND SELECTION C-15B, PLAN 93163 CLSR, 2007-0088 LTO

CITY OF WHITEHORSE YUKON

SCALE: 1:1000

LEGEND  
 BEARINGS ARE UTM GRID AND DERIVED FROM CADASTRAL DATA PROVIDED BY NATURAL RESOURCES CANADA.  
 DISTANCES ARE HORIZONTAL AT GROUND LEVEL AND ARE EXPRESSED IN METERS.  
 LANDS DEALT WITH BY THE SKETCH SHOW AS:  
 GEOTECHNICAL SETBACK PROVIDED BY YUKON GOVERNMENT  
 LOT 1469 HATCH  
 LOT 1468 HATCH  
 YUKON LAND HATCH  
 "S" DENOTES "PROPOSED"  
 "BU" DENOTES "BUSS STOP" (DARTWAY LANDSCAPING)  
 "WALK" DENOTES "WALKWAY"

THE PLOT SIZE THAT WILL PROVIDE TRUE SCALE AND OPTIMUM READABILITY FOR THIS SKETCH IS 800 mm BY 850 mm.

100% DENSITY KWANLIN DUN FIRST NATION

APPROPRIATE STREET NAMES WILL BE ADDED AT A LATER DATE

THIS SKETCH SHOWS:  
 37 NEW LOTS  
 1 NEW ROAD LOT  
 3 NEW WALKWAY LOTS  
 2 BUFFER LOTS  
 2 ACCESS / UTILITY EASEMENT

45 TOTAL  
 ALL NEW LOTS ARE WITHIN LOT 1469.

Digitally signed by Gray, Mason  
 Date: 2026.02.16 08:42:20 -0700'

SEE SKETCH 24-38406-2 FOR PROPOSED SUBDIVISION OF LOT 262-6, GROUP 804, PLAN 71449 CLSR, 88-109 LTO, AND YUKON LAND

SUBJECT TO THE LIMITATIONS HEREON:  
 1. THIS SKETCH IS NOT TO BE USED TO DEFINE PROPERTY BOUNDARIES.

**CHALLENGER** www.challengegeomatics.com  
 Edmonton | Calgary | Vancouver | Whitehorse | Lethbridge

DRAWN BY: NC  
 CHECKED BY: MG  
 JULY 23, 2024

JOB#: 38406  
 DRAWING: 24-38406-1  
**R7**

## ADMINISTRATIVE REPORT

**TO:** City Planning Committee  
**FROM:** Administration  
**DATE:** March 2, 2026  
**RE:** Conditional Use Application – 32 Wasson Place – For Information Only

### ISSUE

Application for Conditional Use approval to allow offices on the ground floor and more than 50% of the gross floor area of the building at 32 Wasson Place (Lot 21, Hillcrest Industrial Subdivision, Plan 2009-0107 LTO YT).

### REFERENCE

- [Zoning Bylaw 2012-20](#)
- [2040 Official Community Plan](#)
- Location Sketch (Attachment 1)
- Site Plan, Floor Plan and Floor Plan (Attachment 2)

### HISTORY

The property at 32 Wasson Place is currently vacant and the applicant has proposed a 2-storey office building that will be rented by an environmental engineering consultant. For this area, the Zoning Bylaw allows offices on the second floor as a principal use, but the offices proposed on the main floor, which are in excess of 50% of the gross floor area, require conditional use approval.

The proposed schedule for consideration of the Conditional Use application is:

Newspaper Ad	February 23, 2026	Public Input Session	March 9, 2026
Letter Notification	February 23, 2026	Report to Committee	March 16, 2026
Planning Committee	March 2, 2026	Council Decision	March 23, 2026

### ANALYSIS

#### Zoning Bylaw

The current zoning for the subject property is CIM – Mixed Use Commercial/ Industrial. The stated purpose of the CIM zone is “*to provide a transition zone for the development of service commercial and clean industrial uses near the city centre.*” The Zoning Bylaw does have ‘offices (above the ground floor)’ as a listed principal use in the CIM zone, but ‘offices on the ground floor or more than 50% of the gross floor area of the building’ are listed as a conditional use in the CIM zone. In the proposed new Zoning Bylaw, offices on the ground floor or more than 50% of GFA in this zone are still considered a conditional use.

Section 4.9.5 of the Zoning Bylaw provides criteria for Council to consider when evaluating a conditional use application. These criteria along with Administration’s analysis of each as it relates to this application include:

**Design and Character:** The building design and function of the lot is not out of character with other buildings in this neighbourhood.

**Parking and traffic:** The proposed site plan provides the required number of parking spaces for office use based on the amount of gross floor area of the proposed building.

**Capacity of Infrastructure:** The proposal has been reviewed by Engineering Services and deemed to not have an adverse impact on existing infrastructure and meets relevant guidelines and bylaws.

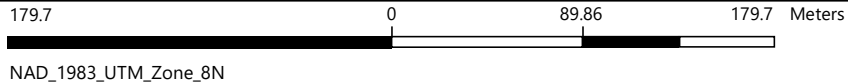
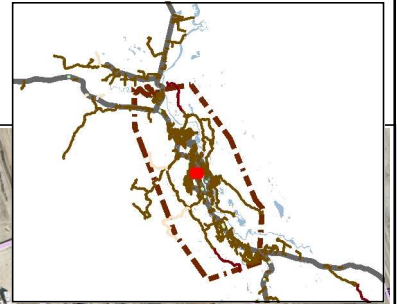
**Impact on neighbouring properties:** Typically, office use does not produce effects that may impact neighbouring properties such as noise, odour, smoke, light, or vibration. The establishment of the commercial use will increase traffic marginally and it is expected that no modifications to the transportation network are warranted.

**Plans and Policies:** The Official Community Plan (OCP) designates this land industrial/commercial which is intended to accommodate a mix of light industrial and car-oriented commercial uses that occur primarily within enclosed buildings. The OCP also identifies a need for additional Industrial/Commercial land within the City boundary.

The proposed development will meet all other relevant regulations in the Zoning Bylaw, OCP and other City policies and bylaws.

