

## MOTION TO AMEND

**From:** Councillor Anne Middler

**Date:** February 12, 2026 – Special Council Meeting

**Re:** Amendment to Bylaw 2025-37 – Outdoor Lighting

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I, Councillor Anne Middler, move as follows:

THAT Bylaw 2025-37 be amended as per Attachment A to introduce clearer and stronger standards for outdoor lighting, require detailed lighting information as part of development applications, ensure lighting is fully shielded, reduce glare and light trespass, and apply these standards consistently across all types of development.

# OUTDOOR LIGHTING

## MOTION TO AMEND - ATTACHMENT A

**Purpose of this motion:** To introduce clearer, stronger standards for outdoor lighting and to require applicants to provide detailed lighting information as part of development applications. It also ensures lighting is fully shielded, reduces glare and light trespass, and applies consistently across all types of development.

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THAT the proposed Zoning Bylaw 2025-37 be amended as follows:

1. Section 2.4 Plans and Information Required is amended by inserting a new subsection 2.4(1)(b)(xv) as follows and renumbering the remaining subsections:
  - (xv) the location and specifications of all existing and proposed exterior lighting, including fixture types and mounting heights;
2. Section 2.5 Additional Information is amended by deleting subsection 2.5(1)(l) and renumbering the remaining subsections.
3. Section 4.27 Lighting is amended by modifying the existing subsection 4.27(1) to read as follows:
  - (1) All outdoor lighting fixtures shall be directed downward and fully shielded such that no direct light is emitted above the horizontal plane. Lighting shall not be directed beyond the lot line and shall not cause glare or visual interference affecting the safe movement of road users. A single residential entryway light located at the primary entrance of a dwelling unit is exempt from this regulation, provided it uses a low-intensity bulb not exceeding 800 lumens and does not cause excessive glare or light trespass beyond the lot line. Light trespass, measured at the property line on the vertical or horizontal plane, shall not exceed 2.5 lux in commercial or industrial zones, or 0.5 lux in other zones.
4. Section 4.27 Lighting is amended by modifying the existing subsection 4.27(2) to read as follows:
  - (2) A Development Officer may, in keeping with the principles of crime prevention through environmental design, permit additional site lighting to enhance pedestrian. Any such lighting must comply with the shielding and direction requirements provided in subsection (1).
5. Section 4.27 Lighting is amended by adding a new subsection 4.27(5) to read as follows:
  - (5) This section applies to all developments, including but not limited to residential, commercial, industrial, and institutional buildings, parking areas, yards, amenity spaces, athletic fields and playgrounds, and construction sites.

## MOTION TO AMEND

**From:** Councillor Lenore Morris

**Date:** February 12, 2026 – Special Council Meeting

**Re:** Amendment to Bylaw 2025-37 – Building Heights

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I, Councillor Lenore Morris, move as follows:

THAT Bylaw 2025-37 be amended as per Attachment A to reduce the proposed maximum heights in select zones, while not reducing any heights below what is currently permitted in Zoning Bylaw 2012-20.

## **BUILDING HEIGHTS MOTION TO AMEND - ATTACHMENT A**

**Purpose of this motion:** To reduce the proposed maximum heights in select zones, while not reducing any heights below what is currently permitted in Zoning Bylaw 2012-20.

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THAT the proposed Zoning Bylaw 2025-37 be amended as follows:

1. Section 6.9 Residential – Multi-Unit High-Density (RMH) is amended by modifying existing subsection 6.9(5)(c) to read as follows:

(c) The maximum height is 16.0 m

2. Section 6.13 Commercial – Neighbourhood Node (CNN) is amended by modifying existing subsection 6.13(5)(d) to read as follows:

(d) The maximum height is 15.0 m

3. Section 6.14 Commercial – Neighbourhood High Street (CNH) is amended by modifying existing subsection 6.14(5)(e) to read as follows:

(e) The maximum height is 12.0 m

## MOTION TO AMEND

**From:** Councillor Lenore Morris

**Date:** February 12, 2026 – Special Council Meeting

**Re:** Amendment to Bylaw 2025-37 – Affordable Housing Allowances

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I, Councillor Lenore Morris, move as follows:

THAT Bylaw 2025-37 be amended as per Attachment A to ensure that Affordable Housing projects are subject to the same evaluation criteria and standards as all other development projects when Development Officers consider and grant allowances.

