

# **CITY OF WHITEHORSE – STANDING COMMITTEES**

Monday, March 16, 2026 – 5:30 p.m.

Council Chambers, City Hall

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## **CALL TO ORDER**

## **ADOPTION OF AGENDA**

**PROCLAMATIONS**            International Day for the Elimination of Racial Discrimination  
(March 21, 2026)

## **DELEGATIONS**

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

1. New Business

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

1. New Business

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

1. Public Input Report – 2026-2028 Operating Budget Bylaw
2. Commencement Report – Holly Residential Area Master Plan
3. Commencement Report – Urban Residential Infill Project (City Land)
4. New Business

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

1. Public Input Report – Conditional Use Application – 32 Wasson Place
2. Supplemental Report – Zoning Bylaw 2025-37
3. New Business

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

1. Development Incentive Applications
2. New Business

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

1. New Business



**PROCLAMATION**  
**INTERNATIONAL DAY FOR THE ELIMINATION OF  
RACIAL DISCRIMINATION**  
**March 21, 2026**

**WHEREAS** International Day for the Elimination of Racial Discrimination serves as a day to reflect on and recognize injustices that have happened and continue to happen due to racism; and

**WHEREAS** a society free from racism brings together people of all ethnic, racial and religious backgrounds and helps build communities where one's heritage is a source of pride and inspiration; and

**WHEREAS** residents are encouraged to take action by engaging in conversations and learning opportunities that lead to understanding and acceptance of differences, so that we can build a respectful, inclusive, and safe community;

**THEREFORE, I**, Mayor Kirk Cameron, do hereby proclaim March 21, 2026 to be International Day for the Elimination of Racial Discrimination 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 16, 2026

Meeting #2026-06

- 
1. New Business

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



**Chair:** Dan Boyd

**Vice-Chair:** Paolo Gallina

March 16, 2026

Meeting #2026-06

- 
1. New Business

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



**Chair:** Eileen Melnychuk      **Vice-Chair:** Anne Middler

March 16, 2026

Meeting #2026-06

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1. Public Input Report – 2026-2028 Operating Budget Bylaw  
Presented by Svetlana Erickson, Manager, Financial Services
  2. Commencement Report – Holly Residential Area Master Plan  
Presented by Dylan Harris, Senior Planner, Planning and Sustainability Services
  3. Commencement Report – Urban Residential Infill Project (City Land)  
Presented by Dylan Harris, Senior Planner, Planning and Sustainability Services
  4. New Business

## ADMINISTRATIVE REPORT

<b>TO:</b> Corporate Services Committee
<b>FROM:</b> Administration
<b>DATE:</b> March 16, 2026
<b>RE:</b> Public Input Report – 2026-2028 Operating Budget Bylaw

### ISSUE

Report to Council on the public feedback received on the 2026 Operating Budget and the 2027 and 2028 Provisional Budgets bylaw.

### REFERENCE

- [Proposed Bylaw 2026-01 2026-2028 Operating Budget](#)
- [Proposed Bylaw 2026-02 Tax Levy](#)
- [Proposed Bylaw 2026-03 Fees and Charges](#)
- [Proposed Bylaw 2026-10 Senior Utility Charges Rebate](#)
- Other Submissions and Comments (Attachment 1)

### HISTORY

In May 2025, a public engagement forum was hosted on the Engage Whitehorse platform to obtain budget input from the community. Public suggestions and requests for the 2026-2028 Operating Budget were collected through this platform between May 1 and May 31, 2025, and were forwarded to departments for consideration during budget development.

Following the presentation of the 2026 Operating Budget and the 2027 and 2028 Provisional Budgets on February 23, 2026, the proposed program was posted on the City's website, and an email address was provided to receive public feedback. Advertisements inviting public input identified the designated email address and included details about the public input session held during the regular Council Meeting on March 9, 2026.

### ALTERNATIVES

1. Bring the bylaw forward for Second and Third Reading under the bylaw process; or
2. Refer the bylaw back to Administration

### ANALYSIS

A total of 46 written submissions were received from residents and organizations. Of these, 41 were submitted by email, and five were received through the Engage Whitehorse platform, which also generated seven comments and likes, including multiple comments and suggestions. In addition, seven members of the public attended the public input session. The key recurring themes raised during the public input period include, changes to the Senior Utility Rebate, public transit fares and the climate action plan.

#### **Senior Utility Rebate**

A total of 25 submissions expressed concern regarding the proposed reduction of the Senior Utility Rebate (SUR) from \$500 to \$250. Many residents noted that the rebate helps seniors on fixed incomes manage rising utility costs, and that inflation has reduced the real value of the rebate over time. Some submissions suggested that, rather than applying a uniform reduction, the rebate could be income-tested to ensure that seniors with the greatest financial need continue to receive support.

Conversely, 21 submissions supported reducing or eliminating the rebate, citing fiscal responsibility and fairness, including 4 submissions specifically supporting a reduction. A total of 12 respondents also raised concerns that income testing could introduce additional administrative complexity, while 13 respondents expressed support for income testing. Other suggestions included exploring alternative cost-saving measures, such as reducing sports and recreation grants instead of reducing the rebate. Several submissions also requested clarification regarding the rationale for the proposed change.

**Response:**

The Senior Utility Grant program was originally introduced in 1993 under Bylaw 93-19 and later replaced by the Senior Utility Rebate Bylaw 2009-28. The maximum rebate amount was increased to \$500 in 1998 and has remained unchanged since that time. The program is funded through the utility and does not impact property taxes. The number of recipients has increased significantly in recent years, resulting in a substantial increase in program costs. Rebates paid through the program have increased by nearly 30% since 2020, rising from approximately \$412,000 in 2020 to over \$530,000 in 2024.

With Whitehorse’s population projected to grow by approximately 2.6% per year and the proportion of seniors expected to increase over time, program costs will continue rising if left as is. Seniors currently represent approximately 16% of the Yukon population, and projections suggest this could increase to approximately 22.7% by 2040. Given the City’s fiscal pressures, growing infrastructure and service needs, reducing the overall cost of the SUR program will help ensure long-term financial sustainability.

A total of 13 submissions suggested implementing income testing rather than a uniform reduction. The City intends to explore the introduction of income testing beginning in 2027 to ensure available support is directed to seniors with modest incomes. While implementing income testing may require additional administrative processes and considerations to ensure compliance with federal privacy legislation, similar programs already exist in the Yukon, such as the Pioneer Utility Grant administered by the Government of Yukon.

Four submissions suggested reducing sports and recreation grants instead of the SUR program. Administration notes that the SUR program applies only to eligible seniors who pay their own utilities or rent in lieu of utilities and therefore benefits a limited portion of the population, while sports and recreation programs provide services and opportunities for residents of all ages.

**Public Transit**

Eight submissions strongly opposed the proposed increases in public transit fares, citing the financial impact on low-income residents and clients of support services. Contributors emphasized the importance of maintaining affordable and accessible transit, highlighting broader benefits such as improved health, social equity, road safety, reduced traffic congestion, and lower greenhouse gas emissions. Some submissions also suggested exploring alternative, more equitable ways to generate city revenue instead of raising transit fares. Overall, submissions advocated for keeping transit fares low to encourage ridership, support climate action, and make transit more accessible.

**Response:**

The 2026 fare adjustment represents the second phase of a multi-year strategy to increase the financial sustainability of the transit network. Last year through bylaws 2025-20 and 2025-21, Council approved gradual increase in transit fares from \$2.50 to \$3.00 per fare effective July 1, 2025, with further adjustment to \$3.50 per fare effective July 1, 2026.

Historically, basic fares remained unchanged for over 16 years, which caused a significant gap between passenger revenue and the cost of service. By 2024, the transit recovery rate fell to 24 percent, placing an unsustainable burden on the municipal tax base compared to other Canadian transit agencies of a similar size.

Implementing this second phase allows the City to gradually bring the recovery rate closer to industry expectations and peer municipalities. This phased approach provides additional revenue to maintain service levels and ensure the long-term viability of the network. A balanced funding model is essential to ensure that transit remains a reliable and efficient service for all residents while managing the increasing operational costs associated with a growing community.

A well-funded transit system is essential for reducing traffic congestion and improving overall road safety. While there is a cost increase directly to users, taxpayers still fund approximately 76 percent of the cost of each ride.

**Climate Action Plan**

Three submissions urged adequate funding and staffing for the Climate Action Plan, emphasizing the importance of both adaptation and mitigation, the financial benefits of climate action, and concerns about the adequacy of the proposed budgets.

Some submissions inquired about the timely implementation of the plan, the sufficiency of the proposed budget, the presence of measures to mitigate climate impacts, and requested a detailed public progress report.

**Response:**

The City remains committed to advancing both climate mitigation and adaptation measures and ensuring that appropriate resources are allocated to support these initiatives. The approved 2026-2029 Capital Expenditure Program includes funding for the Climate Action Plan implementation.

**Other Submissions and Comments**

A summary of additional submissions or comments that were outside of the recurring themes is provided below. Further details and responses are included in Attachment 1.

- Feedback emphasized prioritizing higher-density housing, expediting affordable housing applications, and adding small-scale retail in subdivisions such as Whistle Bend to reduce traffic and support sustainability.
- Submissions suggested reviewing snow removal practices in residential areas and improving winter road maintenance.
- A submission noted a perceived inequity in waste charges for commercial multi-unit buildings and suggested aligning tipping fees with those applied to multi-unit residential properties.
- Several initiatives to strengthen tourism in Whitehorse were proposed.

- Environmental concerns included calls for stronger bylaw enforcement related to littering, dogs off leash, and off-road vehicles damaging natural areas.
- A concern was raised about recent increases in rental costs at Shipyards Park.
- Concerns were raised about inefficiencies in city operations, with suggestions to prioritize tax revenues for essential services like snow removal and park maintenance.
- Feedback noted that the budget documents can be difficult to interpret and recommended clearer breakdowns of spending and revenue sources.
- A request was made for clarification on building permit staffing costs, including consultant spending and wage increases to reduce staff turnover.
- A concern was expressed about maintaining frontline service capacity while upper management wages rise.
- A suggestion included reallocating resources and exploring vacant land taxation to support service delivery.
- Differences in property tax rates and the impact of tax increases on affordable housing businesses were noted.
- Concerns were raised about budget increases not matching population growth.

Given the City's increasingly constrained fiscal environment and rising costs across many service areas, difficult choices were required in prioritizing programs and services. Budget reductions were identified for several program areas, including the Senior Utility Rebate, Municipal Charges and Community Services Grants, the Sister City Program, and the Volunteer of the Year Program, among others. Internal budgets are also being reduced including cuts to employee training budgets as well as a reduction in staffing levels within People, Culture & Technology and Development Services. These measures reflect the steps required to balance the 2026 budget while maintaining core municipal services in a constrained fiscal environment. Administration will consider all suggestions and recommendations not addressed in the 2026-2028 Operating Budget as part of future planning.

### **ADMINISTRATIVE RECOMMENDATION**

THAT Council direct that Bylaw 2026-01, a bylaw to adopt the 2026 Operating Budget and the 2027 and 2028 Provisional Budgets, be brought forward for Second and Third Readings under the bylaw process;

THAT the associated 2026 Tax Levy Bylaw 2026-02, be brought forward for Second and Third Readings under the bylaw process;

THAT the associated Fees and Charges Amendment Bylaw 2026-03, be brought forward for Second and Third Readings under the bylaw process; and

THAT the associated Senior Utility Charges Rebate Amendment Bylaw 2026-10, be brought forward for Second and Third Readings under the bylaw process.

## **Attachment 1 Other Submissions and Comments**

Key recurring themes received during the public input period included changes to the Senior Utility Rebate, public transit fares and the climate action plan. Additional submissions or comments that were outside of the recurring themes are detailed below.

### **1. Housing Density and Sustainable Urban Growth**

Housing-related suggestions focus on prioritizing density over suburban sprawl, expediting affordable housing applications, and adding small-scale retail in subdivisions like Whistle Bend to reduce traffic and promote sustainability.

#### **Response:**

The Official Community Plan (OCP) supports a mix of greenfield development and redevelopment in existing areas, with a focus on diverse housing options, including those for seniors. The OCP also promotes complete communities with a mix of residential and neighborhood-serving commercial uses. Building permit service standards, established by Council in January 2025, continue to be met.

### **2. Winter Roads and Snow Removal**

Submissions suggested reducing excessive snow removal in residential areas, particularly during years with low snowfall. They also recommended improving winter road support and enhancing snow clearing efforts.

#### **Response:**

Significant improvements have been made to winter maintenance over the past three years. Snow removal is completed according to priorities outlined in the Snow and Ice Control Policy (SICP). Feedback indicates that residents more frequently report concerns about insufficient snow removal rather than excessive clearing.

### **3. Waste Management**

Submissions highlighted a perceived inequity in waste charges for commercial multi-unit buildings, suggesting that commercial properties with five or more units should pay waste tipping fees like multi-unit residential buildings.

#### **Response:**

Waste collection for multi-unit buildings is provided by private companies rather than the City. As a result, rates charged to multi-family properties are set by the companies providing the service. These companies then pay a commercial tipping fee at the landfill in accordance with the City's Fees and Charges Bylaw.

### **4. Tourism**

Submissions proposed several initiatives to strengthen tourism in Whitehorse. One suggestion was to introduce a free bus service connecting the airport and downtown to make travel easier for visitors.

Submissions also recommended developing tourism passes valid for two days or one week. These passes could include activities such as northern lights viewing, ski tours, and guided city tours. Another idea was to create attractions pass for sites like museums and wildlife viewing locations, with passes distributed at the airport or through local stores.

In addition, submissions suggested establishing a night market featuring local restaurants, artists, and vendors. This initiative could help showcase local culture while supporting small businesses.

Overall, these proposals aim to improve convenience for visitors, encourage participation in multiple attractions, and strengthen the local tourism economy. Submissions also emphasized the importance of collaboration among different levels of government and organizations, including the City of Whitehorse, the Yukon Government, and First Nations, to ensure tourism development is managed responsibly and protects natural spaces.

**Response:**

Transit Services offers a discounted Day Pass, and while special passes may be considered if demand justifies it, requests for chartered trips or tourism-related services are outside the scope of municipal transit.

The Economic Development department is currently prioritizing initiatives related to potential new infrastructure, such as the Downtown Commons, along with updates to programs and policies that support economic development and tourism. While the City is not positioned to lead the development of a tourism pass, it could support an industry-led effort coordinated by tourism operators and cultural organizations.

Regarding the night market proposal, this concept aligns with ongoing work to enhance downtown vibrancy. The Downtown Commons feasibility study completed in 2025 examined opportunities for evening activation and could support the development of a night market as part of future initiatives.

**5. Environmental Concerns**

Environmental concerns include calls for stricter bylaw enforcement related to littering, dogs on leash, and off-road vehicles like quads and dirt bikes damaging nature.

Additionally, there are suggestions to enhance urban greenery by planting trees and shrubs and redesigning streets to reduce wind corridors. To further reduce reliance on fossil fuels, some have proposed supporting cleaner, more sustainable energy alternatives.

Submissions also suggested promoting xeriscaping and sustainable lawn care practices. These measures support water conservation and environmental management.

**Response:**

The City is currently reviewing the animal control bylaw and discussions regarding off-road vehicle use are ongoing. The City participates in the Yukon Government's Sustainable Tourism Working Group to support environmentally responsible practices. Over the next few years, the City will focus on initiatives such as the Chasan Chua Park Management Plan, which aims to guide natural area management and protection.

## **6. Facility Rental Fees**

Submissions highlighted concerns about the recent increase in rental costs at Shipyards Park, noting that higher fees could affect the ability of small businesses and community groups to operate and provide services. One suggestion was to consider implementing a 75% rental day-rate as a compromise to help mitigate the impact of increased costs.

In addition, submissions recommended increasing affordable recreational programming and exploring the development of a new fitness centre to alleviate congestion at existing facilities.

### **Response:**

The City has noted concerns regarding the proposed full-day rental fees at Shipyards Park. This matter will be addressed administratively by the relevant department, who will work directly to explore potential solutions and respond regarding rental arrangements. The City continues to offer affordable recreational programming and regularly evaluates program pricing to ensure it remains accessible while meeting cost recovery targets. In addition, the City is expanding recreational programming space by repurposing the former Physio Plus space. This space is intended to support an expanded gym area, which is expected to help increase capacity and reduce congestion at existing facilities.

## ADMINISTRATIVE REPORT

<b>TO:</b> Corporate Services Committee
<b>FROM:</b> Administration
<b>DATE:</b> March 16, 2026
<b>RE:</b> Commencement Report – Holly Residential Area Master Plan

### ISSUE

Council approval to commence the procurement of consulting services for the completion of feasibility studies for the Holly Residential Area Master Plan.

### REFERENCES

- [2010 Official Community Plan](#)
- [2040 Official Community Plan](#)
- [2023-2026 Capital Expenditure Program – Holly Residential Area Master Plan](#)
- [2026-2029 Capital Expenditure Program– Holly Residential Area Master Plan](#)
- [2020-03 Procurement Policy](#)
- Holly Residential Area Location Map (Attachment 1)
- Designation and Ownership History (Attachment 2)

### HISTORY

The 2026-2029 Capital Expenditure Program allocates \$150,000 for the Holly Residential Area Master Plan (720c00223) to complete site feasibility work in 2026. Additionally, \$100,000 is provisionally allocated for master planning in 2027. Master planning and subsequent infrastructure planning and construction would be subject to approval by Council in future years. The site is designated Residential Urban in the City's 2040 Official Community Plan (OCP).

### **Study Area**

The site is approximately 6.25 hectares and located along Holly Street in Porter Creek (Appendix A). This is the largest City-Owned Residential Urban City designated parcel which could be considered for future residential development.