### **PUBLIC INPUT SESSION SCHEDULED**

In accordance with section 4.8 of Zoning Bylaw 2012-20, a public input session has been scheduled for the regular Council meeting on March 9, 2026. Government of Yukon, Kwanlin Dün First Nation and the Ta'an Kwäch'än Council were notified by mail. A notice of the proposed development was placed in local newspapers on February 23, 2026, as per the notification requirements in the Zoning Bylaw.



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

1: 3,538



### Notes

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WASSON PLACE

**Zoning Parameters**

Existing Zone: CIM(b) - Mixed Use Commercial/Industrial

	Permitted/Required	Provided
Lot Width:	15.0m	60.0m
Lot Depth:	NA	51.54m
Lot Area:	650m <sup>2</sup>	3092m <sup>2</sup>
Maximum Site Coverage:	75% (2319m <sup>2</sup> )	10% (309m <sup>2</sup> )
Maximum Height:	15m	9.3m
Maximum Floor Area Ratio:	2.0	0.20
Minimum Front Yard Setback:	6.0m	7.6m
Minimum Side Yard Setback:	0m	21.0m
Minimum Rear Yard Setback:	0m	23.74m

	Total Stalls Required	Total Stalls Provided
<b>Parking:</b>		
Custom Indoor Manufacturing Use:		
Parking Spaces:	1 per 50m <sup>2</sup> Gross Floor Area Class 2 Bicycle Parking Spaces	9 2
Stall Dimensions:	4.9m x 2.75m with 2.1m overhead clearance minimum, minimum area 16.5m <sup>2</sup> Parallel stall are a minimum of 7.3m x 2.4m. Minimum area for end spaces is 16.5m <sup>2</sup>	
Accessible Stall Dimensions:	Not required.	
Aisle Dimensions:	6.7m wide for 90 degree parking 5.5m wide for 60 degree parking if not a Fire Lane 3.6m wide for 45 degree, 30 degree, parallel and no parking if not a Fire Lane	
Off-street parking spaces shall not be located in the front yard setback of a lot in a non-residential zone without the agreement of a Development Officer.		
The width of a driveway providing access from a road may not exceed 10.0m		
Every off-street parking, loading or unloading space, and access to it, including areas contained within the road right-of-way, to be hard surfaced when the adjacent public lane or street is hard surfaced.		
Every off street parking or loading/unloading space to be within perimeter curb stops.		
<b>Loading:</b>		
Loading Spaces:	2 per 465m <sup>2</sup> -2300m <sup>2</sup> Gross Floor Area	3
Loading Dimensions:	2.5m wide with 4.3m overhead clearance and no less than 28m <sup>2</sup> in area minimum.	
<b>Landscaping:</b>		
Required Landscape planting area is 3.0m x total public road frontage of the property in metres.		
A minimum 2.0m wide landscape planting area with one tree planted per 25m <sup>2</sup> landscape planting area or one shrub planted per 15m <sup>2</sup> landscape planting area, or any combination thereof to meet the standard.		
	Permitted/Required	Provided
Landscape Area:	98.8m <sup>2</sup> , Min. 2m wide	145.9m <sup>2</sup>
Vegetative Buffer:	Not Required.	

notes:  
1. Do not scale the drawings.  
2. Dimensions shown are to stud face on exterior and centerline of interior walls typ. unless shown otherwise.  
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Geotech: Tetra Tech  
Structural: ISL Engineering  
Electrical:  
Mechanical: Northern Climate Engineering

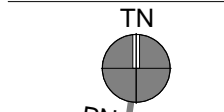
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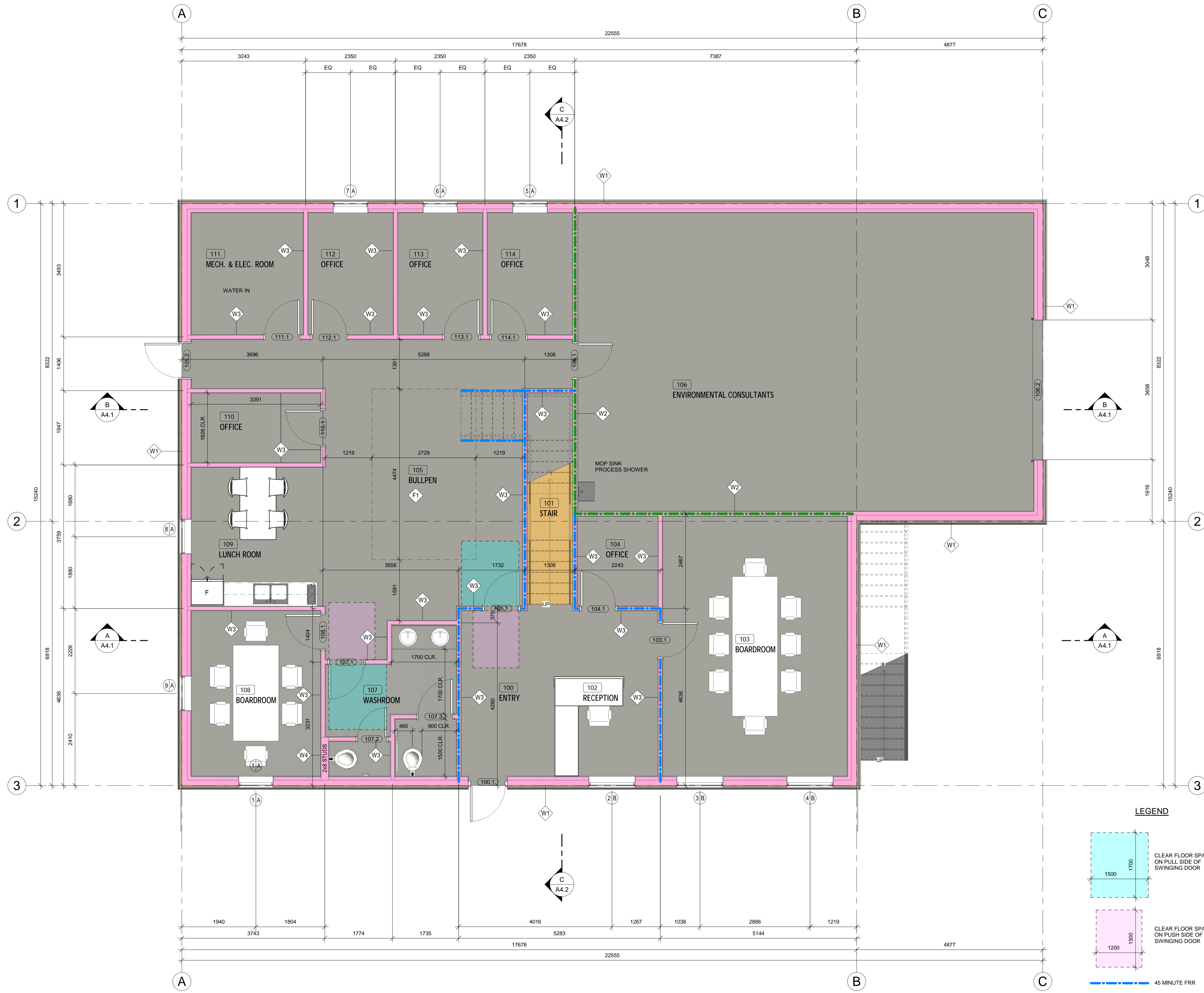
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date: Jan. '26 scale: 1:125  
drawn: F. van Delft checked: D. Mayr