# AFFORDABLE HOUSING ALLOWANCES MOTION TO AMEND - ATTACHMENT A

**Purpose of this motion:** To ensure that Affordable Housing projects are subject to the same criteria as other development projects when the Development Officer grants allowances.

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THAT the proposed Zoning Bylaw 2025-37 be amended as follows:

## 1.1 ALLOWANCES

- (1) Section 2.14 Allowances is amended by modifying subsections 2.14(1) to read as follows:
  
- (2) The Development Officer may grant an allowance of:
  - (a) up to 10% of any measurable standard beyond the requirements of this Bylaw; or
  - (b) for Affordable Housing in accordance with **Table 4: Allowances for Affordable Housing** for an affordable housing development.

**Table 1: Allowances for Affordable Housing**

ZONE	ADDITIONAL BUILDING HEIGHT	ADDITIONAL SITE COVERAGE	PARKING CALCULATION <sup>1</sup>
RMC		10%	0.5 parking spaces per dwelling unit
RMM	4.0 m	20%	
RMH		20%	
RCD/RSD			
ROL		15%	No minimum parking
CNH	4.0 m		
CNN	4.0 m	20%	
CMD	5.0 m <sup>2</sup>		

<sup>1</sup> Reduced parking calculation applies to all residential units

<sup>2</sup> To a maximum height of 30.0 m.

- (3) Section 2.14 Allowances is amended by modifying subsections 2.14(3) to read as follows:  
In considering whether to approve allowance under subsection 1, the Development Officer shall:
  - (a) consider the general purpose and intent of the applicable Zone, along with the land use designation and other applicable policies in the Official Community Plan;
  - (b) consider whether the need for the allowance results from, or is related to, an aspect or feature that is specific to the land or building in question, not shared by a significant number of other lands or buildings in the City;

## **AFFORDABLE HOUSING ALLOWANCES MOTION TO AMEND - ATTACHMENT A**

- (c) consider whether the proposed allowance would facilitate improvements to energy efficiency or support other measures that enhance climate resilience, in alignment with the objectives of the Official Community Plan or other applicable City policies;
  - (d) consider whether it unduly interferes with the amenities of the neighbourhood;
  - (e) consider whether it materially interferes with or affects the use or enjoyment of neighbouring properties; and
  - (f) not approve an allowance where it would cause a development or building or use to be out of compliance with the Building and Plumbing Bylaw, as amended, and any other applicable federal, territorial, or other City laws or regulations.
- (4) Section 2.14 Allowances is amended by removing subsections 2.14(4) from the bylaw.

## MOTION TO AMEND

**From:** Councillor Eileen Melnychuk

**Date:** February 12, 2026 – Special Council Meeting

**Re:** Amendment to Bylaw 2025-37 – Mobile Homes

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I, Councillor Eileen Melnychuk, move as follows:

THAT Bylaw 2025-37 be amended as per Attachment A to remove housing (mobile home) as a permitted use in the RCD zone, and change housing (mobile home) from principal to conditional use in the RSD zone.

## **MOBILE HOMES MOTION TO AMEND - ATTACHMENT A**

**Purpose of motion:** To remove housing (mobile home) as a permitted use in the RCD zone, and change housing (mobile home) from principal to conditional use in the RSD zone.

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THAT the proposed Zoning Bylaw 2025-37 be amended as follows:

1. Section 6.4 Residential – Comprehensive Development (RCD) is amended by removing “housing (mobile home)” as a principal use, removing reference to housing (mobile home) in subsections 6.4(5)(a), 6.4(5)(c), and 6.4(6)(a), and removing subsection 6.4(6)(c) and renumbering the remaining subsections accordingly.
2. Section 6.5 Residential – Standard Development (RSD) is amended by removing “housing (mobile home)” as a principal use, adding “housing (mobile home)” as a conditional use, and amending section 6.5(6)(c) to read as follows:

“Housing (mobile home) shall:

- i) not be placed on the site if the unit is more than ten years old;
- ii) be placed on permanent foundations that are designed and installed in accordance with the *City of Whitehorse Building and Plumbing Bylaw*,  
and
- iii) have continuous skirting that is complementary to the siding of the mobile home.”