The area is part of a broader approximately 50-hectare greenspace area. The area proposed for evaluation is 6 hectares and approximately 43 hectares of greenspace will remain. The site is used for passive recreation (i.e. trails) and Jack Hulland Elementary School and Porter Creek Secondary School are known to use the site for some school programming.

### **Whitehorse 2040 Official Community Plan**

The Whitehorse 2040 Official Community Plan Growth Strategy focuses on “growing from within”, which will require residential infill projects within existing neighbourhoods. Strategic infill is required for existing residential areas to help the City to meet growing housing demand while improving the City's long-term financial sustainability.

The Residential Growth Strategy targets 1,100 new units in neighbourhoods outside of the Urban Core and Whistle Bend. The Holly Street residential area is noted as a project which requires investigation in the City OCP.

The Holly Street study area was recognized as an opportunity to help make up for the loss of “Porter Creek D” which is now part of Chasàn Chuà Park and previously designated as Residential – Urban in the 2010 OCP. Extensive public engagement that was undertaken as part of the 2040 OCP process resulted in Policy 15.17.9, which states: “As a replacement growth opportunity for Porter Creek D, two development areas along Whistle Bend Way and near Holly Street will be examined for future residential development.”

### **Zoning Bylaw**

The Holly Street Area is currently zoned PG – Greenbelt. Proposed Bylaw 2025-37 proposes changing the zoning from PG to OFP – Other: Future Planning in alignment with OCP Policy 15.17.9.

### **Procurement**

In accordance with the Procurement Policy, Council is required to authorize the commencement of procurements with an estimated value of \$500,000 or more, and for procurements less than \$500,000 that are deemed to be of significant risk, involve security concerns, or that may be of significant community interest. This project may have significant community interest.

Council previously considered a similar project in 2023. On June 19, 2023, a commencement report was brought to a committee meeting with a recommendation to procure consulting services for a feasibility and master planning project at Holly Street. At the July 10, 2023, Regular Council meeting, Council decided not to proceed with commencement for the project at that time, choosing to defer the procurement to a future Capital Expenditure Program. The current project is scoped down to feasibility studies. Decision to proceed with master planning will require budgetary approval and commencement authorization in future calendar years.

### **ALTERNATIVES**

1. Authorize Administration to commence the procurement of consulting services for the completion of feasibility studies for the Holly Residential Area Master Plan; or
2. Refer the matter back to Administration.

### **ANALYSIS**

The OCP Residential Growth Strategy includes the Holly Street area as part of the City plans for accommodating more units to 2040. Based on current projections, the City may run out of serviced land as early as 4-5 years. In this context, it is important for the City to move ahead with site feasibility work for new areas and subsequent master planning, where deemed feasible.

Feasibility studies are required to confirm the development potential of the Holly Street area. Preliminary estimates show a potential yield of 75–125 housing units. While it is too early to confirm development timelines, administration estimates that it would take approximately 4-6 years to bring serviced lots to market on this site.

This site is the largest City-owned residentially designated property which could accommodate residential development in the future.

If Council does not authorize Administration to commence procurement, or the area is determined not to be feasible for residential development, Administration will need to identify a replacement growth opportunity within the City’s urban containment boundary to meet its residential growth strategy by 2040. This may result in delays to providing adequate and timely land for future residential development based on that strategy.

### **Potential School Projects**

It is noted that 6.25 ha of the 50 ha greenspace is being considered for residential development and will be located more than 130 m from the school. Approximately 43 ha of greenspace will therefore remain around the school. Any potential impacts to the school will be considered as part of any future master planning process.

### Purchasing

A Request for Quotations (RFQ) or Request for Tenders (RFT) will be issued publicly, depending on the purchased value of the studies. Contracts will be evaluated and awarded based on lowest cost that meets all specifications, terms, and conditions.

### Procurement Policy Principles

- **Compliance:** the RFQ/RFT will follow City policy and procedures for procurements.
- **Supplier Access, Transparency, and Fairness:** the RFQ/RFT will be publicly available on the City's e-procurement platform [www.whitehorse.bonfirehub.ca](http://www.whitehorse.bonfirehub.ca).
- **Best Value:** the RFQ/RFT will be publicly advertised, and the lowest compliant bidder that meets all specifications, terms, and conditions will be awarded a contract.
- **Efficient and Effective Procurement:** the procurement of services for planning studies has been completed numerous times by the City.
- **Local Procurement:** local consulting expertise exists for this type of work and will be evaluated higher than non-local firms.

### Tentative Project Schedule

Item	Proposed Date
Issue request for proposal (RFQ/RFT)	May 2026
Issue consulting service contract	June 2026
Project completion	October 2026

### **ADMINISTRATIVE RECOMMENDATION**

THAT Council authorize Administration to commence the procurement of planning services for Project 720c00223 Holly Residential Area Master Plan.



## **Attachment 2 Designation and Ownership History**

The Holly Street Residential Area was surveyed as part of Porter Creek Subdivision in 1962, and included 25 residential lots.

The Whitehorse General Plan - 1976 identified Residential – Urban as the future land use in the Holly Street Area and its surroundings. Recreational Reserves and Environmental Control Zones was identified as a buffer around Hidden Lake. The General Plan directed that planned residential expansion of the Porter Creek residential areas was to proceed to completion. In alignment with this direction, the Holly Street Area was zoned 'R.S. – Single Family Residential' in 1976.

The Holly Street Area did not end being developed for residential use, and the 1987 Official Community Plan designated the area as Parks and Recreation. The area was zoned 'OS – Open Space' in alignment with this designation. The area was partially designated 'Parks, Recreation Facilities and Greenbelt' and 'Urban Residential' in the 1994 Official Community Plan. The area was zoned 'PR – Parks and Recreation' in Zoning Bylaw 1997-42. Similar designations ('Greenbelt' and 'Residential – Urban') were applied in the 2002 Official Community Plan. The area was zoned 'PG – Greenbelt' in Zoning Bylaw 2006-01.

In April 2006, the City engaged with the Government of Yukon to secure ownership and administration of the land behind the Porter Creek Secondary School. On June 5, 2006, conditional approval was received to survey the land and in 2007, with Council approval, the City consolidated the land into a proposed one lot, aligning with the Greenbelt designation in the 2002 OCP. It is noted that the land title does not include any caveat restricting the use of the lot for park purposes.

As this process was occurring, the City also received an OCP amendment application to change the land use designation of a portion of the study area from Greenbelt to Residential – Urban for future development. The application was brought forward to Council on July 17, 2006 and ultimately, Council denied the applicant's proposal.

## ADMINISTRATIVE REPORT

<b>TO:</b> Corporate Services Committee
<b>FROM:</b> Administration
<b>DATE:</b> March 16, 2026
<b>RE:</b> Commencement Report – Urban Residential Infill Project (City Land)

### ISSUE

Council approval to commence the procurement of consulting services to explore the feasibility of adding residential developments on City lands within existing neighbourhoods.

### REFERENCES

- [2040 Official Community Plan](#)
- [2026-2029 Capital Expenditure Program](#)
- [2020-03 Procurement Policy](#)
- [2025-2028 City of Whitehorse Strategic Priorities](#)
- [2026 Whitehorse Housing Needs Assessment](#)
- [Land Use Master Plan Policy](#)
- [Zoning By law 2012-20](#)
- Residential Infill Project Study Areas (City-owned land) (Attachment 1)
- Location Maps – YG and City-Owned Land (Attachment 2)

### HISTORY

Administration and Government of Yukon (YG) staff have identified locations within existing neighbourhoods that have potential for residential development. The 2026-2029 Capital Expenditure Program allocated \$300,000 for the Residential Infill Project (City Lands) (Project 720c00526).

In accordance with the Procurement Policy, Council is required to authorize the commencement of procurements with an estimated value of \$500,000 or more, and for procurements less than \$500,000 that are deemed to be of significant risk, involve security concerns, or that may be of significant community interest. This project may have significant community interest. This commencement report is seeking approval to undertake development feasibility studies on City properties in the budgeted amount of \$300 000. The City properties are listed on Attachment 1 of this report.

Most listed sites are zoned PG – Greenbelt or PR – Parks and Recreation, with limited instances of PE – Environmental Protection, and RS – Residential Single Detached zoning.

Rezoning would be required to enable development of listed properties. Zoning amendments are subject to council decision and require a public hearing. Three (3) sites are larger than 1.5 hectares in area and will require master planning prior to required zoning amendments. Any decision on master plan development will be subject to future capital planning processes. Sites less than 1.5 hectares are exempt from master planning. Despite requiring zoning amendment to enable development, non-master planned sites represent opportunities for more expedient delivery of housing units given lesser planning requirements and proximity to existing services.

## **YG Sites**

Administration is working with YG staff to undertake development feasibility studies on YG properties. Those studies would be funded by YG and are outside of the scope of this commencement report. Attachment 2 shows City and YG owned land that have been identified for study based on the following criteria:

- Designated residential in the OCP; and
- Located within established neighbourhood.

Property selection was further informed by site visits, previous residential infill studies and preliminary review of servicing capacity, site topography and access.

## **ALTERNATIVES**

1. Authorize Administration to commence the procurement of development feasibility studies of identified Residential Infill Projects on City lands as identified in Attachment 1; or
2. Refer the matter back to Administration.

## **ANALYSIS**

This commencement report is seeking authorization to proceed with high level feasibility assessment of 14 City of Whitehorse owned sites. These properties are located within established neighbourhoods and present opportunities for housing delivery on existing services and in proximity to established amenities. Despite positive site characteristics, development potential is unknown prior to undertaking more detailed feasibility studies.

Feasibility study will include on most sites:

- 1.) Preliminary geotechnical analysis
- 2.) Preliminary environmental assessment
- 3.) Heritage review
- 4.) Assessment of servicing capacity

Based on findings in the feasibility assessment, a list of suitable sites will be drafted. It is anticipated sites will be excluded from this list based on limitations identified during feasibility assessment. It is also anticipated only portions of identified sites may be suitable for development given constraints identified in the feasibility assessment. In some instances, recreational equipment is located on identified sites. In these cases, any proposed redevelopment would integrate maintenance or improvement of this equipment as part of the proposed development.

## **Land Requirements**

The Residential Growth Strategy in the OCP estimated a total of 6,150 dwelling units were required by 2040 to meet housing needs in Whitehorse. Since 2023, Whitehorse has experienced unanticipated growth. Current estimates in the *2026 Housing Needs Assessment* state a total of 10,205 dwelling units are required to meet housing needs by 2041.

The Residential Growth Strategy in the OCP states that approximately 75% of new residential development is expected to occur in greenfield or infill areas. Based on the *2026 Housing Needs Assessment*, the City needs to enable between 4,800 to 6,900 units on greenfield/infill land by 2040 to meet future growth and existing housing needs.

This means 345-495 dwelling units should be constructed in greenfield/infill areas each year to meet projected housing demand.

It is currently estimated that planned development projects with known timelines will provide approximately 4.5 to 6.5 years of land supply before a potential shortage of buildable land occurs. While the City has approved master plans for additional residential development projects which could provide an additional 4 to 5 years of development, timelines for these projects are unknown. In this context, it is imperative for the City to complete feasibility and subsequently plan additional land to provide more supply options.

Given land development projects typically require 4 to 6 years to deliver serviced lots, the City and its partners need to initiate a variety of new projects to ensure a stable and predictable residential land supply after the build-out of Whistle Bend. Enabling small scale infill development can be an effective strategy in achieving this goal. If these lands were to remain undeveloped, planned residential land supply would be diminished and reliance on larger scale, longer term, and increasingly complex development projects such as the South and North growth areas would increase. Project planning has begun for these growth areas; however, it is too early to project a lot development date.

### **Official Community Plan**

The OCP provides strong policy support for “growth from within” as a key strategy in meeting housing demand. The OCP supports compact residential development within the Urban Containment Boundary, to maximize efficiency of existing municipal infrastructure, reduce sprawl, and minimize environmental impacts (Policies 8.1, 8.24, 8.25). Residential development of listed properties would be consistent with this policy intent.

### **2025-2028 Strategic Priorities**

Council’s Strategic Priorities list the following relevant areas of focus:

- **Smart Planning:** Utilize our land use planning documents and policies and processes to support housing diversity and community growth.
- **Infrastructure Sustainability:** Maintain and modernize critical infrastructure to reduce future and ongoing infrastructure costs.
- **Efficient Development:** Explore efficiencies in infrastructure development with First Nations and Yukon governments.

Undertaking the proposed feasibility work to enable future consideration of infill residential development of these lands aligns with the above listed strategic priorities.

### **Value of infill development**

Meeting the City’s growing housing demand will require both small- and large-scale greenfield/infill development to provide a consistent and predictable supply of new homes. Undertaking residential development on properties in Attachment 1 expands land development opportunities in Whitehorse, making more efficient use of land while working towards meeting projected housings needs. Given their location within existing neighbourhoods and in proximity to services, they present an opportunity to deliver housing faster than large scale, new community development.

Strategic infill can help meet growing housing demand while improving the City's long-term financial sustainability. Infill development also has the potential to:

- Limit urban sprawl and preserve wilderness spaces longer;
- Provide a diversity of housing types in all neighbourhoods;
- Support active modes of transportation;
- Improve viability of quality transit service; and
- Limit the amount of new infrastructure required in the City (ex. new roads, playgrounds), thereby limiting operational cost increases.

### **Next Steps**

If commencement is authorized, the City will list the feasibility work for public tender. The successful consultant will lead the completion of feasibility studies of the listed properties. Assessments may identify the need for further study, completion of which is dependent on remaining budget after preliminary assessments are complete. Further detailed work including master planning, zoning amendments, subdivision, lot sale or lease, and permitting will be addressed at a later stage and are not included in this budgeted work.

If Council does not authorize commencement, the identified sites would remain unstudied.

### Purchasing

A Request for Quotations (RFQ) or Request for Tenders (RFT) will be issued publicly, depending on the purchase value of the studies. Contracts will be evaluated and awarded based on lowest cost that meets all specifications, terms, and conditions.

### Procurement Policy Principles

- **Compliance:** the RFQ/RFT will follow City policy and procedures for procurements.
- **Supplier Access, Transparency, and Fairness:** the RFQ/RFT will be publicly available on the City's e-procurement platform [www.whitehorse.bonfirehub.ca](http://www.whitehorse.bonfirehub.ca).
- **Best Value:** the RFQ/RFT will be publicly advertised, and the lowest compliant bidder that meets all specifications, terms, and conditions will be awarded a contract.
- **Efficient and Effective Procurement:** the procurement of services for planning studies has been completed numerous times by the City.
- **Local Procurement:** local consulting expertise exists for this type of work and will be evaluated higher than non-local firms.
- **Sustainable Procurement:** The planning studies will be conducted sustainably, including identifying potential to promote:
  - Economic sustainability by designing a dense and compact community to ensure existing public services are used efficiently.
  - Environmental sustainability by reducing urban expansion into wilderness areas and applying a low impact "Complete Streets" approach.

Tentative Project Schedule

Item	Proposed Date
Issue request for proposal (RFQ/RFT)	April 2026
Issue consulting service contract	May 2026
Project completion	December 2026

**ADMINISTRATIVE RECOMMENDATION**

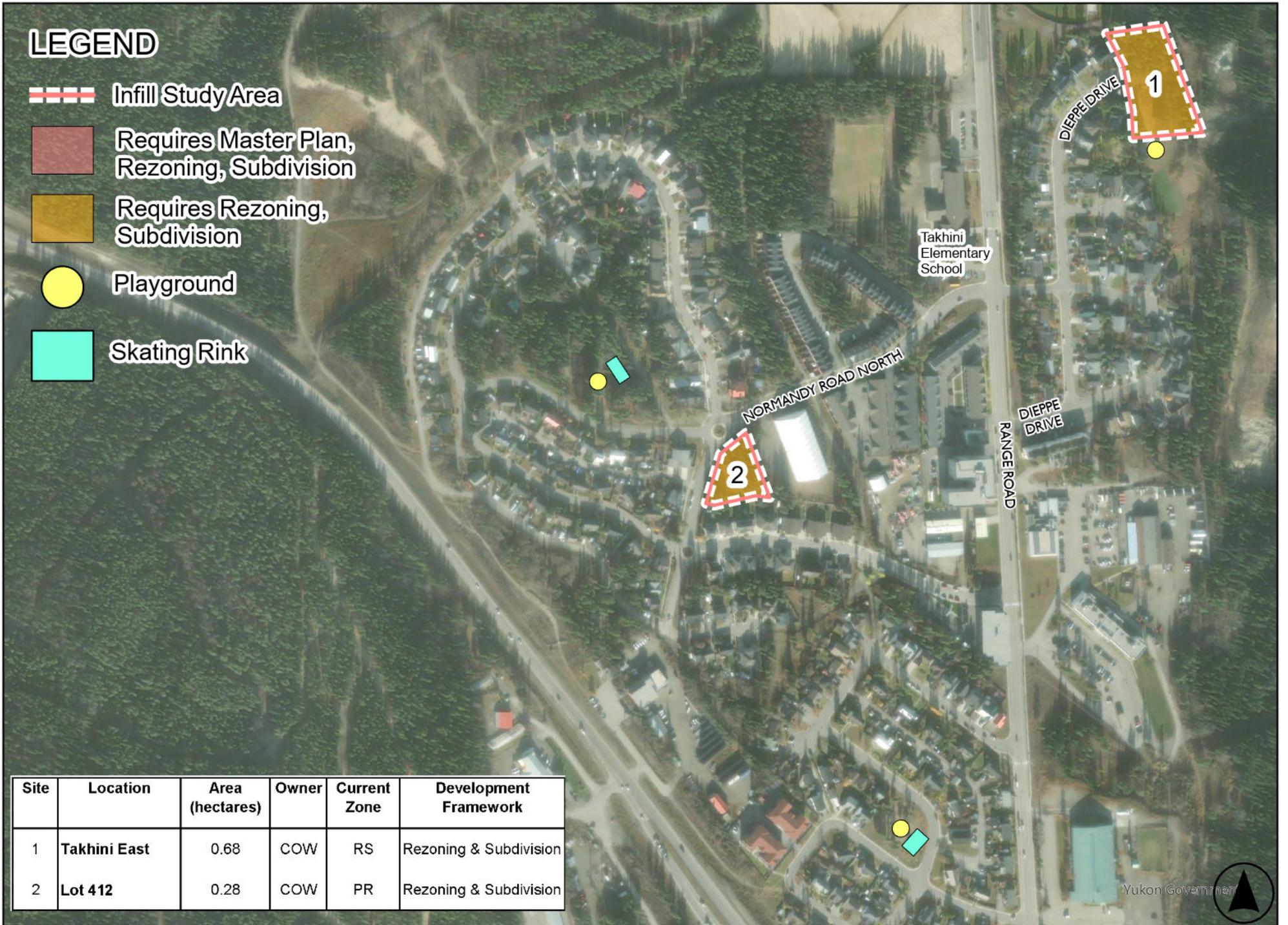
THAT Council authorize Administration to commence the procurement of consulting services to explore the feasibility of undertaking residential developments on City of Whitehorse owned land within existing neighbourhoods in the study areas identified in Attachment 1.