32 WASSON PLACE  
WHITEHORSE, YUKON

NOT FOR CONSTRUCTION

SITE PLAN





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 Geotech: Tetra Tech  
 Structural: ISL Engineering  
 Electrical: Northern Climate Engineering

issue | revisions  
 project number: Project Number  
 date: Jan '26 scale: 1 : 50  
 drawn: F. van Delft checked: D. Mayr

**LEGEND**

CLEAR FLOOR SPACE ON PULL SIDE OF SWINGING DOOR

CLEAR FLOOR SPACE ON PUSH SIDE OF SWINGING DOOR

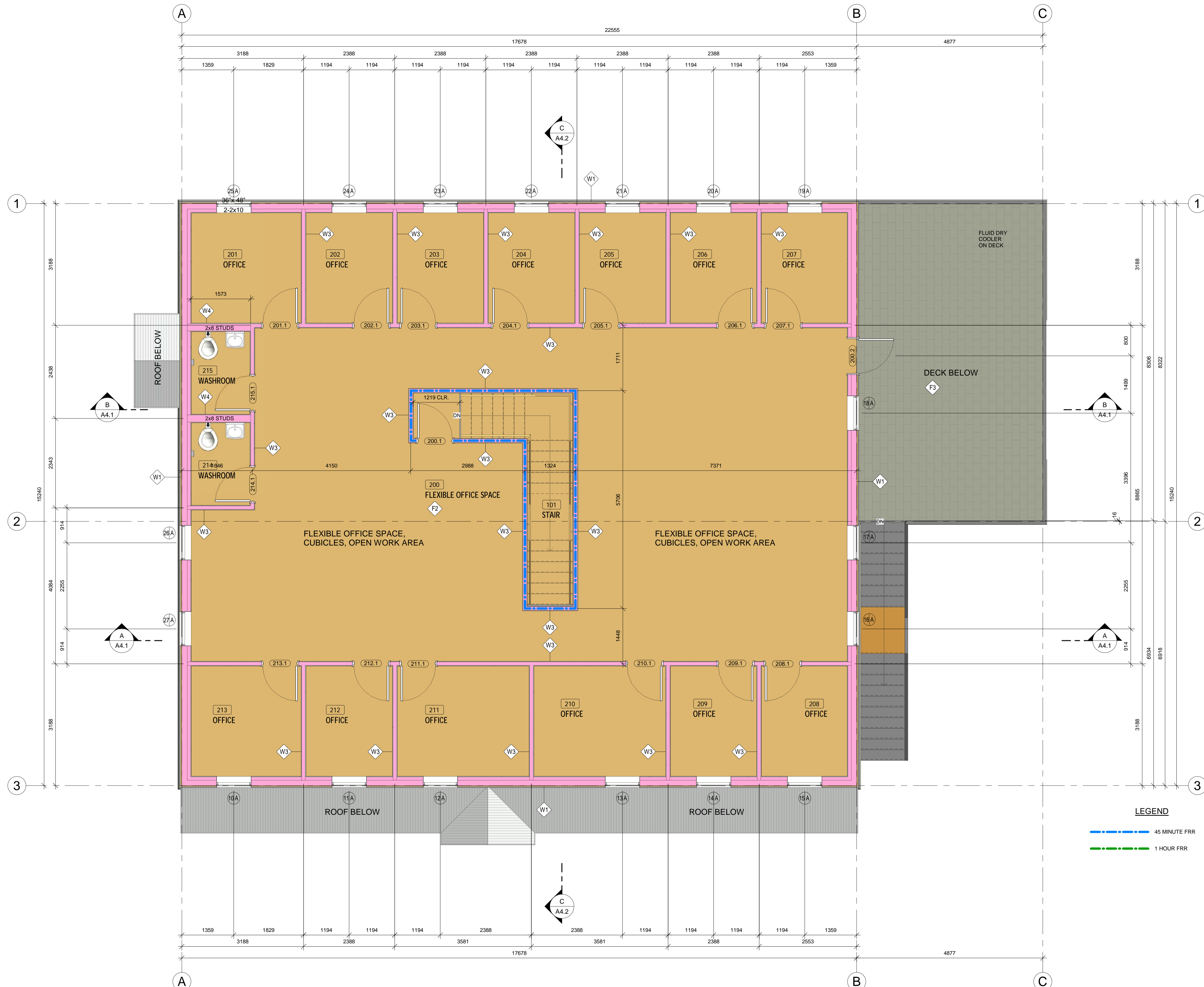
45 MINUTE FRR

1 HOUR FRR

32 WASSON PLACE  
 WHITEHORSE, YUKON

NOT FOR CONSTRUCTION

MAIN FLOOR PLAN



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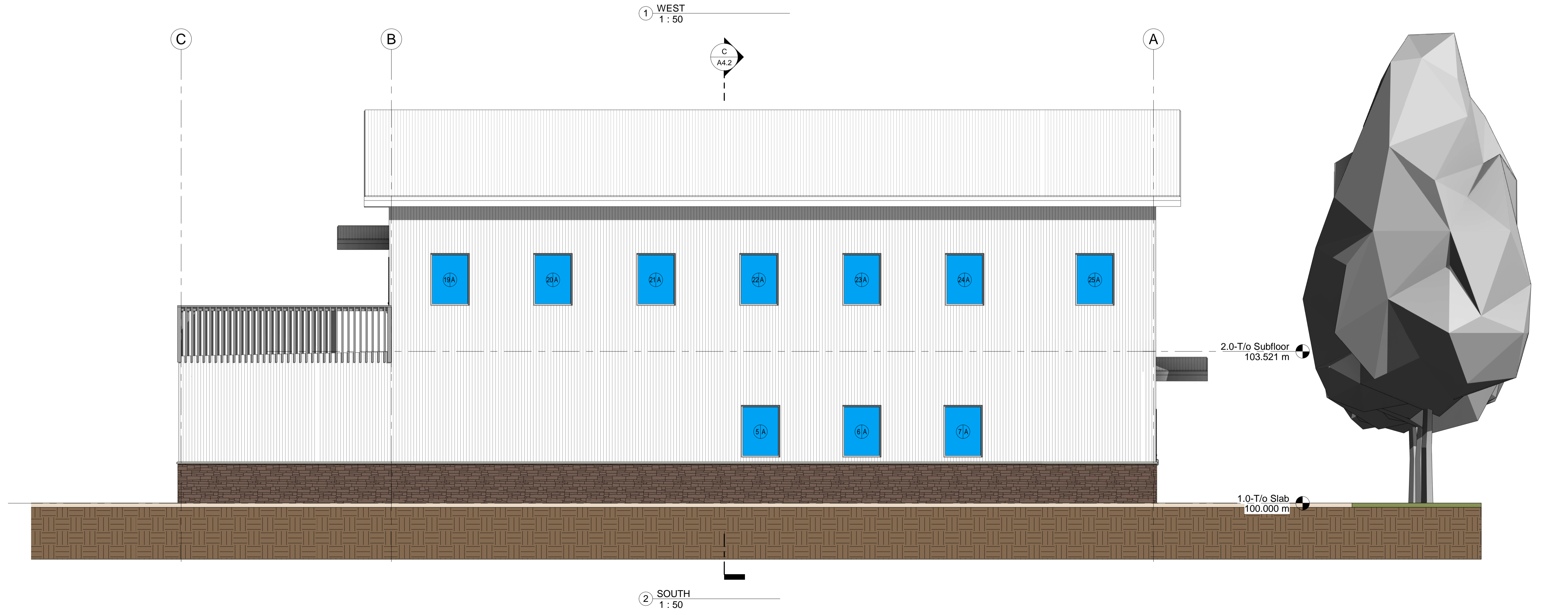
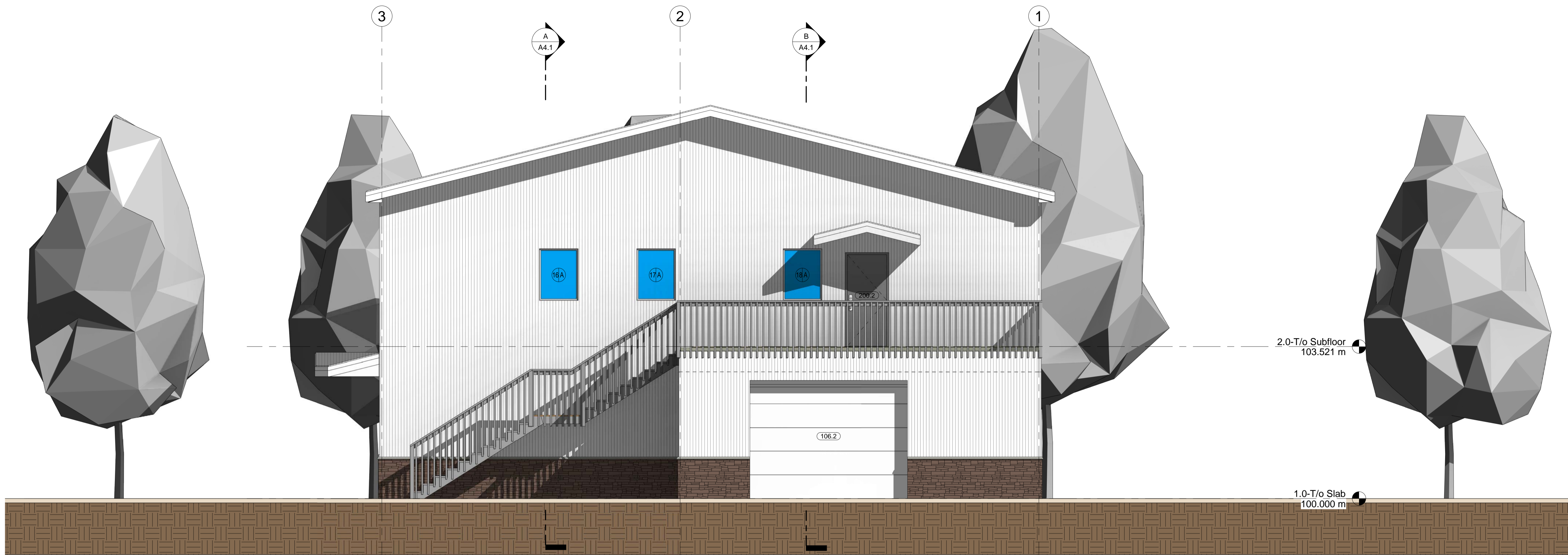
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 project number: Project Number  
 date: Jan '26 scale: 1 : 50  
 drawn: F. van Delft checked: D. Mayr