## MOTION TO AMEND

**From:** Councillor Jenny Hamilton

**Date:** February 12, 2026 – Special Council Meeting

**Re:** Amendment to Bylaw 2025-37 – Short-Term Rentals

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I, Councillor Jenny Hamilton, move as follows:

THAT Bylaw 2025-37 be amended as per Attachment A to allow owners to operate up to three short-term rentals in residential zones on up to two lots.

# SHORT TERM RENTALS

## MOTION TO AMEND – ATTACHMENT A

**Purpose of this motion:** To allow owners to operate up to three short-term rentals in residential zones on up to two lots.

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THAT the proposed Zoning Bylaw 2025-37 be amended as follows:

1. Section 3.1 Definitions is amended by modifying the definition of short-term rental in subsection 3.1(1) to read as follows:

“SHORT-TERM RENTAL means the use of a dwelling unit to provide temporary accommodation to guests for short stays, typically less than 30 days, in exchange for remuneration. Short-term rental does not include visitor accommodation, bed and breakfast, or rooming house.”;

2. Section 3.1 Definitions is amended by adding the definition of primary residence in subsection 3.1(1) to read as follows:

“PRIMARY RESIDENCE means the dwelling unit where a person ordinarily resides, makes their home, and conducts their daily life, and is used for legal, tax, and identification purposes. A person may only have one primary residence at a time.”;

3. Section 4.40 Parking Requirements is amended by modifying the Parking Spaces column of the existing row titled “short-term rental” in Table 6: Vehicle Parking Space Requirements under subsection 4.40(4) to read “same as the corresponding housing form”;

Development	Parking Spaces		EV Parking Required
	Spaces	Per	
short-term rental	same as the corresponding housing form		

4. Section 5.22 Short-Term Rental is amended by modifying subsections 5.22(1) and 5.22(2) to read as follows:

“(1) Where short-term rental is listed as a permitted use, it may be developed in any housing form permitted in that zone.

(2) In zones where minimum or maximum site density regulations apply, the total number of dwellings units, whether used as housing or as short-term rental, shall comply with the applicable minimum and maximum site density regulations of the zone.”;

5. Section 5.22 Short-Term Rental is amended by adding a new subsection 5.22(3) as follows:

“(3) In residential zones:

(a) the maximum number of short-term rentals per lot is three, regardless of whether the lot is subdivided by condominium;

## SHORT TERM RENTALS

### MOTION TO AMEND – ATTACHMENT A

- (b) an operator may operate short-term rentals on a maximum of one lot in a residential zone;
  - (c) notwithstanding subsection (b), an operator may operate short-term rentals on up to two lots if one of the lots is the operator's primary residence."
6. Sections 6.1 – 6.10 are amended by adding "short-term rental" as a principal use in the RC1, RC2, RMB, RCD, RSD, RTH, RMC, RMM, RMH, and ROL zones;
  7. Sections 6.1 – 6.14 are amended by removing "short-term rental \*primary residence" as a secondary use in the RC1, RC2, RCD, RSD, RTH, RMC, RMM, RMH, ROL, CMD, CMR, CNN, and CNH zones;
  8. Sections 6.11 – 6.14 are amended by modifying "short-term rental \*commercial" under principal uses to read as "short-term rental" in the CMD, CMR, CNN, and CNH zones;
  9. Section 6.23 is amended by modifying "short-term rental \*primary residence" under principal uses to read as "short-term rental" in the OAG zone.

## MOTION TO AMEND

**From:** Councillor Eileen Melnychuk

**Date:** February 12, 2026 – Special Council Meeting

**Re:** Amendment to Bylaw 2025-37 – Downtown and Urban Centre Parking

I, Councillor Eileen Melnychuk, move as follows:

THAT Bylaw 2025-37 be amended as per Attachment A to revise the modified parking requirement for developments downtown, in urban centres, and in the urban core.

# DOWNTOWN AND URBAN CENTRE PARKING

## MOTION TO AMEND – ATTACHMENT A

**Purpose of Motion:** To revise the modified parking requirement for developments downtown, in urban centres, and in the urban core.