**Attachment 1 – Site Infill and Rezoning Opportunities (City Owned)**

<b>Project</b>	<b>Neighbourhood</b>	<b>Zoning (Current)</b>	<b>Estimated Minimum Number of Dwelling Units (current zoning)</b>	<b>Estimated Number of Dwelling Units (rezoning)</b>	<b>Area (hectares)</b>	<b>Development Framework</b>
<b>Urban Core</b>						
Takhini East	Takhini	RS	15	14-37	0.68	Rezoning & Subdivision
Lot 412 (Portion)	Takhini	PR	0	6-17	0.3	Rezoning & Subdivision
Liard Park	Riverdale	PR	0	20-55	1	Rezoning & Subdivision
Corner of Peel & Morely (Park)	Riverdale	PR	0	9-24	0.44	Rezoning & Subdivision
Steward Road Park	Riverdale	PR	0	18-49	1	Rezoning & Subdivision
<b>Other Neighbourhoods</b>						
Lot 21 & Lot 148 (Heron Dr. Park)	Arkeell	PR	0	14-51	0.92	Rezoning & Subdivision
Lot 967	Copper Ridge	PR	0	20-75	1.36	Rezoning & Subdivision
Lot 516	Copper Ridge	PG	0	56 – 206	3.74	Master Plan, Rezoning & Subdivision
Wilson Drive	Granger	PG	0	23 – 84	1.52	Master Plan, Rezoning & Subdivision
Thompson Road & Wilson Drive	Granger	PG	0	14 - 53	0.96	Rezoning & Subdivision
Granger Park	Granger	PR	0	17-61	1.1	Rezoning & Subdivision
Lot 146	Ingram	PS	0	5-17	0.31	Rezoning & Subdivision
121 Goldeneye	Ingram	PG	0	7-24	0.44	Rezoning & Subdivision
Lots 1131 & 131 (Hillcrest Park)	Hillcrest	PR	0	42 - 154	2.77	Master Plan, Rezoning, and Subdivision

# LEGEND

-  Infill Study Area
-  Requires Master Plan, Rezoning, Subdivision
-  Requires Rezoning, Subdivision
-  Playground
-  Skating Rink



Site	Location	Area (hectares)	Owner	Current Zone	Development Framework
1	Takhini East	0.68	COW	RS	Rezoning & Subdivision
2	Lot 412	0.28	COW	PR	Rezoning & Subdivision



**Project:** Commencement Report - Urban Residential Infill Opportunities (720c00526 & 720c00426)

**Area:** Takhini

**Scale:**  Meters

**Date:** 2026-03-16



# LEGEND

 Infill Study Area

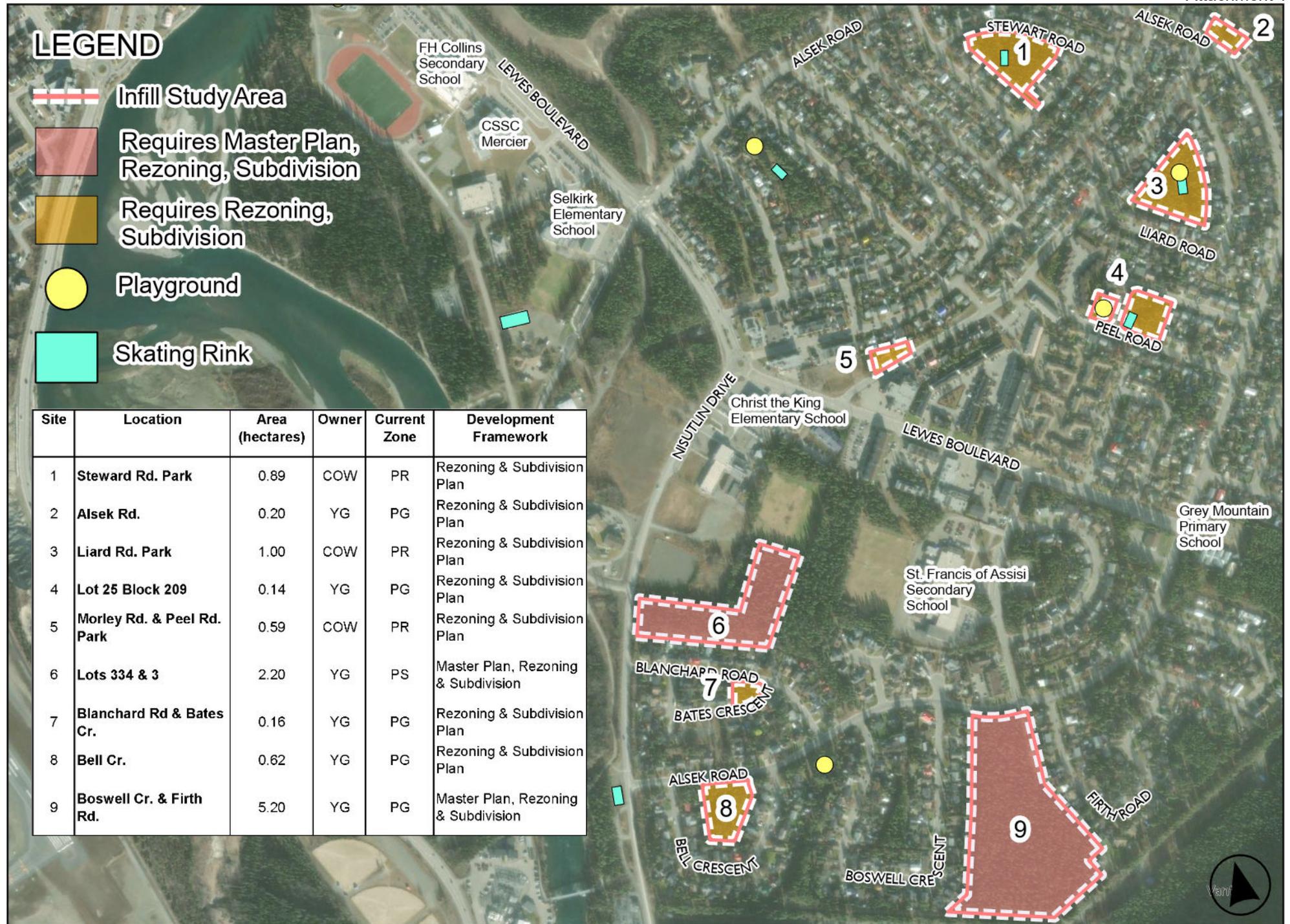
 Requires Master Plan, Rezoning, Subdivision

 Requires Rezoning, Subdivision

 Playground

 Skating Rink

Site	Location	Area (hectares)	Owner	Current Zone	Development Framework
1	Steward Rd. Park	0.89	COW	PR	Rezoning & Subdivision Plan
2	Alsek Rd.	0.20	YG	PG	Rezoning & Subdivision Plan
3	Liard Rd. Park	1.00	COW	PR	Rezoning & Subdivision Plan
4	Lot 25 Block 209	0.14	YG	PG	Rezoning & Subdivision Plan
5	Morley Rd. & Peel Rd. Park	0.59	COW	PR	Rezoning & Subdivision Plan
6	Lots 334 & 3	2.20	YG	PS	Master Plan, Rezoning & Subdivision
7	Blanchard Rd & Bates Cr.	0.16	YG	PG	Rezoning & Subdivision Plan
8	Bell Cr.	0.62	YG	PG	Rezoning & Subdivision Plan
9	Boswell Cr. & Firth Rd.	5.20	YG	PG	Master Plan, Rezoning & Subdivision



**Project:** Commencement Report - Urban Residential Infill Opportunities (720c00526 & 720c00426)

**Area:** Riverdale

**Scale:**  Meters

**Date:** 2026-03-16

# LEGEND

 Infill Study Area

 Requires Master Plan, Rezoning, Subdivision

 Requires Rezoning, Subdivision

 Playground

 Skating Rink

Site	Location	Area (hectares)	Owner	Current Zone	Development Framework
1	Heron Dr. Park	0.92	COW	PR	Rezoning & Subdivision
2	121 Goldeneye St.	0.44	COW	PG	Rezoning & Subdivision
3	Lot 146	0.31	COW	PS	Rezoning & Subdivision



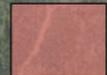
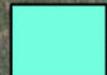
**Project:** Commencement Report - Urban Residential Infill Opportunities  
(720c00526 & 720c00426)

**Area:** Arkell & Ingram

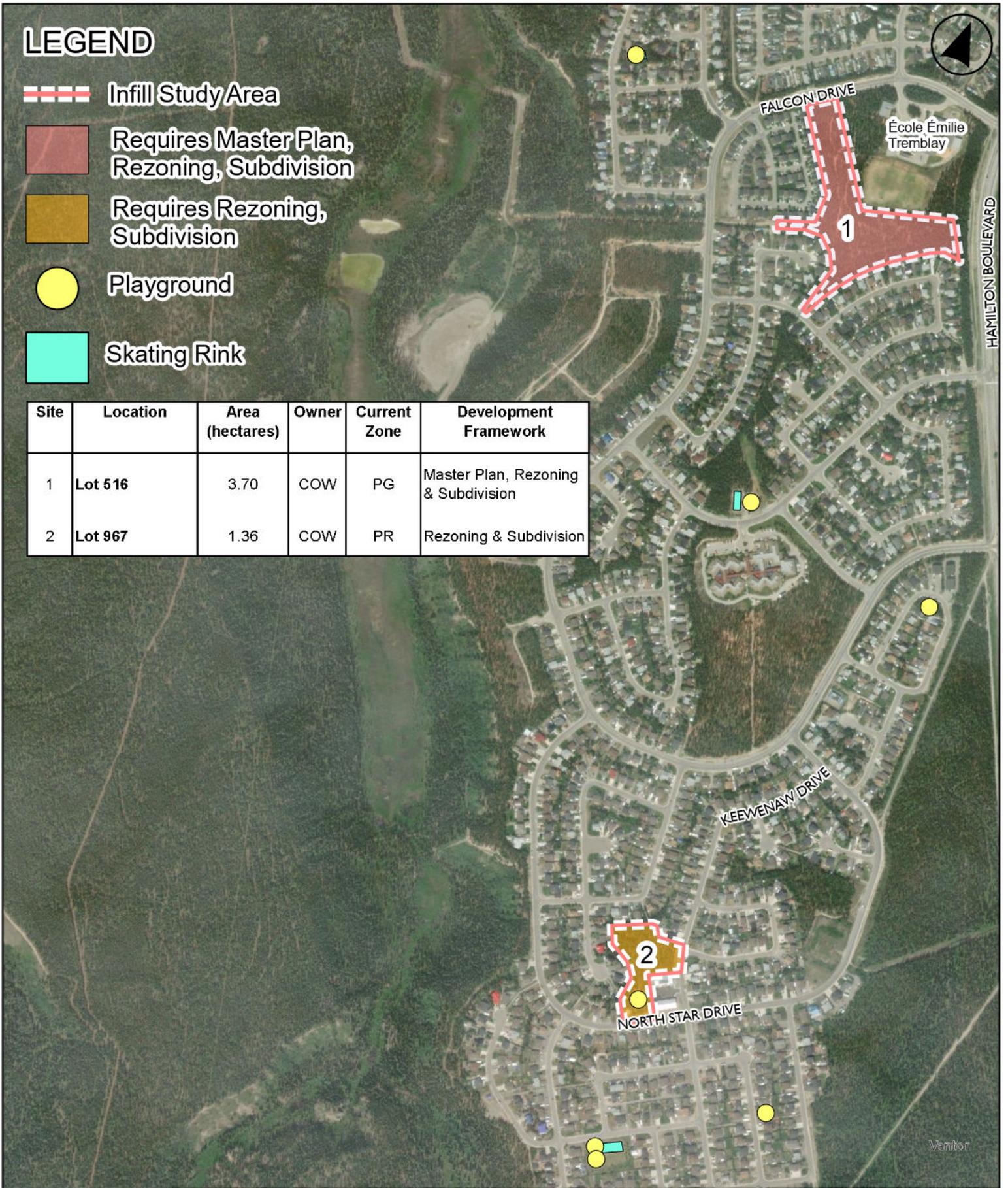
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**Date:** 2026-03-16

# LEGEND

-  Infill Study Area
-  Requires Master Plan, Rezoning, Subdivision
-  Requires Rezoning, Subdivision
-  Playground
-  Skating Rink

Site	Location	Area (hectares)	Owner	Current Zone	Development Framework
1	Lot 516	3.70	COW	PG	Master Plan, Rezoning & Subdivision
2	Lot 967	1.36	COW	PR	Rezoning & Subdivision



**Project:** Commencement Report - Urban Residential Infill Opportunities (720c00526 & 720c00426)

**Area:** Copper Ridge

**Scale:**  Meters

**Date:** 2026-03-16



# LEGEND

-  Infill Study Area
-  Requires Master Plan, Rezoning, Subdivision
-  Requires Rezoning, Subdivision
-  Playground
-  Skating Rink

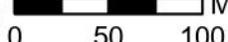


Site	Location	Area (hectares)	Owner	Current Zone	Development Framework
1	Lots 25, 5, & 4	0.77	YG	PG	Rezoning & Subdivision
2	Rainbow Rd. & Klukshu	0.11	YG	PR	Rezoning & Subdivision



**Project:** Commencement Report - Urban Residential Infill Opportunities (720c00526 & 720c00426)

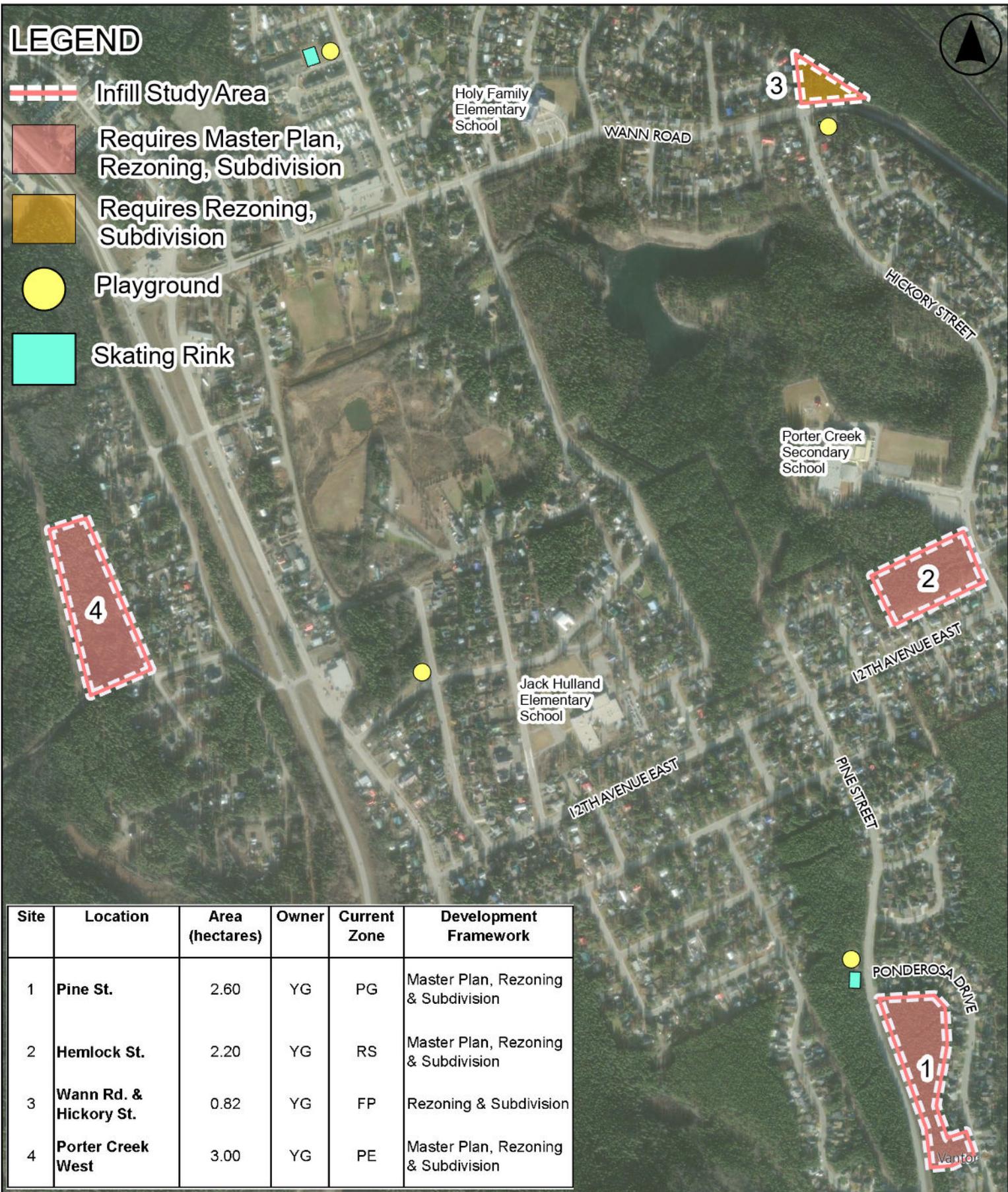
**Area:** Crestview

**Scale:**  Meters

**Date:** 2026-03-16

# LEGEND

-  Infill Study Area
-  Requires Master Plan, Rezoning, Subdivision
-  Requires Rezoning, Subdivision
-  Playground
-  Skating Rink