**LEGEND**  
 - - - - - 45 MINUTE FRR  
 - - - - - 1 HOUR FRR

32 WASSON PLACE  
 WHITEHORSE, YUKON

NOT FOR CONSTRUCTION

UPPER FLOOR PLAN



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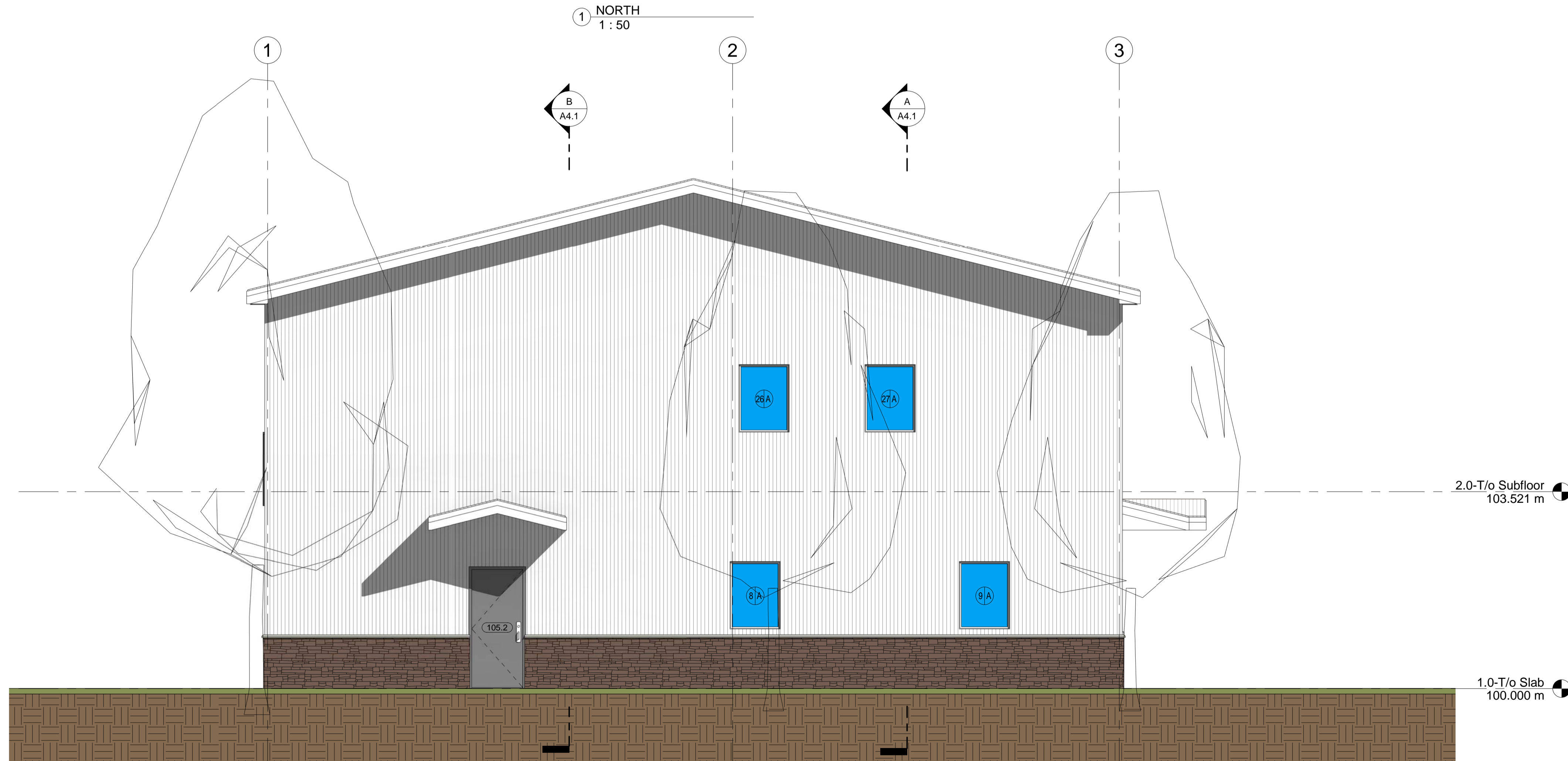
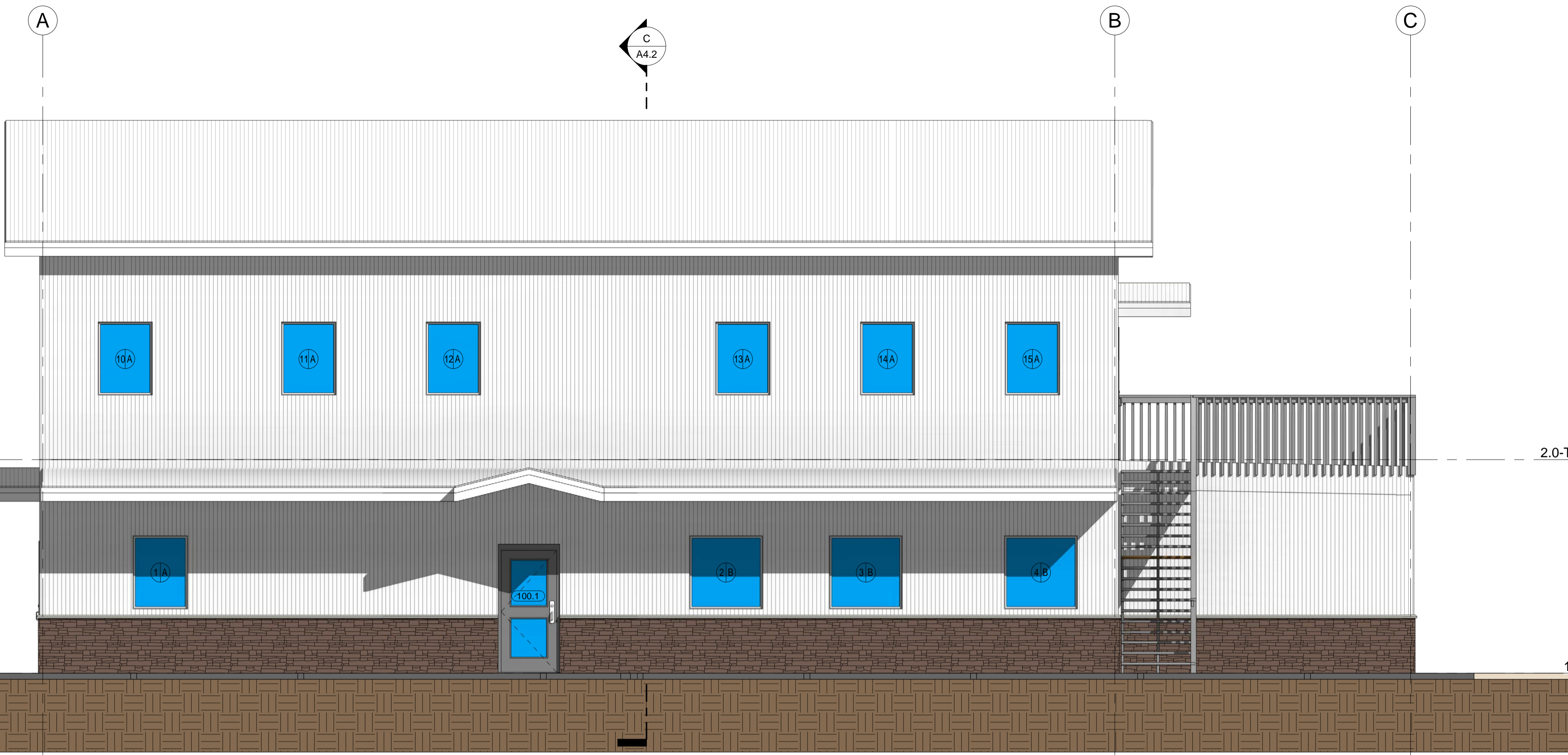
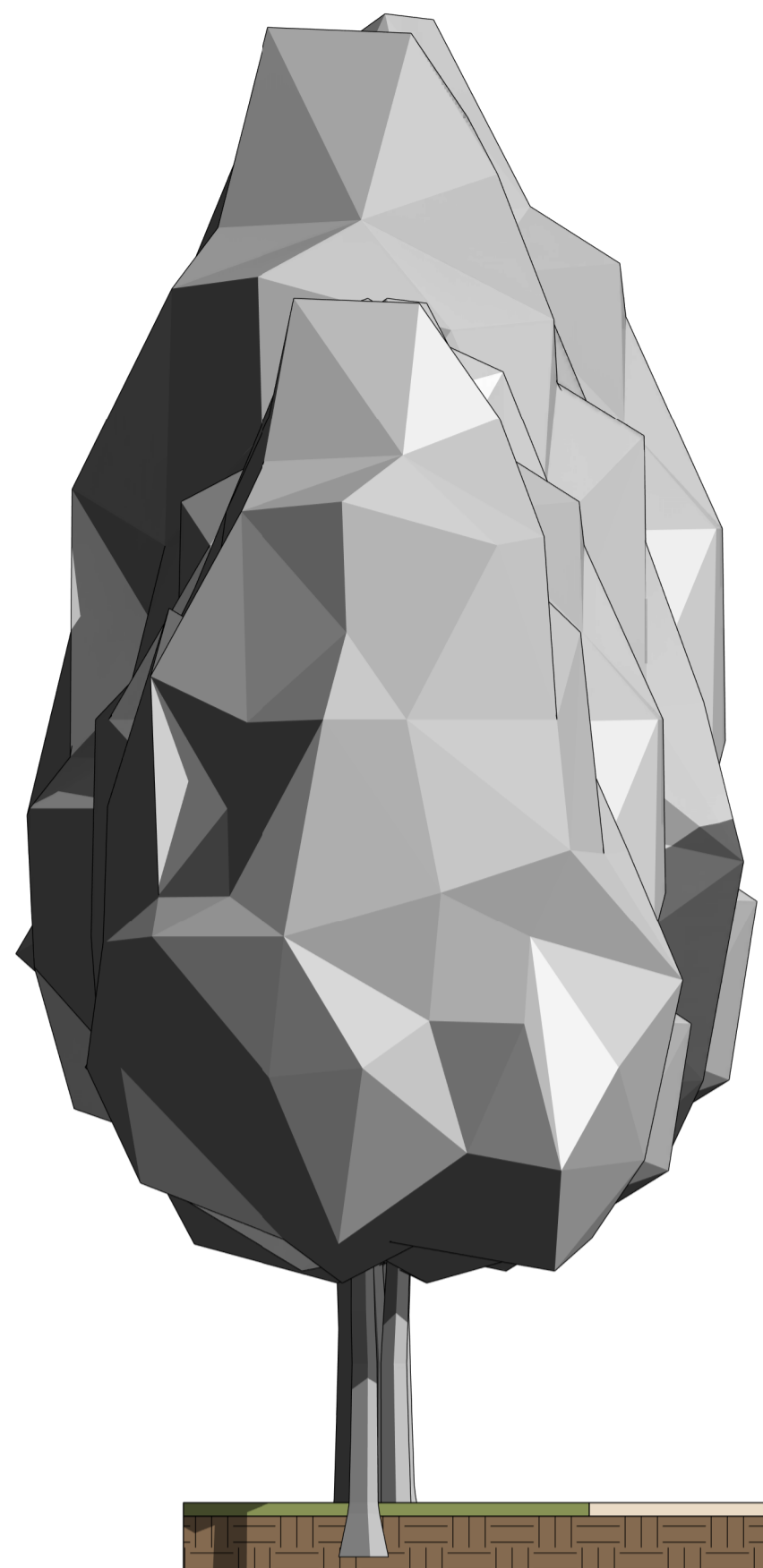
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32 WASSON PLACE  
 WHITEHORSE, YUKON