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THAT the proposed Zoning Bylaw 2025-37 be amended as follows:

1. Section 4.40 Parking Requirements is amended by modifying existing subsection 4.40(5)(a) to read as follows:
  - “(a) In Downtown in the ROL, CMD, CMR, and OPS zones:
    - i) Residential uses: 1 parking space per 2 dwelling units, except 1 parking space per 4 units for housing (supportive).
    - ii) Non-residential uses: 1 parking space for every 150 m<sup>2</sup> of gross floor area, unless the table specifies that the parking is determined by the Development Officer or there is no minimum requirement.
    - iii) Except for accessible parking spaces, an applicant may choose to pay cash in lieu for each non-residential parking space at the rate specified in the Fees and Charges Bylaw.
    - iv) The Development Officer may approve a 25% reduction in the minimum required parking requirements for mixed-use developments in the CMD and CMR zones where more than 50% of the gross floor area is dedicated to residential uses. The number of spaces reduced may not exceed the number of spaces required for the non-residential component of the development. Where a reduction is approved, parking spaces may not be assigned for the exclusive use of any unit or owner.
    - v) Applications to change the use of a building are exempt from providing new parking spaces; however, any existing parking spaces required for the current use must be maintained. New construction that results in increased gross floor area is required to provide parking in accordance with these requirements.
    - vi) The maximum parking supply for all developments except housing (single detached or duplex), suites (living or garden), and commercial parking is 1.4 spaces per dwelling unit for residential uses, and 1 space per 33 m<sup>2</sup> gross floor area for non-residential uses.”
2. Section 4.40 Parking Requirements is amended by modifying existing subsections 4.40(5)(b), 4.40(5)(b)i) and 4.40(5)(b)ii) to read as follows:
  - “(b) In the CNN, CNH, RMM and OPS zones located within an Urban Centre identified in Map 2 of the Official Community Plan:
    - i) Residential uses: 0.75 parking spaces per principal dwelling unit, unless the table provides a lower requirement.

## **DOWNTOWN AND URBAN CENTRE PARKING**

### **MOTION TO AMEND – ATTACHMENT A**

- ii) Non-residential uses: 1 parking space for every 75 m<sup>2</sup> of gross floor area, except 1 parking space per 150 m<sup>2</sup> in the CNH zone, unless the table provides a lower requirement or specifies that the parking is determined by the Development Officer or there is no minimum requirement.”
3. Section 4.40 Parking Requirements is amended by deleting subsection 4.40(5)(c).

## MOTION TO AMEND

**From:** Councillor Eileen Melnychuk

**Date:** February 12, 2026 – Special Council Meeting

**Re:** Amendment to Bylaw 2025-37 – Parking for Affordable Housing Allowances

I, Councillor Eileen Melnychuk, move as follows:

THAT Bylaw 2025-37 be amended as per Attachment A to include parking reductions as they relate to Affordable Housing allowances for downtown and in the CNN/CNH zones, now that the typical parking minimums have increased for those areas.

# PARKING AFFORDABLE HOUSING ALLOWANCES

## MOTION TO AMEND – ATTACHMENT A

**Purpose of Motion:** To include parking reductions as they relate to Affordable Housing allowances for downtown and in the CNN/CNH zones, now that the typical parking minimums have increased for those areas.

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THAT the proposed Zoning Bylaw 2025-37 be amended as follows:

1. Section 2.14 Allowances is amended by modifying Table 4: Allowances for Affordable Housing under subsection 2.14(4) to read as follows:

ZONE	ADDITIONAL BUILDING HEIGHT	ADDITIONAL SITE COVERAGE	PARKING CALCULATION <sup>1</sup>
RMC		10%	0.5 parking spaces per dwelling unit
RMM	4.0 m	20%	
RMH		20%	
RCD/RSD			
ROL		15%	0.25 parking spaces per dwelling unit
CNH	4.0 m		0.5 parking spaces per dwelling unit
CNN	4.0 m	20%	
CMD	5.0 m <sup>2</sup>		0.25 parking spaces per dwelling unit
CMR			

<sup>1</sup> Reduced parking calculation applies to all residential units

<sup>2</sup> To a maximum height of 30.0 m.

## Motion to Refer

**TO:** Council

**From:** Paolo Gallina

**Date:** February 12, 2026 – Special Council Meeting

**Re:** Motion to Refer – Zoning Bylaw Amendments

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THAT Second Reading of the proposed Zoning Bylaw 2025-37, be deferred and the matter be referred back to Administration to provide further analysis and potential impacts of the amending motions and to provide advice on next steps.

THAT this matter return to a meeting of Council no later than March 16, 2026.