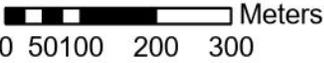


Site	Location	Area (hectares)	Owner	Current Zone	Development Framework
1	Pine St.	2.60	YG	PG	Master Plan, Rezoning & Subdivision
2	Hemlock St.	2.20	YG	RS	Master Plan, Rezoning & Subdivision
3	Wann Rd. & Hickory St.	0.82	YG	FP	Rezoning & Subdivision
4	Porter Creek West	3.00	YG	PE	Master Plan, Rezoning & Subdivision

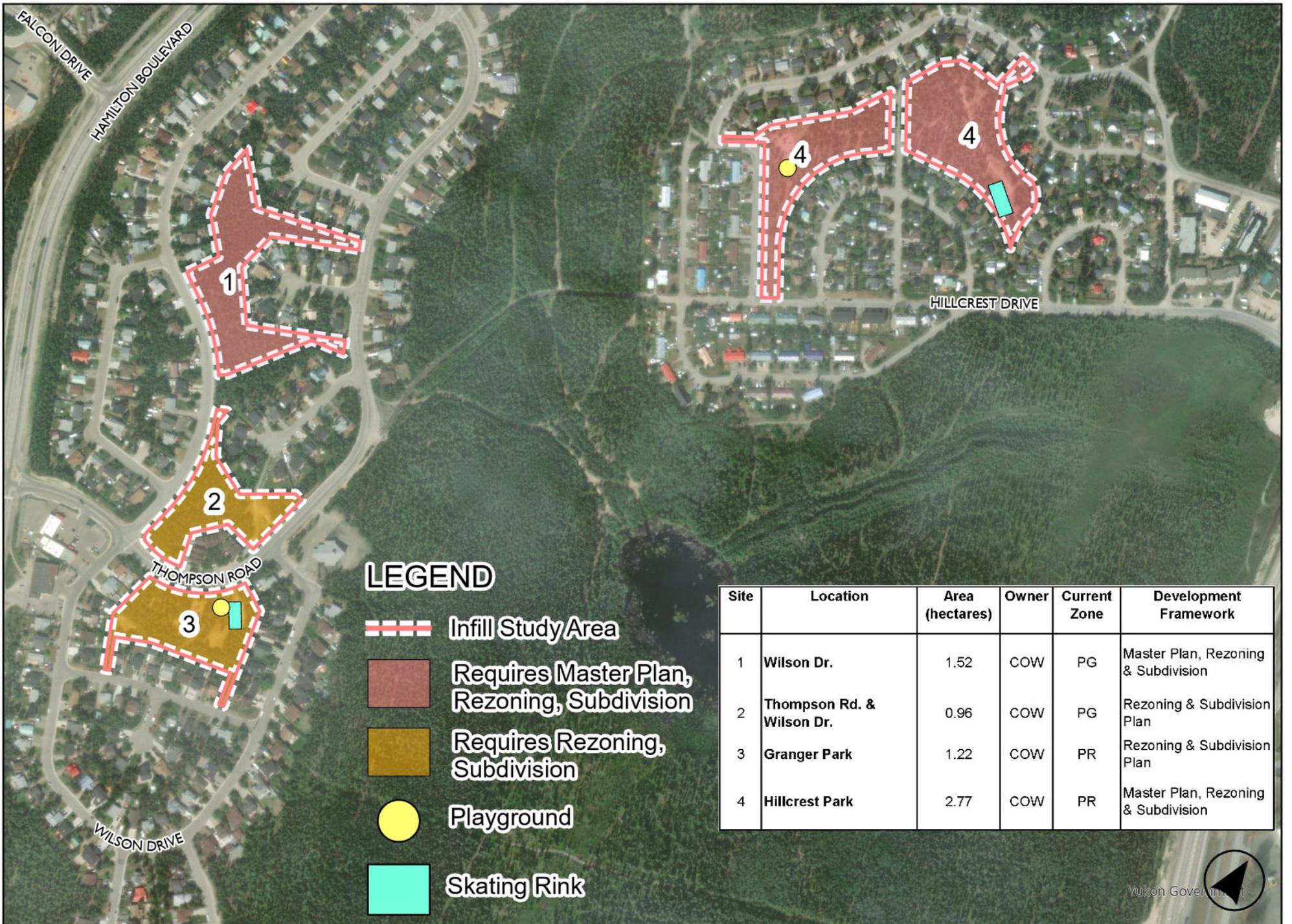


**Project:** Commencement Report - Urban Residential Infill Opportunities (720c00526 & 720c00426)

**Area:** Porter Creek

**Scale:**  Meters

**Date:** 2026-03-16



### LEGEND

-  Infill Study Area
-  Requires Master Plan, Rezoning, Subdivision
-  Requires Rezoning, Subdivision
-  Playground
-  Skating Rink

Site	Location	Area (hectares)	Owner	Current Zone	Development Framework
1	Wilson Dr.	1.52	COW	PG	Master Plan, Rezoning & Subdivision
2	Thompson Rd. & Wilson Dr.	0.96	COW	PG	Rezoning & Subdivision Plan
3	Granger Park	1.22	COW	PR	Rezoning & Subdivision Plan
4	Hillcrest Park	2.77	COW	PR	Master Plan, Rezoning & Subdivision



**Project:** Commencement Report - Urban Residential Infill Opportunities (720c00526 & 720c00426)

**Area:** Granger and Hillcrest

**Scale:**  Meters

**Date:** 2026-03-16

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



**Chair:** Anne Middler

**Vice-Chair:** Jenny Hamilton

March 16, 2026

Meeting #2026-06

- 
1. Public Input Report – Conditional Use Application – 32 Wasson Place  
Presented by Kinden Kosick, Land Development Supervisor, Land and Development Services
  2. Supplemental Report – Zoning Bylaw 2025-37  
Presented by Mélodie Simard, Manager, Planning and Sustainability Services
  3. New Business

## **ADMINISTRATIVE REPORT**

<b>TO:</b> City Planning Committee
<b>FROM:</b> Administration
<b>DATE:</b> March 16, 2026
<b>RE:</b> Public Input Report – Conditional Use Application – 32 Wasson Place

### **ISSUE**

Public input report 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 in Hillcrest Industrial Subdivision.

### **REFERENCE**

- [Zoning Bylaw 2012-20](#)
- Location Sketch (Attachment 1)
- Building Elevations (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 Company. 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.

Notification letters were sent to Government of Yukon Land Client Services, Kwanlin Dün First Nation and Ta'an Kwäch'än Council by e-mail. A notice of the proposed development was placed in the local newspapers on February 23, 2026.

A public input session was held on March 9, 2026. No submissions were received and no one appeared to speak to this application.

### **ALTERNATIVES**

1. Approve the Conditional Use application for 32 Wasson Place; or
2. Do not approve the Conditional Use application.

### **ANALYSIS**

No input was received and no conditions are recommended for this application. All development will meet the regulations set out in the Zoning Bylaw.

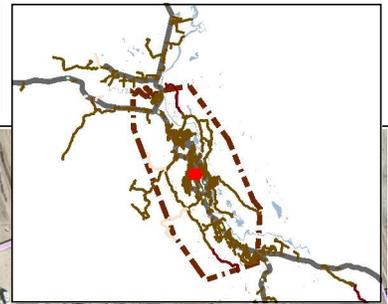
### **ADMINISTRATIVE RECOMMENDATION**

THAT Council approve the Conditional Use application to allow offices on the ground floor and more than 50% of the gross floor area of the building at 32 Wasson Place.

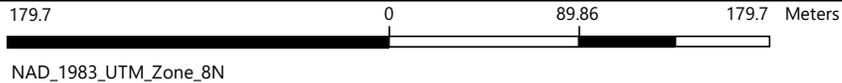


# 32 Wasson Place

Generated:  
2/6/2026



Subject Site



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.

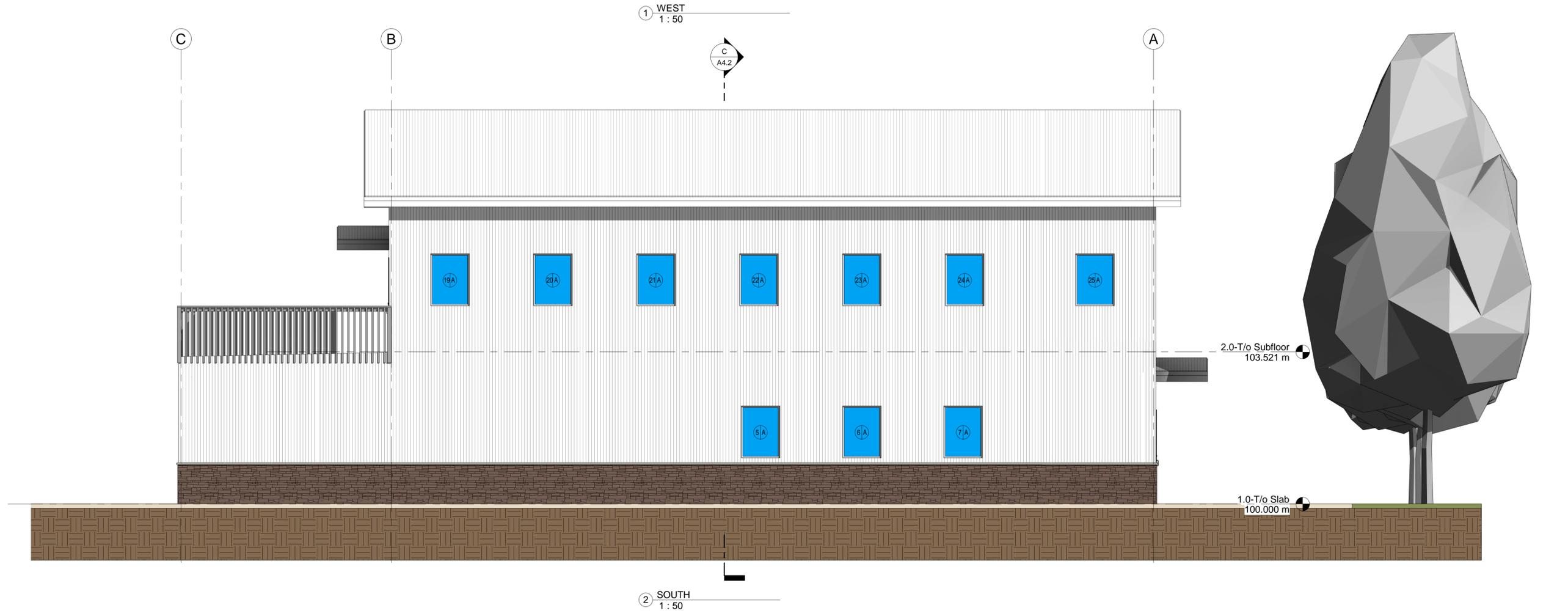
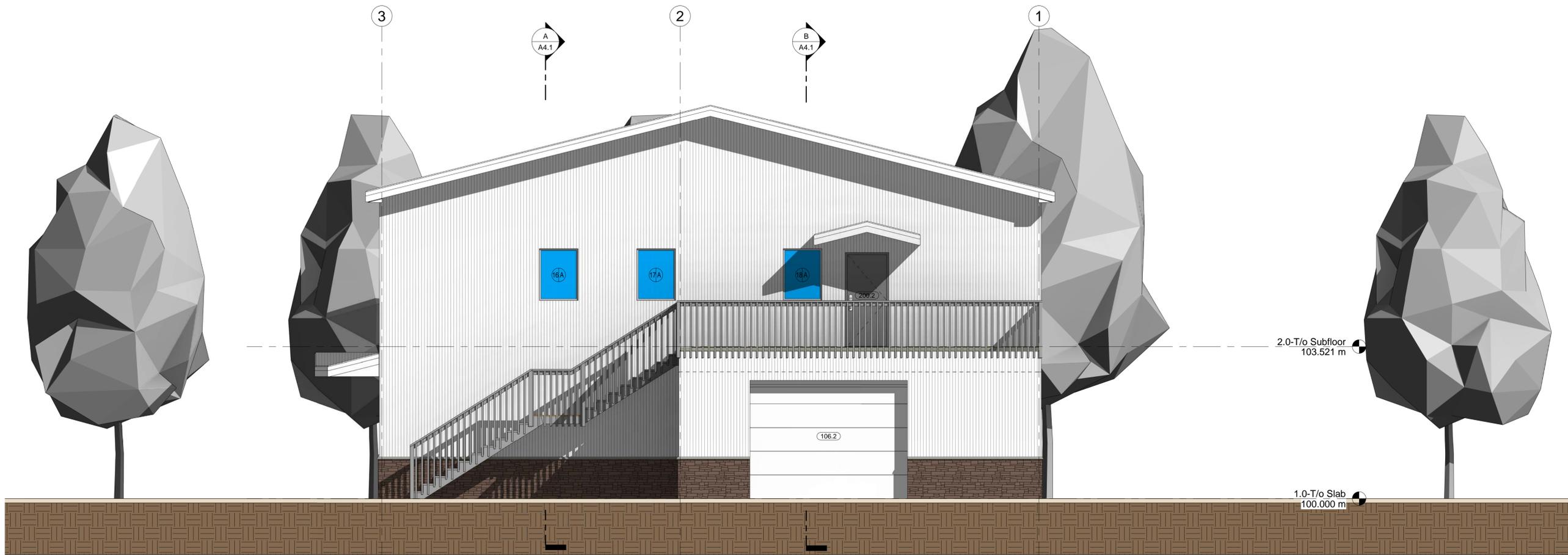
THIS MAP IS NOT TO BE USED FOR NAVIGATION

1: 3,538



### Notes

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## Attachment 2

- 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.
  3. Drawings issued for construction may be subject to field changes due to site conditions and dimensions of selected fixtures and appliances.