NOT FOR CONSTRUCTION

ELEVATIONS



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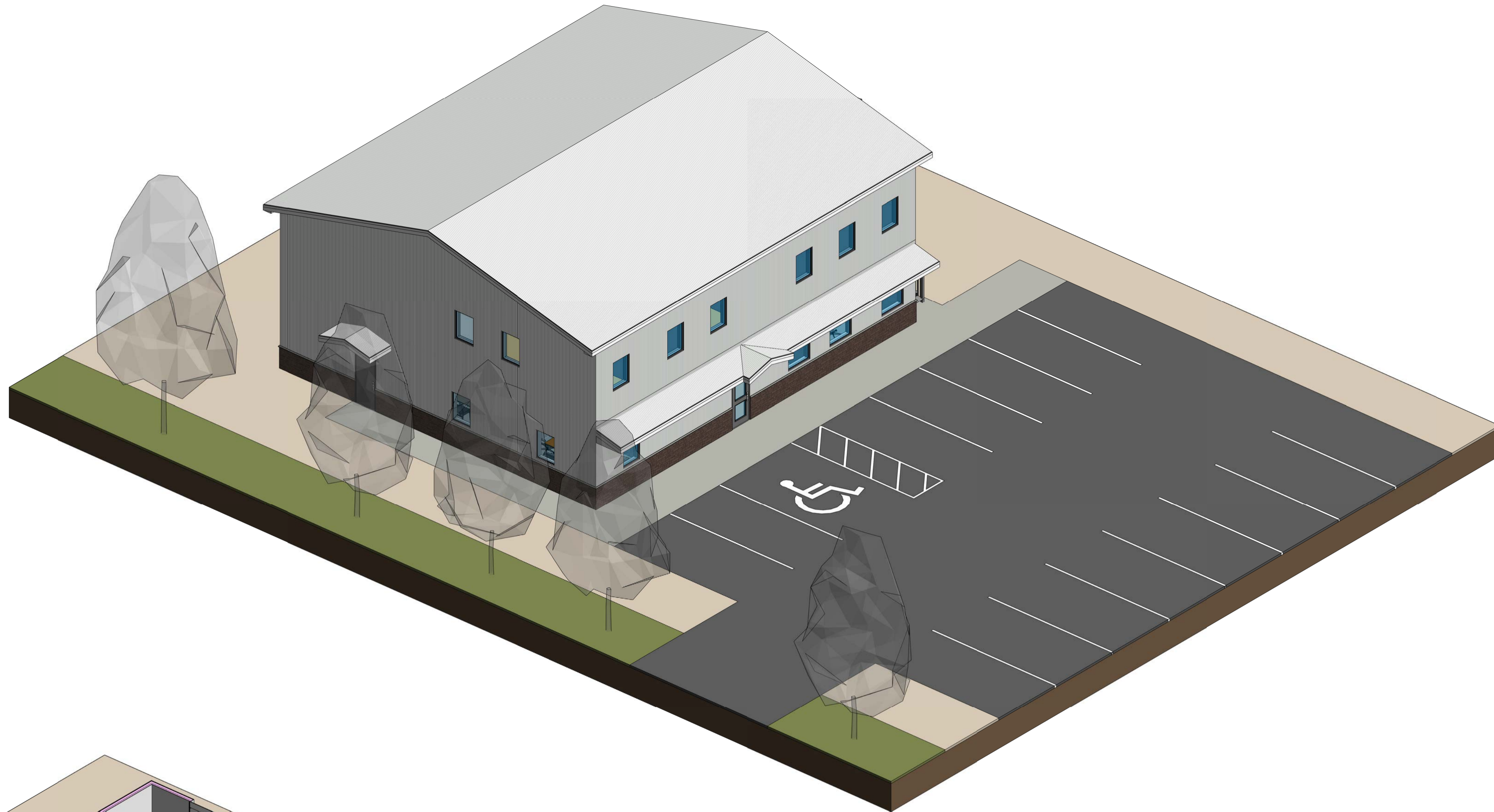
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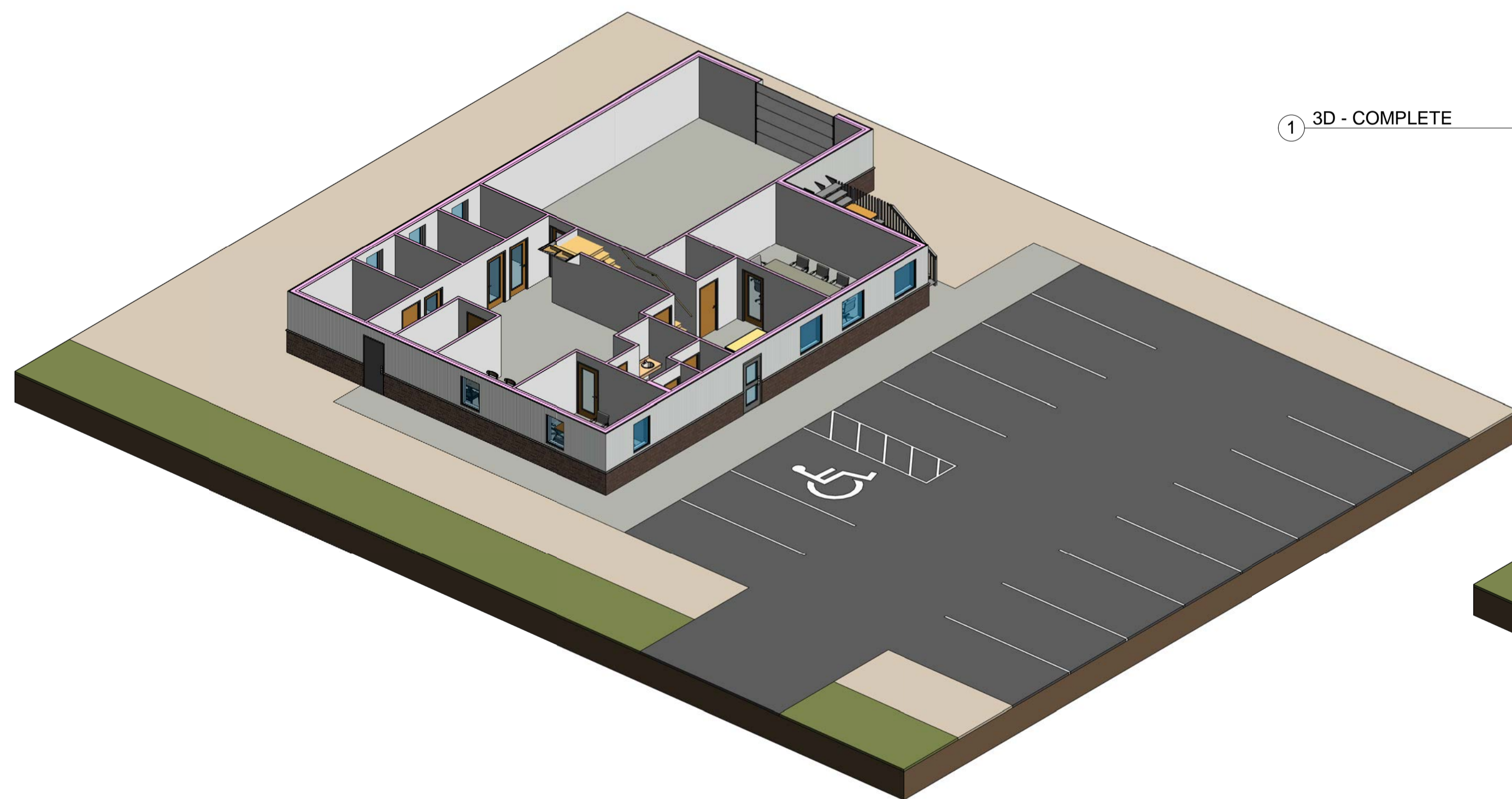
32 WASSON PLACE  
 WHITEHORSE, YUKON

NOT FOR CONSTRUCTION

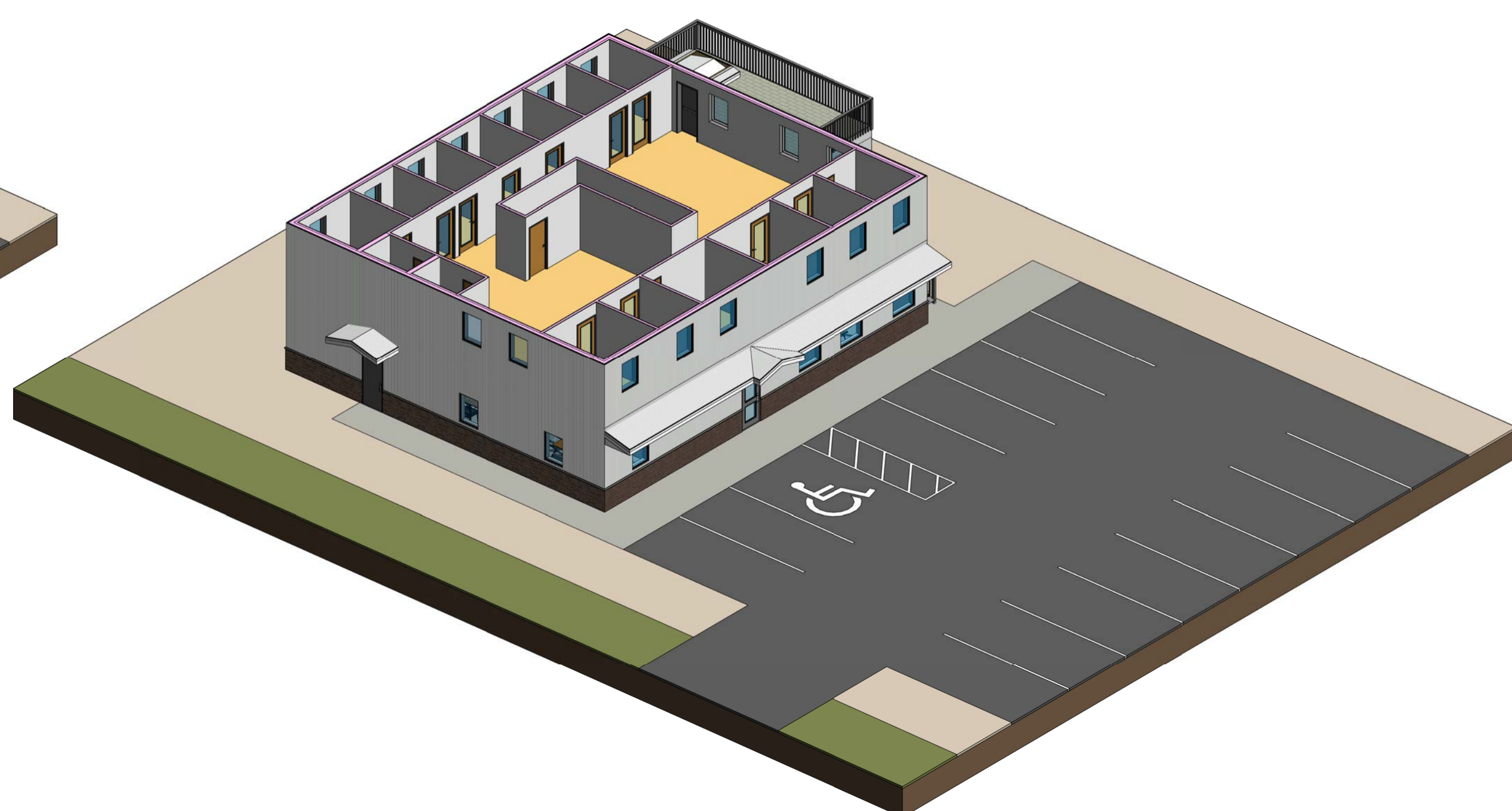
ELEVATIONS



1 3D - COMPLETE



2 3D - MAIN FLOOR



3 3D - UPPER FLOOR

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32 WASSON PLACE  
 WHITEHORSE, YUKON

NOT FOR CONSTRUCTION

3D VIEWS

**CITY OF WHITEHORSE**  
**DEVELOPMENT SERVICES COMMITTEE**  
**Council Chambers, City Hall**



**Chair:** Jenny Hamilton

**Vice-Chair:** Lenore Morris

March 2, 2026

Meeting #2026-05

- 
1. New Business

**CITY OF WHITEHORSE**  
**CITY OPERATIONS COMMITTEE**  
Council Chambers, City Hall



**Chair:** Lenore Morris

**Vice-Chair:** Dan Boyd

March 2, 2026

Meeting #2026-05

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1. New Business