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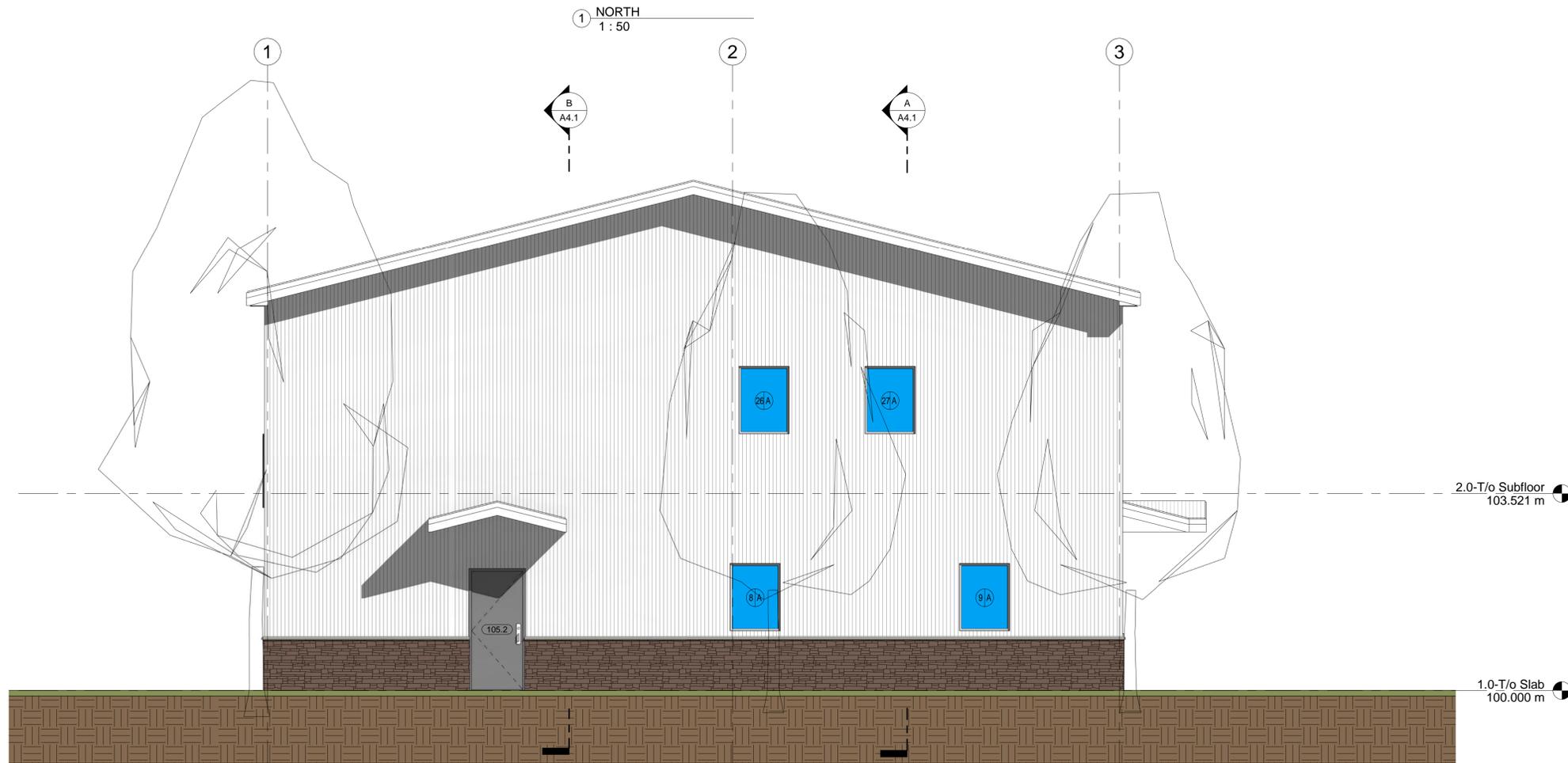
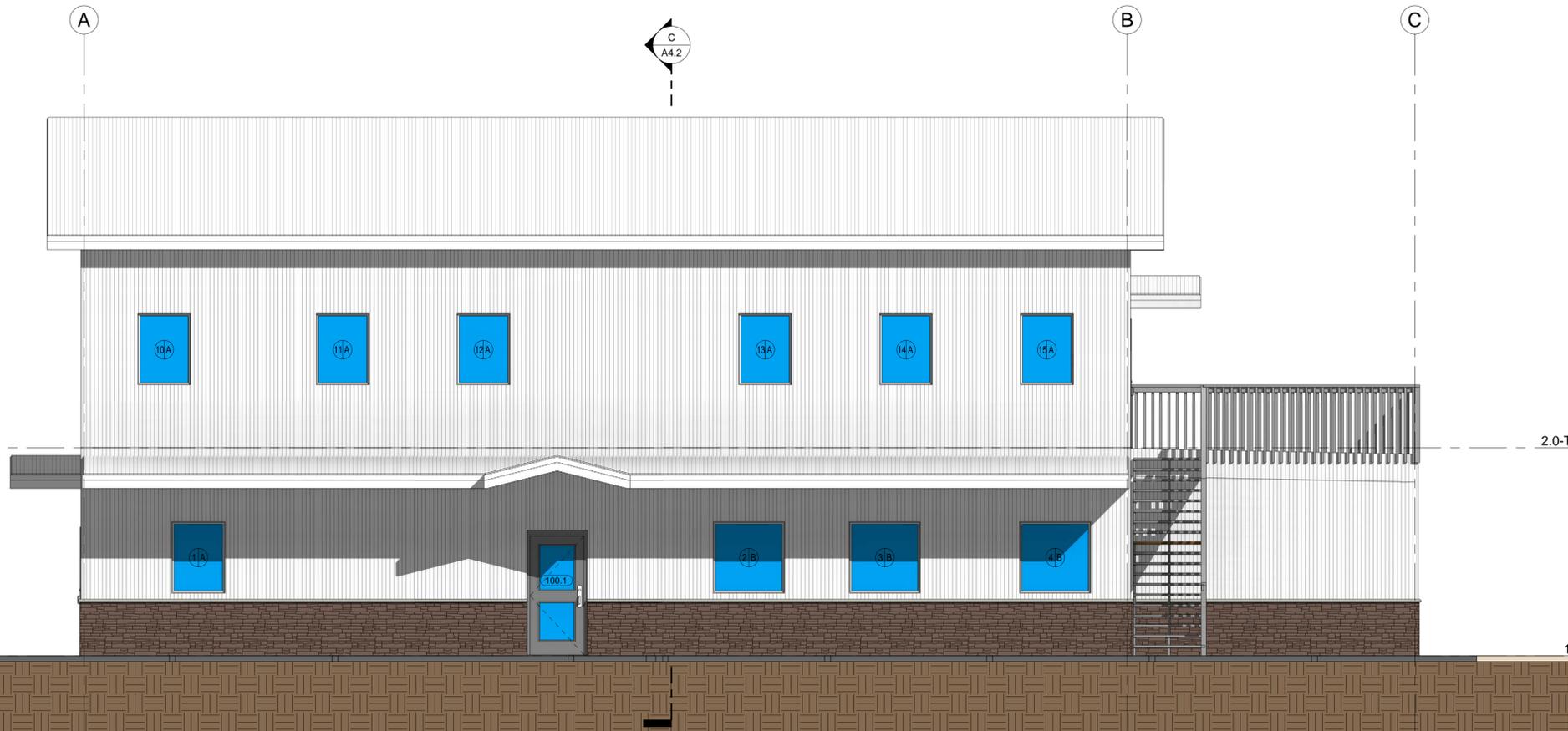
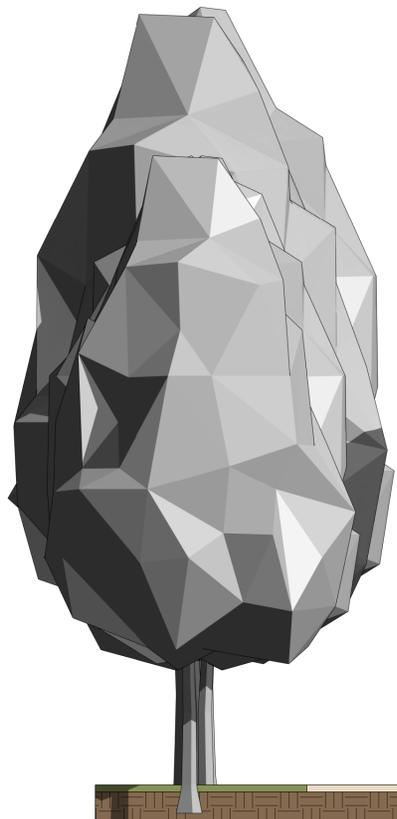
consultants:  
 Civil: Copperbelt Engineering Ltd.  
 Geotech: Tetra Tech  
 Structural: ISL Engineering  
 Electrical: Northern Climate Engineering

issue | revisions

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

32 WASSON PLACE  
 WHITEHORSE, YUKON

NOT FOR CONSTRUCTION  
 ELEVATIONS



**Attachment 2**

- notes:
1. Do not scale the drawings.
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 date: Jan '26 scale: 1 : 50  
 drawn: Author checked: Checker

32 WASSON PLACE  
 WHITEHORSE, YUKON

NOT FOR CONSTRUCTION

ELEVATIONS

## ADMINISTRATIVE REPORT

<b>TO:</b> City Planning Committee
<b>FROM:</b> Administration
<b>DATE:</b> March 16, 2026
<b>RE:</b> Supplemental Report – Zoning Bylaw 2025-37

### ISSUE

Amendments to the proposed Zoning Bylaw 2025-37 following 1<sup>st</sup> Reading and the Public Hearing.

### REFERENCES

- [Whitehorse 2040 Official Community Plan](#)
- [2026 Housing Needs Assessment](#)
- [Transportation Master Plan](#)
- [Servicing Standards Manual \(SSM\)](#)
- [Municipal Act SY 2024, c. 6](#)
- [Zoning Bylaw 2012-20](#)
- [Proposed Zoning Bylaw 2025-37 \(Previous Version – January 5, 2026\)](#)
- [Amended Proposed Zoning Bylaw 2025-37 \(w/ Proposed Additional Amendments\)](#)
- Proposed Adopting Bylaw 2025-37 (Attachment 1)
- List of Changes Proposed for Second Reading (Attachment 2)

### HISTORY

In accordance with the *Municipal Act*, a zoning bylaw must be adopted or amended for the lands affected by an Official Community Plan (OCP) within two years of the adoption or amendment of the OCP. The City was granted a one-year extension from the Minister of Community Services and therefore the new zoning bylaw must be adopted by March 26, 2026, unless another extension is granted by the Minister.

Major topics considered throughout the project include housing, parking, short-term rentals (STRs), reconciliation, city design, local food and urban agriculture, map changes, and simplifying the bylaw.

The schedule to date has been:

Introduction to Planning Committee:	October 6, 2025
1 <sup>st</sup> Reading:	October 14, 2025
Public Hearing:	December 8, 2025
Public Hearing Report to Committee:	January 5, 2026
2 <sup>nd</sup> Reading (Deferred):	January 12, 2026
Special Council Meeting:	February 12, 2026

At the Special Council Meeting on February 12, 2026, Council carried several amending motions, deferred 2<sup>nd</sup> Reading, and referred the bylaw back to Administration to allow time for Administration to review and incorporate the amending motions into the proposed Zoning Bylaw.

## **ALTERNATIVES**

1. Amend the proposed Zoning Bylaw 2025-37 as recommended, hold a second public hearing, and proceed under the bylaw process; or
2. Refer the proposed Zoning Bylaw 2025-37 back to Administration.

## **ANALYSIS**

The amending motions that carried resulted in changes to regulations related to the following matters:

1. Lighting;
2. Building heights;
3. Mobile homes;
4. Parking requirements;
5. Affordable housing; and
6. Short-term rentals.

In addition to the changes stemming from the amending motions, Administration proposes further amendments to the proposed Zoning Bylaw.

### **1. Lighting**

An amending motion was carried that introduces enhanced standards for outdoor lighting and requires detailed lighting information as part of development permit applications. The stronger lighting standards incorporated into the proposed Zoning Bylaw include:

- Outdoor lighting information is required, rather than may be required, at the development permit stage including the location and specifications of all existing and proposed exterior lighting, including fixture types and mounting heights;
- 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;
- Removal of wording that would allow a Development Officer to require additional lighting to facilitate casual surveillance of parking areas and walkways; and
- Clarification that Section 4.27 Lighting applies to all developments.

Council amendments on lighting are further described in changes #1, #2, #20, #21, and #23 in Attachment 2: List of Changes Proposed for Second Reading.

### **Analysis**

The lighting amendments to the proposed Zoning Bylaw attempt to further reduce light pollution. Initiatives that reduce light pollution throughout the city are supported by OCP policy 7.23. Administration is supportive of the overall intent of the motion to reduce light pollution however the potential impacts of setting specific limits on illuminance at the property line are unclear and it may be challenging to enforce the changes given the City's current capacity.

## 2. Building Heights

An amending motion was carried that reduces the proposed maximum building heights in select zones. Table 1 compares the differences between the maximum building height in the amended zones between the current Zoning Bylaw 2012-20, the initial proposed Zoning Bylaw 2025-37 that was the subject of the first public hearing on December 8, 2025, and the amending motion passed on February 12, 2026.

Council amendments on building heights are further described in changes #57, #69, and #73 in Attachment 2: List of Changes Proposed for Second Reading.

**Table 1: Building Heights Amending Motion**

Zone		Zoning Bylaw 2012-20 (Current)	Proposed Zoning Bylaw 2025-37 (Initial)	Amending Motion
RMH	Residential – Multi-Unit High Density	15.0 m	20.0 m	16.0 m
CNN	Commercial – Neighbourhood Node	10.0 m <sup>[1]</sup> ; 15.0 m <sup>[2]</sup>	16.0 m	15.0 m
CNH	Commercial – Neighbourhood High Street	12.0 m	16.0 m	12.0 m

<sup>[1]</sup> CN zone has a maximum building height of 10 m.

<sup>[2]</sup> CNC zone has a maximum building height of 15.0 m.

### Analysis

The proposed Residential – Multi-Unit High Density (RMH) zone is found for the most part along major roads and transit routes outside of the Downtown. The proposed Commercial – Neighbourhood Node (CNN) zone is found mostly within or near the Urban Centres and the proposed Commercial – Neighbourhood High Street (CNH) zone can be found along Keno Way in the Whistle Bend Urban Centre.

OCP policy 8.21 states that Urban Centres and the areas immediately surrounding them are most suitable for higher density residential uses, outside of the Downtown and the Urban Core. Additionally, OCP policy 8.39 states that development in the Outer Urban Area, as illustrated in Figure 8 of the OCP, will be a mixture of low to medium densities, with higher density uses located near Urban Centres and along major roads and transit routes. The increased building height maximums proposed by Administration in the RMH, CNN, and CNH zones in the initial proposed Zoning Bylaw accomplished the vision set forth in the OCP. With this motion, the maximum building height in the RMH zone is now the same as the Residential – Multi-Unit Medium Density (RMM) zone at 16.0 m, and this may constrain the ability for developments to achieve the high density envisioned for this zone.

Furthermore, the 2026 Housing Needs Assessment projects that under a preferred projection, 9,720 dwelling units are needed by 2041, which is significantly higher than the current average of 389 residential building permits issued per year. It is estimated that the majority of housing units needed will be 1- or 2-bedroom units. The RMH, CNN, and CNH zones are likely to provide the housing unit sizes required due to the housing

types they allow as principal uses. By reducing the maximum building heights in these zones, it will be more challenging to fulfill the current and projected housing needs in the city.

### **3. Mobile Homes**

An amending motion was carried that removes housing (mobile home) as a permitted use in the proposed Residential – Comprehensive Development (RCD) zone and changes housing (mobile home) from a principal use to a conditional use in the Residential – Standard Development (RSD) zone.

Council amendments on mobile homes are further described in changes #53 and #54 in Attachment 2: List of Changes Proposed for Second Reading.

#### **Analysis**

OCP policy 9.1 states that the City will encourage the construction of a variety of housing types across the city that reflect the housing continuum. OCP policies 9.4 and 9.5 supports opportunities for affordable residential development and states that affordable housing opportunities should be integrated into all neighbourhoods.

Mobile homes are dwelling units designed to be transported on their own chassis that are constructed in a certified factory. They are built to the Canadian Standards Association (CSA) Z240 standard. The Government of Yukon requires that all new models meet the same building envelope performance standards as new homes in Part 9.36 Energy Efficiency of the National Building Code.

Removing housing (mobile home) as a principal use in the RCD zone and changing it to a conditional use in the RSD zone increases barriers to developing affordable housing options from the initial proposed Zoning Bylaw.

This motion essentially returns to the mobile home regulations in the current Zoning Bylaw 2012-20. Again, HAF funding could be withheld as the City's application committed to modifying provisions for manufactured units.

### **4. Parking Requirements**

An amending motion was carried that increases parking requirements in the Downtown, Urban Core, and Urban Centres. Table 2 compares the parking requirements between the current Zoning Bylaw 2012-20, the initial proposed Zoning Bylaw 2025-37 that was the subject of the first public hearing on December 8, 2025, and the amending motion passed on February 12, 2026.

Council amendments on parking requirements are further described in changes #6, #26, #31, #33, and #35 in Attachment 2: List of Changes Proposed for Second Reading.

**Table 2: Parking Requirements Amending Motion**

Description		Zoning Bylaw 2012-20 (Current)	Proposed Zoning Bylaw 2025-37 (Initial)	Amending Motion
<b>Downtown</b>	<b>Reduced parking requirement for residential uses</b>	1 space per 2 dwellings, except 1 space per 4 dwellings for supportive housing	No minimum parking requirements (except accessible parking)	1 space per 2 dwellings, except 1 space per 4 dwellings for supportive housing
	<b>Complementary use reduction</b>	Mixed use developments with at least 50% residential use can reduce overall parking by 25%	Complementary use reduction not provided as parking is not required for residential portion	Mixed use developments with at least 50% residential use can reduce overall parking by 25%
	<b>Maximum parking regulation</b>	25% greater than the minimum provided for that use; Single detached, duplex, suites exempted	1.2 spaces per dwelling for residential (slightly lower); 1 space per 50 m <sup>2</sup> for non-residential use (moderately lower, depending on use)	1.4 spaces per dwelling (similar to current maximums) - single detached, duplex, and suites exempted; 1 space per 33 m <sup>2</sup> for non-residential use.
<b>Urban Core</b>	<b>Reduced parking requirement for residential uses</b>	No reduction provided for residential uses in the Urban Core	0.75 parking spaces per dwelling unit, excluding suites	No reduction provided for residential uses in the Urban Core
<b>Urban Centres</b>	<b>Reduced parking requirement for residential uses</b>	No reduction provided for residential uses in the Urban Centres	1 parking space per 2 principal dwelling units, except 1 parking space per 4 dwelling units for housing (supportive)	0.75 parking spaces per principal dwelling unit, unless the table provides a lower requirement
	<b>Reduced parking requirement for non-residential uses</b>	CNC2 zone only (Keno Way): flat rate of 1 parking space per 150 m <sup>2</sup> GFA regardless of use	Flat rate of 1 parking space per 150 m <sup>2</sup> GFA regardless of use	1 parking space for every 75 m <sup>2</sup> GFA, except 1 parking space per 150 m <sup>2</sup> in the CNH zone (Keno Way)

## **Analysis**

The amending motion returns the parking requirements in the Downtown and Urban Core in the proposed Zoning Bylaw to essentially the same requirements as in the current Zoning Bylaw 2012-20 (see Table 2). The amending motion increases the parking requirements in the Urban Centres from the initial proposed Zoning Bylaw but the increased parking requirements are still slightly lower than the current Zoning Bylaw 2012-20.

It is noted that some key parking relaxations remain in the proposed Zoning Bylaw, including:

- Visitor parking for residential uses is not required in any zone;
- Parking for living and garden suites is not required in any zone; and
- EV parking is required for certain uses at a rate of 1 per 30 spaces.

The OCP, as well as the Transportation Master Plan, provides a hierarchy of transportation modes which lists personal vehicles and driving as the lowest priority. The OCP supports parking reductions in the Downtown, Urban Core, and Urban Centres. It also supports parking reductions for developments near active transportation and transit routes and encourages a shift towards the increased use of active and shared transportation modes. Requiring more parking prioritizes personal vehicle use and may slow the shift towards active and shared modes.

Furthermore, allowing developers to dedicate less space towards parking in key areas allows for the optimization of land use and potentially an increased number of dwelling units. Reducing parking requirements enables more flexibility in site design and can help increase development potential.

## **5. Affordable Housing**

Two amending motions were carried that alter regulations in the proposed Zoning Bylaw related to affordable housing allowances. In one amending motion, a Development Officer's decision to grant an affordable housing allowance is subject to the same criteria as other developments, including:

- Consideration of the general purpose and intent of the applicable Zone, along with the land use designation and other applicable policies in the OCP;
- Consideration of 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;
- Consideration of whether the proposed allowance would facilitate improvements to energy efficiency or support other measures that enhance climate resilience;
- Consideration of whether it unduly interferes with the amenities of the neighbourhood;
- Consideration of whether it materially interferes with or affects the use or enjoyment of neighbouring properties; and
- 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.

In the initial proposed Zoning Bylaw, the only criteria for an affordable housing allowance was that it met the definition of an affordable housing development.

The other amending motion allows parking reduction allowances for affordable housing in certain zones since the standard parking requirements were increased in another amending motion. The amending motion allows a parking requirement of 0.25 parking spaces per dwelling unit for affordable housing developments in the proposed Commercial – Mixed-Use Downtown (CMD), Commercial – Mixed-Use Riverfront (CMR), and Residential – Old Town (ROL) zones, and 0.5 parking spaces per dwelling unit in the CNH-Commercial – Neighbourhood High Street and Commercial – Neighbourhood Node (CNN) zones.

Council amendments on affordable housing are further described in changes #4 and #6 in Attachment 2: List of Changes Proposed for Second Reading.

### **Analysis**

The OCP supports the integration of affordable and publicly operated housing throughout the city, with priority given to locations near Downtown, Urban Centres, and transit routes, and promotes the use of bylaws, policies, partnerships, and incentives to facilitate affordable housing development (Policies 9.3-9.5).

The amending motion may appear to add barriers and uncertainty for developers seeking to build affordable housing compared to the initial proposed Zoning Bylaw. In the initial proposed Zoning Bylaw, the only criteria for an affordable housing allowance was that the development met the definition of an affordable housing development. Developers could invest in feasibility studies and technical drawings prior to development permit approval with a high degree of certainty that they would be granted the allowances. With the criteria added by the amending motion, there is less certainty that a developer will be granted an affordable housing allowance so there is more risk in investing in the feasibility studies and technical drawings which could in turn result in less affordable housing being developed. The 2026 Housing Needs Assessment highlights the need for more affordable housing in the city and the amending motion may make it more difficult to meet this need.

### **6. Short-Term Rentals**

An amending motion was carried that modifies the short-term rental (STR) regulations in the proposed Zoning Bylaw. The amending motion includes a simplified definition of “short-term rental” and a new definition for “primary residence.” It also clarified that in the zones where short-term rental is listed as a permitted use, it may be developed in any housing form permitted in that zone. The amending motion increases the number of STRs that can be operated in residential zones per Table 3. There are no STR regulations in the current Zoning Bylaw 2012-20 so Table 3 compares only the initial proposed Zoning Bylaw, Administration’s recommended amendments in the Public Hearing Report on January 5, 2026, and the amending motion.

Council amendments on short-term rentals are further described in changes #14, #15, #26, #42, #43, #47, #48, #58, and #75 in Attachment 2: List of Changes Proposed for Second Reading.

**Table 3: STR Amending Motion**

	<b>Proposed Zoning Bylaw 2025-37 (Initial)</b>	<b>Proposed by Administration in the PH Report (Jan. 5, 2026)</b>	<b>Amending Motion</b>
<b>Residential Zones</b>			
Primary residency requirement	Yes – operator must live on the same property as the STR	Yes - operator must live on the same property as the STR	If <u>one</u> lot used for STR(s) – No If <u>two</u> lots used for STRs – Yes (operator must live on one of the lots)
Maximum number of lots used for an STR per operator	1	1	2
Maximum number of STRs per lot	1 – in the operator’s primary residence while they are away <u>or</u> in a suite	3 – in two suites and the principal residence while the owner is away	3
Maximum number of STRs per operator	1	3	6
<b>Commercial Zones</b>			
Primary residency requirement	No	No	No
Maximum number of STRs per operator or lot	No limit	No limit	No limit

**Analysis**

The amending motion would allow STRs as a principal use in residential zones without a primary residence requirement, subject to operator-based limits: an operator could operate STRs on one lot (with up to three STR units on that lot), or on two lots (each with up to three STR units) if one of the lots contains the operator's primary residence. On the non-primary residence lot, there would be no requirement for any residential use; it could function as full-time stand-alone STR operation. Areas designated as Residential – Urban in the OCP are to be primarily residential in nature with limited non-residential uses that support the creation of Complete Communities per OCP policy 15.17.2. While Complete Communities policies contemplate commercial uses that serve the neighbourhoods residents and meet their basic needs, the use of residentially zoned lots solely for STR operations does not clearly align with this intent. Additionally, allowing full time STRs in residential zones may reduce the number of units available for housing in Whitehorse.

### **Amendments proposed by Administration**

In addition to the changes made by Council amending motions, Administration proposes further amendments to the proposed bylaw. A list of all proposed changes is provided in Attachment 2. The proposed amendments from Administration result from the following triggers:

1. Changes resulting from the Council motions, to ensure the text is properly incorporated or to better realize the intent of the Council motions;
2. Changes recommended based on input received at the public hearing;
3. Further review from Administration;
4. Clerical changes such as numbering errors, grammar improvements, required wording additions, and other minor corrections; and
5. Incorporating amendments to the current Zoning Bylaw 2012-20 that were adopted by Council after 1<sup>st</sup> Reading of the proposed Zoning Bylaw 2025-37.

### **Second Public Hearing**

Per Section 89 of the Council Procedures Bylaw, Council shall hold a second public hearing when the first public hearing has resulted in significant proposed changes that otherwise alter the substance of the bylaw. In Administration's opinion, the amending motions carried at the Special Council Meeting on February 12, 2026, as well as amendments proposed by Administration, constitute significant changes to the proposed Zoning Bylaw and merit a second public hearing. Administration proposes that a second public hearing be held on April 13, 2026. The proposed notification strategy includes newspaper, social media, and radio advertisements, posters, and email notifications to Engage Whitehorse project webpage subscribers, community associations, Kwanlin Dün First Nation, Ta'an Kwäch'än Council, and the Government of Yukon Land Management Branch.

### **Ministerial Extension**

Per the *Municipal Act*, a new Zoning Bylaw must be adopted within two years of the adoption of an Official Community Plan. The Minister of Community Services granted a one-year extension and therefore the new zoning bylaw must be adopted by March 26, 2026. If it is anticipated that the new Zoning Bylaw will not be adopted by March 26, 2026, the City must apply to the Minister for another extension.

It is recommended that Council authorize Administration to request a two-month extension, which would require that the new Zoning Bylaw is adopted by May 26, 2026.

### **ADMINISTRATIVE RECOMMENDATION**

THAT Council direct that the proposed Zoning Bylaw 2025-37 be amended in accordance with the recommendations detailed in Table 4 of the Administrative Report dated March 16, 2026;

THAT Council direct that a second public hearing be held on April 13, 2026; and

THAT Council authorize Administration to request that the Minister of Community Services provide a two-month extension to adopt a new Zoning Bylaw.

# CITY OF WHITEHORSE

## BYLAW 2025-37

A bylaw to provide zoning to regulate the use and development of land and buildings in the City of Whitehorse.

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WHEREAS the City of Whitehorse has adopted an Official Community Plan pursuant to Section 278 the *Municipal Act* (SY 2024, c.6); and

WHEREAS section 288 of the *Municipal Act* provides that a council must adopt a zoning bylaw that is consistent with the Official Community Plan; and

WHEREAS Section 289 of the *Municipal Act* provides that a zoning bylaw may prohibit, regulate and control the use and development of land and buildings in a municipality; and

WHEREAS Section 344 of the *Municipal Act* provides that a council may by bylaw provide that in default of payment, an outstanding amount owing may be charged against the real property in respect of which a service was provided or expenditure was made, and that it may be recovered in the same manner as a tax may be collected or enforced under the *Act*; and that a council may by bylaw provide for charging against real property fines that have not been paid as required by the court;

NOW THEREFORE the Council of the municipality of the City of Whitehorse, in open meeting assembled, hereby ENACTS AS FOLLOWS:

### **Adoption**

1. The document titled “City of Whitehorse Zoning Bylaw 2025-37”, identified by title and forming part of this bylaw, is hereby adopted.

### **Repeal of Existing Legislation**

2. Bylaw 2012-20, including all amendments thereto, is hereby repealed.

### **Coming Into Force**

3. This bylaw shall come into full force and effect upon final passage hereof.

<b>FIRST READING:</b>	October 27, 2025
<b>PUBLIC NOTICE:</b>	November 7 and 14, 2025
<b>PUBLIC HEARING:</b>	December 8, 2025
<b>SECOND READING:</b>	
<b>THIRD READING and ADOPTION:</b>	

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Kirk Cameron, Mayor

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Corporate Services

**CITY OF WHITEHORSE ZONING BYLAW 2025-37  
PLACEHOLDER**

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For the purposes of this meeting package only, the document proposed to be adopted by Bylaw 2025-37 can be found at the web link below.

<https://www.whitehorse.ca/wp-content/uploads/2026/03/Amended-Proposed-Zoning-Bylaw-2025-37-w-Additional-Amendments-Proposed-V3.5.pdf>

If the document is further amended by Council, that version will be uploaded separately and referenced with a new link in the next package. The link above will still direct to the version that went forward in this package, allowing a history of amendments to be checked.

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Should you require assistance with accessing any version of the document or clarity on the Bylaw process, please do not hesitate to send an email to Legislative Services at [legsvcs@whitehorse.ca](mailto:legsvcs@whitehorse.ca).

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**Proposed Zoning Bylaw 2025-37 - Changes Proposed for Second Reading**

Proposed Zoning Bylaw 2025-37 received First Reading on October 14, 2025, and a Public Hearing was held on December 8, 2025. Administration presented a Public Hearing Report to Council on January 12, 2026, and recommended some changes to the proposed Bylaw. Council did not make a decision on those recommendations at the time.

At a Special Meeting on February 12, 2026, Council introduced their own changes to the proposed Bylaw and subsequently referred the Bylaw back to Administration for further analysis and recommendations on next steps. Administration has now incorporated Council's changes, and is providing additional recommended amendments for consideration at Second Reading.

This document provides a list of all changes made to the proposed Bylaw following First Reading. Changes are categorized based on whether they were made by Council or Administration, and changes by Administration are further categorized based on what prompted the proposed change.

**Changes made by Council:** These are changes made directly by Council, through amending motions passed on February 12, 2026.

**Changes made by Administration:** These are changes proposed by Administration, and fall into 3 categories:

**Response to Council Motion:** Administration proposes additional changes resulting from the Council motions, to ensure the text is fully coordinated and/or to better realize the intent of the Council motions.

**Public Input:** These are changes suggested by the public during the public hearing period, and proposed by Administration to be incorporated into the Bylaw.

**Further Review by Administration:** These changes are proposed based on further review by Administration, from working more with the proposed Bylaw and considering how the Bylaw would be applied in relation to recent inquiries and development applications.

**Clerical Changes:** In addition to the numbered changes listed below, minor changes that do not affect the intent or substance of the proposed Bylaw have been made throughout. These changes are described at the end of the list.

The list is in 'Bylaw order,' meaning the changes are in the same order as they appear in the proposed Bylaw itself. These additional resources may be helpful in understanding the proposed changes:

- [Originally proposed Zoning Bylaw 2025-37](#)

- Proposed Zoning Bylaw 2025-37, with proposed changes for Second Reading (link not yet available)

- [The amending motions carried by Council on February 12, 2026](#)

**Text Amendments**

**Part 2: Development Process**

This part outlines the City's Development Permit Process and related requirements and procedures.

#	Section	Change Made By...	Change Driver	Original Text	Proposed Text	Description of Change	Rationale
1	2.4(1)(b) Plans and Information Required	Council	Council Motion	n/a	new subsection (xv): "the location and specifications of all existing and proposed exterior lighting, including fixture types and mounting heights;" and remaining subsections renumbered	Add lighting plan to required information for a Development Permit application	
2	2.5(1)(l) Additional Information	Council	Council Motion	"an exterior lighting plan including location and type of luminaires;"	n/a (delete this subsection)	Remove lighting from "Development Officer <i>may</i> require" for a Development Permit application	
3	2.12(3) Conditional Uses - Change of Intensity	Administration	Further review by Administration	(3)Any change or intensification of a permitted conditional use must be approved by Council in accordance with Section 2.11.	(3)Any change or intensification of a permitted conditional use must be approved by Council in accordance with Section 2.11, unless the change or intensification is exempt from the requirement for a development permit under Section 2.2.	Changed to state that Council approval not required if the change or intensification is exempt from DP under 2.2	Clarify that a Council decision is not required for developments that are normally exempted from a Development Permit.
4	2.14 Allowances	Council	Council Motion	See originally proposed Bylaw	See amending motion - affordable housing allowances	Move Table 4 Allowances for Affordable Housing into subsection (1), move allowance prerequisites (interfere with amenities or enjoyment of neighbourhood/neighbouring properties) from subsection (1) to subsection (3), and delete subsection (4).	
5	2.14(1) Allowances	Administration	Response to Council Motion	Council motion text: "The Development Officer may grant an allowance of: ... (b) for Affordable Housing in accordance with Table 4...for an affordable housing development.	"The Development Officer may grant: ... (b) a greater allowance in accordance with Table 4...for an affordable housing development."	Revise sentence structure.	Ensure Council's intent is clearly applied.
6	2.14 Allowances - Table 4	Council	Council Motion	See originally proposed Bylaw	See amending motion - parking affordable housing allowances	Modify parking allowances for affordable housing: - revise allowance for ROL Residential - Old Town zone; - add new allowances for CNN, CNH, CMD, and CMR zones	

#	Section	Change Made By...	Change Driver	Original Text	Proposed Text	Description of Change	Rationale
7	2.14 Allowances - Table 4	Administration	Response to Council Motion	n/a	4.0 m height allowance in RMH zone	Add new 4.0 m height allowance for RMH.	Council reduced maximum height in RMH zone from 20 m to 16 m (same height as RMM zone). 4.0 m height allowance for RMH would match RMM height allowance.

**Part 3: Definitions**

This part provides definitions for terms used within the Zoning Bylaw.

#	Section	Change Made By...	Change Driver	Original Text	Proposed Text	Description of Change	Rationale
8	3.1(1) Definitions - Affordable Housing	Administration	Public input	AFFORDABLE HOUSING means housing for which the annual shelter costs do not exceed 30 percent of household annual median income, as most recently reported by Statistics Canada in the Census Profile for Whitehorse, City (CY), adjusted as follows:  a)1-bedroom and studio units: annual shelter costs based on 80% of the annual median income for 1 Person households b)2+ bedroom units: annual shelter costs based on 80% of the annual median household income ...	AFFORDABLE HOUSING means housing for which the shelter cost does not exceed 30 percent of income for households earning 80% of median income, as most recently reported by Statistics Canada in the Census Profile for Whitehorse, City (CY). Shelter cost for 1-bedroom and studio units shall be based on the Median Total Income for One-Person Households, and for 2+ bedroom units shall be based on the Median Total Income of Households. ...	Revised to a simpler statement - affordable means housing cost does not exceed 30% of income for households earning 80% of median income, based on Statistics Canada figures for median household income. Removed repetitious 'annual' reference which is already inferred by reference to the census data (which reports figures as annual income).	Streamlined definition for better clarity and flow.
9	3.1(1) Definitions - Affordable Housing Development	Administration	Further review by Administration	... a)Developed and operated by a housing agency for a period of 20 years or the life of the development, or b)Includes a legal agreement between the property owner and a funding agency that secures Affordable Housing for a minimum period of 20 years or the life of the development. ...	... a)Developed and operated by a housing agency for a period of 20 years or the life of the development, whichever is less, or b)Includes a legal agreement between the property owner and a funding agency that secures Affordable Housing for a minimum period of 20 years or the life of the development, whichever is less. ...	Added 'whichever is less'.	Reduce ambiguity in case the development lasts less than 20 years.
10	3.1(1) Definitions - Agriculture (Minor)	Administration	Public input	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).	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 industrial (cannabis).	Deleted 'or other crops'	suggested refinement from public input
11	3.1(1) Definitions - Community Garden	Administration	Public input	COMMUNITY GARDEN means the use of land or buildings to grow food, plants or flowers 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).	COMMUNITY GARDEN means the use of land or buildings to grow food, 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).	Changed to '...food, flowers, or other plants...'	Suggested refinement from public input.
12	3.1(1) Definitions - Livestock	Administration	Public input	LIVESTOCK means an animal that is traditionally used or raised on a farm including cattle, horses, mules, sheep, swine and fur-bearing animals.	LIVESTOCK means an animal that is traditionally used or raised on a farm including cattle, horses, swine, goats, sheep, alpaca, poultry, and fur-bearing animals.	Changed order and added more animals to list.	Align better with animal unit table
13	3.1(1) Definitions - Parks (Active)	Administration	Further review by Administration	PARK (ACTIVE) means a public outdoor area or lot set aside specifically for public recreation including athletic fields, picnic areas, playgrounds, spray parks, trails, tot-lots, walkways, and similar development.	PARK (ACTIVE) means a public outdoor area or lot set aside specifically for public recreation including athletic fields, picnic areas, playgrounds, spray parks, trails, tot-lots, walkways, and similar development, and may include activities such as markets or special events as determined appropriate by the Manager of Parks and Community Development.	Added: "...and other activities such as markets and special events as determined appropriate by the Manager of Parks and Community Development."	Expand on list of park activities and identify the Manager of Parks to determine appropriate activities in a park.
14	3.1(1) Definitions - Primary Residence	Council	Council Motion	n/a	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.	New Primary Residence definition	

#	Section	Change Made By...	Change Driver	Original Text	Proposed Text	Description of Change	Rationale
15	3.1(1) Definitions - Short-Term Rental	Council	Council Motion	<p>SHORT-TERM RENTAL means the use of a dwelling unit to provide temporary accommodation to guests for short stays, typically less than 30 days.</p> <ul style="list-style-type: none"> <li>• A primary residence short-term rental is the use of the operator’s primary residence while the operator is away, or the use of a living or garden suite that is secondary to a principal dwelling unit on the same lot, where that principal dwelling unit is the operator’s primary residence. For the purposes of this definition, primary residence means the dwelling unit where the operator ordinarily resides, makes their home, and conducts their daily life, and that is the address used for legal, tax, and identification purposes. An operator may have only one primary residence at a time.</li> <li>• A commercial short-term rental is the use of a dwelling unit that does not have a primary or usual resident and is not a living or garden suite.</li> </ul> <p>Short-term rental does not include visitor accommodation, bed and breakfast, or rooming house.</p>	<p>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.</p>	Revise short-term rental definition.	
16	3.1(1) Definitions - Short-Term Rental Operator	Administration	Response to Council Motion	n/a	<p>SHORT-TERM RENTAL OPERATOR means a person who is the legal owner or lessee of a dwelling unit that is used as a short-term rental, and who is named on the business license issued for that short-term rental operation. A short term rental operator may contract a third party management service to carry out the day to day operations of the short term rental; however, such a service provider is not considered the short term rental operator for the purposes of this bylaw. The short term rental operator is responsible for ensuring compliance with all applicable zoning regulations, licensing requirements, and all other applicable legislation.</p>	New Short-Term Rental Operator definition.	To assist in applying the limit on how many STRs an operator can operate in residential zones, as introduced in the Council motion on short-term rentals.

**Part 4: General Regulations**

This part outlines general regulations that apply to development throughout the city.

#	Section	Change Made By...	Change Driver	Original Text	Proposed Text	Description of Change	Rationale
17	4.15(3) Measuring Yard Setbacks	Administration	Further review by Administration	The minimum setbacks specified in the development regulations for a zone apply to all buildings on a lot, except where otherwise provided in Part 5: Specific Use Regulations. Where a maximum setback is specified, only one principal building is required to comply with it, unless otherwise stated.	The minimum setbacks specified in the development regulations for a zone apply to all buildings on a lot, except where otherwise provided in Part 5: Specific Use Regulations.	Moved second sentence to new subsection dealing with maximum setbacks.	Group with additional new content dealing with maximum setbacks.
18	4.15(4) Measuring Yard Setbacks	Administration	Public input	n/a	Where a maximum setback is specified, only one principal building is required to comply with it, unless otherwise stated. <u>Buildings lawfully existing at the time of enactment of this Bylaw that had a front yard setback greater than the maximum setback specified for the zone are not subject to the maximum setback requirement, provided the setback is not further increased.</u>	New subsection with sentence from 4.15(3) new text exempting existing lawful buildings from maximum setback.	To not trigger the non-conforming buildings regulations in the Municipal Act for existing buildings that are beyond a newly-introduced maximum setback.
19	4.23 Landscaping	Administration	Further review by Administration	4.23(2): "Landscaping...shall be completed within one year..."	n/a (delete this subsection)	Delete 4.23(2).	Time frame conflicts with 4.28/4.29, and this subsection is redundant in any case.

#	Section	Change Made By...	Change Driver	Original Text	Proposed Text	Description of Change	Rationale
20	4.27(1) Lighting	Council	Council Motion	All outdoor lighting fixtures shall be fully shielded and directed downward to prevent light from emitting above the horizontal plane. Lighting shall not be directed beyond the lot line and shall not interfere with traffic control devices. 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.	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 lot 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.	Modify 4.27(1)	
21	4.27(2) Lighting	Council	Council Motion	A Development Officer may, in keeping with the principles of crime prevention through environmental design, require additional site lighting to enhance pedestrian safety and facilitate casual surveillance of parking areas and walkways from adjacent buildings and streets. Any such lighting must comply with the shielding and direction requirements provided in subsection (1).	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).	Modify 4.27(2)	
22	4.27(2) Lighting	Administration	Response to Council Motion	Council motion text: "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)."	(2)A Development Officer may, in keeping with the principles of crime prevention through environmental design, permit additional site lighting to enhance pedestrian <u>safety</u> . Any such lighting must comply with the shielding and direction requirements provided in subsection (1).	Added "safety" after pedestrian.	Council motion had omitted the word 'safety.'
23	4.27(4) Lighting	Council	Council Motion	n/a	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.	New subsection 4.27(4) (erroneously referred to as subsection 4.27(5) in amending motion - applied proper numbering here).	
24	4.28(4) Landscape Plantings	Administration	Public input	"...shall be installed within one year...or in the case of a condominium, within one year..."	"...shall be installed within two years...or in the case of a condominium, within two years..."	Changed back to two years, as it is in Zoning Bylaw 2012-20.	May be unreasonable to expect all developments to complete landscaping within one year.
25	4.29(4) Landscape Ground Cover	Administration	Public input	"...shall be installed within one year...or in the case of a condominium, within one year..."	"...shall be installed within two years...or in the case of a condominium, within two years..."	Changed back to two years, as it is in Zoning Bylaw 2012-20.	May be unreasonable to expect all developments to complete landscaping within one year.
26	4.40 Parking Requirements Table 6	Council	Council Motion	Table 6 (short-term rental row) parking requirement: 0 additional per dwelling unit	Table 6 (short-term rental row) parking requirement: same as the corresponding housing form	Change how parking requirement is described for STRs.	
27	4.40 Parking Requirements - Table 6	Administration	Further review by Administration	EV parking only required for retail for the portion over 4000 m <sup>2</sup> .	EV parking required for all portions of retail	EV charging requirement for the portion of retail over 4000 m2 only would mean only the very largest stores would require it.	Requiring EV charging for any portion of retail results in a more reasonable requirement. Would still only applies for retail developments with 30 spaces or more.
28	4.40 Parking Requirements - Table 6	Administration	Response to Council Motion	short-term rental <sup>1</sup>	short-term rental	Remove the footnote '1' from short-term rental	No longer necessary due to Council motion to change approach to STRs.
29	4.40(2) parking Requirements - Rounding Method	Administration	Further review by Administration	Where the calculation of the number of parking spaces produces a decimal, the value shall be rounded up to the nearest whole number.	Where the calculation of the number of parking spaces produces a decimal, the value shall be rounded up to the nearest whole number, unless otherwise specified in this Bylaw.	Added 'unless otherwise specified'	To recognize that an exception to the rounding method is possible.

#	Section	Change Made By...	Change Driver	Original Text	Proposed Text	Description of Change	Rationale
30	4.40(3) Parking Requirements - Standard Parking Requirements	Administration	Further review by Administration	The minimum required parking spaces for the use of any building in all zones are as specified in Table 6: Vehicle Parking Space Requirements.	The minimum required parking spaces for the use of any building in all zones are as specified in Table 6: Vehicle Parking Space Requirements, except as modified by subsection (5).	Added 'except as modified by subsection (5) to subsection (3)	To clearly indicate that the parking requirements in Table 6 may be modified.
31	4.40(5)(a) Parking Requirements - Downtown Modification	Council	Council Motion	see originally proposed Bylaw	See amending motion - downtown and urban centre parking	Amend downtown parking	
32	4.40(5)(a)(i) Parking Requirements - Downtown modification	Administration	Response to Council Motion	Council motion text: "Residential uses: 1 parking space per 2 dwelling units, except 1 parking space per 4 units for housing (supportive)."	"Residential uses: 1 parking space per 2 dwelling units, except 1 parking space per 4 units for housing (supportive), unless the table provides a lower requirement."	To clarify that if a lower requirement in Table 6 is provided, it would still apply.	Intent of the downtown parking modification is to reduce the parking requirement.
33	4.40(5)(b) Parking Requirements - Urban Centres Modification	Council	Council Motion	See originally proposed Bylaw	See amending motion - downtown and urban centre parking	Amend urban centre parking	
34	4.40(5)(b)(i) Parking Requirements Urban Centres modification	Administration	Response to Council Motion	Council motion text: "Residential uses: 0.75 parking spaces per principal dwelling unit, unless the table provides a lower requirement."	"Residential uses: 0.75 parking spaces per dwelling unit, unless the table provides a lower requirement."	Remove 'principal' from dwelling unit.	For parallel phrasing with subsection (5)(a)(i).
35	4.40(5)(c) Parking Requirements - Urban Core Modification	Council	Council Motion	see originally proposed Bylaw	See amending motion - downtown and urban centre parking	Delete urban core parking modification	
36	4.40(7) Parking Requirement - EV Parking	Administration	Further review by Administration	For developments that provide 30 or more parking spaces, one parking space equipped with a Level 2 electric vehicle charger shall be provided for every 30 parking spaces required or provided, up to a maximum requirement of 6 spaces.	For developments providing 30 or more parking spaces <u>and requiring electric vehicle (EV) parking in accordance with Table 6: Vehicle Parking Space Requirements</u> , one parking space equipped with a Level 2 electric vehicle charger shall be provided for every 30 parking spaces required or provided, up to a maximum requirement of 6 spaces. <u>The calculation of required EV parking spaces shall be rounded down to the nearest whole number.</u>	Added the underlined text.	To tie the EV requirement back to Table 6 more explicitly; and to vary the calculation method to round down so that 1 EV parking space is required for each full group of 30 parking spaces, in developments where EV parking is required.
37	4.41 Parking Space and Drive Aisle Dimensions	Administration	Further review by Administration	Each parking space shall have a minimum rectangular area of 16.5 m <sup>2</sup> , a minimum length of 4.9 m, and a minimum width of 2.75 m, exclusive of access drives or aisles, ramps, or columns.	Each parking space shall have a minimum rectangular area of 16.5 m <sup>2</sup> , a minimum length of 4.9 m, and a minimum width of 2.75 m, <u>except that parallel parking spaces may have a minimum width of 2.4 m.</u> All dimensions and required area shall be exclusive of access drives or aisles, ramps, or columns.	Added the underlined text.	Provide a different minimum width for parallel parking spaces as it is in the current Zoning Bylaw 2012-20, and for better alignment with the Servicing Standards Manual (which covers on-street parking space design).

**Part 5: Specific Use Regulations**

This part outlines specific regulations that apply to particular types of development that may occur within the city.

#	Section	Change Made By...	Change Driver	Original Text	Proposed Text	Description of Change	Rationale
38	5.3(3) Agriculture - Table 11: Animal Unit Table	Administration	Public input	... Goats 5 ...	... <u>Sheep/Goats</u> 5 ...	Added sheep to animal unit table	Suggested refinement from public input.
39	5.3(4) Agriculture - Baby Animals Excepted	Administration	Further review by Administration	(4)Notwithstanding subsection (3), calves, foals, lambs, gilts, kids at mothers' side (not weaned) are not considered to be <u>Animal Units.</u>	(4)Notwithstanding subsection (3), calves, foals, gilts, lambs, kids at mothers' side (not weaned) are not considered to be <u>Animal Units.</u>	Changed order to match animal unit table	For better consistency.
40	5.4(1)(b) Bed and Breakfast Regulations	Administration	Further review by Administration	(b)The bed and breakfast shall be operated by the members of the household of the principal building as a secondary use only.	(b)The bed and breakfast shall be operated by the members of the household of the principal <u>dwelling</u> as a secondary use only.	Changed building to dwelling	More precise; aligns better with B&B definition.
41	5.4(1)(e) Bed and Breakfast Regulations	Administration	Public input	A bed and breakfast shall not be operated concurrently on the same lot as a short-term rental.	n/a (delete this subsection)	Deleted	Change to allow B&B and STR concurrently.
42	5.22(1) and (2) Short-Term Rental Regulations	Council	Council Motion	see originally proposed Bylaw	See amending motion - short-term rentals	Modify 5.22(1) and (2)	

#	Section	Change Made By...	Change Driver	Original Text	Proposed Text	Description of Change	Rationale
43	5.22(3) Short-Term Rental Regulations	Council	Council Motion	see originally proposed Bylaw	See amending motion - short-term rentals	New 5.22(3)	
44	5.22 Short-Term Rental Regulations	Administration	Response to Council Motion	<b>At first reading:</b> Subsection (1): regulations for STRs in residential zones Subsection (2): regulations for STRs in commercial zones <b>Council motion</b> made various changes and removed specific reference to commercial zones	New subsection (4): "In commercial zones: (a) there is no limit on the number of short-term rentals permitted per lot; and (b) there is no limit on the number of short-term rentals that can be operated by an individual operator."	Added 'in commercial zones' regulations back into the text.	To affirm that there's still no limit on number of STRs per lot or per operator in commercial zones.
45	5.22 Short-Term Rental Regulations	Administration	Response to Council Motion	Council motion text: "(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."	"notwithstanding subsection (b), an operator may operate short-term rentals on up to two lots if the operator's primary residence is on one of the lots."	Revise wording of subsection (3)(c) of the text (as it appears in the Council motion)	For better language precision: a "lot" isn't exactly a "residence"; a residence exists <i>on</i> a lot.
46	5.22 Short-Term Rental Regulations	Administration	Response to Council Motion	Council motion text: "In residential zones:..."	"In residential zones and the OAG zone:..."	Added OAG Other - Agriculture zone to the residential zone regulations.	Eliminate a gap.

**Part 6: Zones**

This part outlines regulations that apply to specific zones.

#	Section	Change Made By...	Change Driver	Original Text	Proposed Text	Description of Change	Rationale
47	6.1 to 6.10 Residential Zones	Council	Council Motion	See originally proposed Bylaw	See amending motion - short-term rentals	Make short-term rental a principal use in residential zones	
48	6.1 to 6.14 Residential and some Commercial Zones	Council	Council Motion	See originally proposed Bylaw	See amending motion - short-term rentals	Remove STR*primary residence where listed in residential and commercial zones	
49	6.2(7)(a) Residential - Coutry 2 (RC2) zone - special modification for 9 Gibbons Place	Administration	Public input	RC2x(e) - special modification of the Country Residential 2 zone in Zoning Bylaw 2012-20 was initially proposed to be eliminated, and the standard RC2 zone in the proposed new Zoning Bylaw 2025-37 applied to this lot.	(a)Lot 1511, Plan 76967 LTO YT, located at 9 Gibbons Place, is designated RC2x(a) with the special modifications being: i)home-based business (level two) is a secondary use and not a conditional use; ii)a home-based business may operate in an accessory structure up to 180 m2 gross floor area; iii)screening is not required for outside storage associated with a home-based business; iv)the maximum number of commercial vehicles and trailers associated with a home-based business does not apply; ii)v)any fuel storage associated with a home-based business shall not be located within 30 metres of the Porter Creek ordinary high water mark. Fuel storage shall be subject to the requirements of the regulating authorities.	Added this special modification from 2012-20 back in (revised for alignment with proposed new bylaw).	Owner reached out and confirmed they're still operating the business.
50	6.2(7)(a) Residential - Coutry 2 (RC2) zone - special modification for 9 Gibbons Place	Administration	Response to Council Motion	RC2x(e) - special modification of the Country Residential 2 zone in Zoning Bylaw 2012-20 was initially proposed to be eliminated, and the standard RC2 zone in the proposed new Zoning Bylaw 2025-37 applied to this lot.	In addition to above text: i)housing (mobile home) is not a permitted principal use.	Additional change to disallow mobile homes for this lot.	See reason for 6.2(7)(b) below
51	6.2(7)(b) Residential - Coutry 2 (RC2) zone - special modification for Wickstrom Road, Alusru Way, areas in Porter Creek	Administration	Response to Council Motion	RC2x(a) and RC2x(b) - special modifications of the Country Residential 2 zone in Zoning Bylaw 2012-20 were initially proposed to be eliminated, and the standard RC2 zone in the proposed new Zoning Bylaw 2025-37 applied to these lots.	(b)Lots on a portion of Wickstrom Road, a portion of Alusru Way, and in various portions of Porter Creek, as shown in the Zoning Maps, are designated RC2x(b) with the special modification being: i)housing (mobile home) is not a permitted principal use.	Disallow mobile homes for these lots.	Council motion on mobile homes intended to bring regulations for mobile homes more in line with Zoning Bylaw 2012-20. These areas have a special modification in 2012-20 to disallow mobile homes; this special modification would carry that restriction through to the proposed new bylaw.

#	Section	Change Made By...	Change Driver	Original Text	Proposed Text	Description of Change	Rationale
52	6.3(10)(a) Residential - Mobile Home (RMB) zone - special modification for Lobird	Administration	Further review by Administration	RPx(a) - special modification of the Residential Mobile Home Park zone in Zoning Bylaw 2012-20 was originally proposed to be eliminated, and the standard RMB zone in the proposed new Zoning Bylaw 2025-37 applied to this lot.	(a)A portion of the Mobile Home Park located at 200 Lobird Road, as shown in the zoning maps, is designated RMBx(a), with the special modifications being: i)A mobile home located on Site #221 is permitted to include a heated room addition; ii)The heated room addition must conform with all requirements of subsection 6.3(8)(d); iii)This special modification applies solely to the first mobile home placed on Site #221 after the adoption of Bylaw 2016-37 and is not transferrable to any subsequent mobile homes placed on the site.	Added this special modification from 2012-20 back in (revised for alignment with proposed new bylaw).	Leaving the special modification in place avoids putting the heated addition into zoning non-conformity.
53	6.4 Residential - Comprehensive Development (RCD) zone	Council	Council Motion	See originally proposed Bylaw	See amending motion - mobile homes	Remove mobile home as permitted use in RCD zone.	
54	6.5 Residential - Standard Development (RSD) zone	Council	Council Motion	See originally proposed Bylaw	See amending motion - mobile homes	Change mobile home from principal to conditional use in RSD zone	
55	6.5(7)(g) Residential - Standard Development (RSD) zone - special modification for 1805 Birch Street	Administration	Response to Council Motion	RSx(e) - special modification of the Residential Single Detached zone in Zoning Bylaw 2012-20 was originally proposed to be eliminated, and the standard RSD zone in the proposed new Zoning Bylaw 2025-37 applied to this lot.	(g)A portion of Lot 1608, Plan 2003-0228 LTO YT, as shown in the Zoning Maps, located at 1805 Birch Street, is designated RSDx(g), with the special modification being: i)housing (mobile home) is a principal use and not a conditional use.	Added this special modification from 2012-20 back in, to allow mobile homes by right at this location.	Council changed mobile homes to conditional use in the RSD zone, but this site was rezoned in 2022 to allow mobile homes as principal use.
56	6.6(5)(b) Residential - Townhouse (RTH) zone	Administration	Further review by Administration	(b)Housing (townhouse – single lot) is subject to the following regulations: i)All townhouse units shall face the street, and each unit shall adhere to the minimum and maximum front yard setbacks. ii)The minimum width of a townhouse unit is 4.88 m, and the maximum width is 9.0 m. iii)The minimum number of townhouse units shall be determined based on the lot width and the proposed width of the units, as follows: (A)Subtract the minimum side yard setbacks from the lot width (B)Divide the remaining width by the average width of the proposed townhouse units (C)Round the result down to the nearest whole number. iv)A maximum of two suites (living and/or garden) are permitted per townhouse unit.	(b)Housing (townhouse – single lot) is subject to the following regulations: i)All townhouse units shall face the street, and each unit shall adhere to the minimum and maximum front yard setbacks. <u>For corner lots, units shall be oriented to face the street with the longer frontage.</u> ii)The minimum width of a townhouse unit is 4.88 m, and the maximum width is 9.0 m. iii)The minimum number of townhouse units shall be determined based on the lot width and the proposed width of the units, as follows: (A)Subtract the minimum side yard setbacks from the lot width (B)Divide the remaining width by the average width of the proposed townhouse units (C)Round the result down to the nearest whole number. iv) <u>For the purposes of calculating minimum density for corner lots based on subsection iii), the lot width shall be based on the longer frontage, and the setbacks to be subtracted shall be the minimum side yard setback plus the minimum front yard setback.</u> v)A maximum of two suites (living and/or garden) are permitted per townhouse unit. vi) <u>The multiple housing development regulations in Section 5.16 do not apply.</u>	Added the underlined text	Additional clarity on how corner lots and minimum density are applied for single lot townhouses in this zone, and add that multiple housing regulations don't apply (so that development is more similar to fee simple townhouses).
57	6.9(5) Residential - Multi-Unit High Density (RMH) Zone - development regulations	Council	Council Motion	Maximum height is 20.0 m	Maximum height is 16.0 m	Change maximum height in RMH Residential - Multi-unit Medium Density zone to 16 m	

#	Section	Change Made By...	Change Driver	Original Text	Proposed Text	Description of Change	Rationale
58	6.11 to 6.14 Commercial - Mixed-Use Downtown (CMD), Commercial - Mixed-Use Riverfront (CMR), Commercial - Neighbourhood Node (CNN), and Commercial - Neighbourhood High Street (CNH) zones	Council	Council Motion	See originally proposed Bylaw	See amending motion - short-term rentals	Change STR*commercial to STR in commercial zones	
59	6.11 to 6.16 Commercial - Mixed-Use Downtown (CMD), Commercial - Mixed-Use Riverfront (CMR), Commercial - Neighbourhood Node (CNN), Commercial - Neighbourhood High Street (CNH), Commercial - Service (CSY), and Commercial - Highway (CHY) zones	Administration	Further review by Administration	Commissary is a principal use in: CIM Commercial - Industrial Mixed ILT Industrial - Light	Add Commissary as secondary use in: CMD Commercial - Mixed-use Downtown CMR Commercial - Mixed-use Riverfront CNN Commercial - Neighbourhood Node CNH Commercial - Neighbourhood High Street CSV Commercial - Service CHY Commercial - Highway		New use Commissary added in the proposed new bylaw (expanded on definition on mobile catering food service in current ZB). Adding as <i>secondary</i> use in commercial zones would formalize cases where food production/packaging is secondary to an eating and drinking establishment (e.g., coffee roasting or beer brewing, with intent package or seal the product rather than producing for immediate consumption) or a commercial kitchen.
60	6.11(5)(h) Commercial - Mixed-Use Downtown (CMD) zone - development regulations	Administration	Further review by Administration	a 1.5 m step-back is required on all sides on the portion of a building higher than 4 storeys, or 16.0 m, whichever is less	a 1.5 m step-back is required on all sides on the portion of a building higher than 4 storeys or 16.0 m, whichever is less. Where the lower portion of the building is already set back a minimum of 1.5 m from the property line, the developer may employ alternative design strategies to mitigate the scale, massing, shadow, and pedestrian-level impacts of the building. Acceptable alternatives may include articulated façades, modulation of building form, variation in rooflines, and angular planes.	Added a proposed exception to the step-back requirement for buildings that are already set back from the property line, if alternate design strategies are employed.	Further review of existing buildings downtown reveals many buildings that would not comply with the stepback requirement, but some still have generally acceptable design. Proposed regulation revised to allow alternatives to the stepback with the entire building is already set back.
61	6.11(7)(b) (xii)(B) Commercial - Mixed-Use Downtown (CMD) zone - design guidelines	Administration	Public input	Lighting: Lighting provides significant possible visual impact. With long hours of darkness during winter months, exterior building lighting can provide 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 with an aim to minimize light pollution. Exterior building lighting should be coordinated with building signage.	Lighting: Lighting provides possible visual impact. With long hours of darkness during winter months, exterior building lighting can provide some visual variety and character. The location, type of fixtures, brightness and colour temperature should be selected in accordance with <b>Section 4.27</b> and with an aim to minimize light pollution. Exterior building lighting should be coordinated with building signage.	Removed the encouragement to use highlight lighting, softened the claim of visual impact, and clarified that lighting must comply with Section 4.27.	Suggested refinement from public input.
62	6.11(8)(a) Commercial - Mixed-Use Downtown (CMD) zone - special modification for Main Street	Administration	Further review by Administration	ii) the maximum front yard setback is 0.5 m	ii) the maximum front yard setback is 0.5 m for lot lines abutting Main Street;	Added 'for lot lines abutting Main Street'	OCP says buildings along Main Street will have no front setback. It doesn't say that it should apply to flanking side streets for corner lots.

#	Section	Change Made By...	Change Driver	Original Text	Proposed Text	Description of Change	Rationale
63	6.11(8)(b) Commercial - Mixed-Use Downtown (CMD) zone - special modification for 4210 4th Avenue (old MSB site)	Administration	Further review by Administration	ii) commercial uses are not permitted above the first storey, except home office and home-based business;	ii) commercial uses are not permitted above the first storey. For the purposes of this regulation, the following are not considered commercial uses: (A)short-term rentals, provided the dwelling unit in which the short-term rental is operated is the short-term rental operator's primary residence; and (B)secondary uses listed in subsection (3), where such use is secondary to a residential use and occurs within the same dwelling unit;	Revised text for clearer intent to ensure residential use above the ground floor while enabling a broader range of commercial activities that are secondary to residential uses.	Allows secondary uses that are related to a principal residential use
64	6.11(8)(d) Commercial - Mixed-Use Downtown (CMD) zone - special modification for 305 Hawkins Street	Administration	Response to Council Motion	Lot 10, Block 21, Plan 3807 LTO YT, located at 305 Hawkins Street, is designated CMDx(d) with the special modifications being: i)private amenity area is not required.	Lot 10, Block 21, Plan 3807 LTO YT, located at 305 Hawkins Street, is designated CMDx(d) with the special modifications being: i)private amenity area is not required; ii)the minimum parking requirement is 5 parking spaces.	Reapply the existing parking reduction	Council reinstated the residential parking requirement downtown, so this modification is required to carry over into the proposed new bylaw.
65	6.12(5)(l) Commercial - Mixed-Use Riverfront (CMR) zone - development regulations	Administration	Further review by Administration	a 1.5 m step-back is required on all sides on the portion of a building higher than 4 storeys, or 16.0 m, whichever is less	a 1.5 m step-back is required on all sides on the portion of a building higher than 4 storeys or 16.0 m, whichever is less. Where the lower portion of the building is already set back a minimum of 1.5 m from the property line, the developer may employ alternative design strategies to mitigate the scale, massing, shadow, and pedestrian-level impacts of the building. Acceptable alternatives may include articulated façades, modulation of building form, variation in rooflines, and angular planes.	Added a proposed exception to the step-back requirement for buildings that are already set back from the property line, if alternate design strategies are employed.	Further review of existing buildings downtown reveals many buildings that would not comply with the stepback requirement, but some still have generally acceptable design. Proposed regulation revised to allow alternatives to the stepback with the entire building is already set back.
66	6.12(7)(b)(v)(B) Commercial - Mixed-Use Riverfront (CMR) zone - design guidelines	Administration	Public input	Lighting: Lighting provides significant possible visual impact. With long hours of darkness during winter months, exterior building lighting can provide 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 with an aim to minimize light pollution. Exterior building lighting should be coordinated with building signage.	Lighting: Lighting provides possible visual impact. With long hours of darkness during winter months, exterior building lighting can provide some visual variety and character. The location, type of fixtures, brightness and colour temperature should be selected in accordance with Section 4.27 and with an aim to minimize light pollution. Exterior building lighting should be coordinated with building signage.	Removed the encouragement to use highlight lighting, softened the claim of visual impact, and clarified that lighting must comply with Section 4.27.	Suggested refinement from public input.
67	6.12(8)(b) Commercial - Mixed-Use Riverfront (CMR) zone - new special modification for Waterfront Place	Administration	Further review by Administration	n/a	(b)Lots on Waterfront Place, as shown in the zoning maps, are designated CMRx(b) with the special modification being: i)the minimum setback adjacent to the Yukon River Reserve does not apply; ii)housing developments are not required to provide a second principal or conditional use.	Added new special modification that Yukon River reserve setback does not apply, and housing developments don't require a second principal or conditional use.	Unintended new rule with the OCP-driven change to CMR. Would put several lots into non-conformity.
68	6.12(8)(c) Commercial - Mixed-Use Riverfront (CMR) zone - special modification for 1124 Front Street (MacBride Museum)	Administration	Public input	CMWx(a) - special modification of the Mixed Use Waterfront zone in Zoning Bylaw 2012-20 was originally proposed to be eliminated, and the standard CMR zone in the proposed new Zoning Bylaw 2025-37 applied to this lot.	(c)Lot 18, Block 7, Plan 2006-0127 LTO, located at 1124 Front Street, is designated CMRx(c) with the special modification being: i)the minimum parking requirement for a recreation (culture and tourism) use over 600 m2 GFA is 4 spaces.	Added this special modification from 2012-20 back in (revised for alignment with proposed new bylaw).	If even a small amount of new GFA is added, the owner could retroactively be required to provide parking spaces even for existing GFA. Reinstating the special modification would to maintain the intent of the originally-approved modification.
69	6.13(5) Commercial - Neighbourhood Node (CNN) zone - development regulations	Council	Council Motion	Maximum height is 16.0 m	Maximum height is 15.0 m	Change maximum height in CNN Commercial - Neighbourhood Node zone to 15 m	

#	Section	Change Made By...	Change Driver	Original Text	Proposed Text	Description of Change	Rationale
70	6.13(7)(b) Commercial - Neighbourhood Node (CNN) zone - special modification for 2 Klondike Road	Administration	Further review by Administration	ii) commercial uses are not permitted above the first storey, except home office and home-based business;	ii) commercial uses are not permitted above the first storey. For the purposes of this regulation, the following are not considered commercial uses: (A)short-term rentals, provided the dwelling unit in which the short-term rental is operated is the short-term rental operator's primary residence; and (B)secondary uses listed in subsection (3), where such use is secondary to a residential use and occurs within the same dwelling unit;	Revised text for clearer intent to ensure residential use above the ground floor while enabling a broader range of commercial activities that are secondary to residential uses.	Allows secondary uses that are related to a principal residential use.
71	6.13(7)(c) Commercial - Neighbourhood Node (CNN) zone - special modification for CNN zone along Centennial Street	Administration	Public input	vii) the minimum rear yard setback is 6.0 m;	vii) the minimum rear yard setback is 6.0 m, except 3.0 m for Lots 1679 and 1680, Plan 2010-0118 LTO YT, located at 1307 and 1313 Centennial Street.	Changed setback back to 3.0 m for those two lots.	Considered the input from the owner of 1307 and 1313 Centennial Street - the change to 6 m rear setback for these lots was inadvertent; other changes were intentional, for consistency with other lots in same area.
72	6.13(7)(d) Commercial - Neighbourhood Node (CNN) zone	Administration	Further review by Administration	(d)Lot 429, Plan 100041354 LTO YT, located at 468 Range Road, is designated CNNx(d) with the special modification being: i)the maximum height is 20 m.	Lots 428 and 429, Plan 100041354 LTO YT, located at 25 Rhine Way and 468 Range Road, are designated CNNx(d) with the special modifications being: i)the maximum site coverage is 70%; ii)the maximum height is 20 m for any portion located within 74.93 m west of the easterly lot line of Lot 429 adjoining Range Road, and 16.0 m for any portion located more than 74.93 m west of the easterly lot line of Lot 429 adjoining Range Road; iii)The minimum yard setback is 3.0 m for lot lines adjoining Lot 1037, Plan 89-39 LTO YT, Condominium 8, Plan CON 8 LTO YT, Condominium 84, Plan CC84 LTO YT, or Condominium 172, Plan CC172 LTO YT, and 1.5 m from all other lot lines not adjoining a street. viii)100% of the ground floor area may be occupied by residential use, and residential units may be oriented facing any direction.	Capture the changes made by Bylaw 2025-41, a bylaw to amend the current Zoning Bylaw 2012-20, but reworded to fit the context of the proposed new bylaw 2025-37.	Zoning Bylaw amendment recently adopted by Council, decision to be reflected in the proposed new bylaw.
73	6.14(5) Commercial - Neighbourhood High Street (CNH) zone - development regulations	Council	Council Motion	Maximum height is 16.0 m	Maximum height is 12.0 m	Change maximum height in CNH Commercial - Neighbourhood High Street zone to 12 m	
74	6.17(7)(b) Commercial - Industrial Mixed (CIM) zone - special modification for Burns Place/Wasson Road	Administration	Further review by Administration	Lots on Wasson Place and Burns Road, as shown in the Zoning Maps, are designated CIMx(b) with the special modifications being: i)trucking terminal is a principal use; ii)retail (cannabis) is not a principal use.	Lots on Wasson Place and Burns Road, as shown in the Zoning Maps, are designated CIMx(b) with the special modifications being: i)trucking terminal is a principal use; ii)retail (cannabis) is not a principal use; iii)a 15.0 m setback from toe of slope is required for all development adjacent to slopes greater than 30%.	Reapply the existing slope setback.	Carry this existing requirement through to the proposed new bylaw, in case any 30% slopes still remain.
75	6.23 Other - Agriculture (OAG) zone	Council	Council Motion	see originally proposed Bylaw	See amending motion - short-term rentals	Change 'short-term rental*primary' to 'short-term rental' in OAG Other - Agriculture zone	

## Clerical Changes

These are minor changes that do not affect the intent or substance of the proposed Bylaw

Section	Description
throughout	change 'property line' to 'lot line' (lot line is the defined term)
Tables throughout	add square brackets to footnotes in tables
Table of Contents	updated page numbering
2.2(1) Table 2	superscript square metre in row (4)
2.2(1) Table 2	correct section references in row (11)
Part 3	intro: change 'section' to 'part'
3.1(1) Affordable housing definition	add a missing period, capitalize Median Total Income
3.1(1) Agriculture (major) definition	uncapitalize industrial (cannabis)
3.1(1) Industrial (level four) definition	add missing 'and'
3.1(1) Setback definition	move into alphabetical order
4.40 Table 6	Remove footnote from short-term rental row
4.40 parking modifications	"minimum required parking requirement" to "minimum parking requirement" (two instances)
5.10 Family Day Home	uncapitalize family day home
6.5(7)(g)	correct typo
6.12(5)(f)	change schedule reference
6.30(7)(a)(v)	add .0 to the number 15.0

**Map Amendments**  
**Schedule A: Zoning Maps**

#	Location Sketch	Location Description	Zone at First Reading	Proposed Zone for Second Reading	Reason
M1		RC1 zone - Spruce Hill TKC parcels	RC1	RC2	Map change only (no corresponding text change). RC1 zone was applied inadvertently; intended to apply RC2 to match zoning of other lots in Pine Ridge.
M2		RC2 zone - special modification for 9 Gibbons Place	RC2	RC2x(a)	Map change to apply text change #50 (6.2(7)(a))
M3		Versluce Meadows	RC2	RC2x(b)	Map change to apply change #51. (6.2(7)(b))
M4		Wickstrom Road	RC2	RC2x(b)	Map change to apply change #51. (6.2(7)(b))
M5		Alusru Way	RC2	RC2x(b)	Map change to apply change #51. (6.2(7)(b))

#	Location Sketch	Location Description	Zone at First Reading	Proposed Zone for Second Reading	Reason
M6		RMB zone - special modification for Lobird	RMB	RMBx(a)	Map change to apply text change #52 (6.3(10)(a))
M7		1805 Birch Street	RSD	RSDx(g)	Map change to apply change #55. (6.5(7)(g))
M8		CMR zone - Waterfront Place	CMR	CMRx(b)	Map change to apply text change #67 (6.11(8)(b))
M9		CMR zone - special modification for MacBride Museum	CMR	CMRx(c)	Map change to apply text change #68 (6.12(8)(c))
M10		25 Rhine Way and 468 Range Road	RMH/CNNx(d)	CNNx(d)	Map change to apply change #72. Bylaw 2025-41 amended the current Zoning Bylaw, this change carries that amendment through to the new bylaw. The special modification text has also been revised.
M11		OFP zone - 11 Bennett Road	OFP	ILT	Map change only (no corresponding text change). Reconsidered land use designation in relation to development pattern of the area and intended use of the lot.

#	Location Sketch	Location Description	Zone at First Reading	Proposed Zone for Second Reading	Reason
M12		KDG-PEP zone - KDFN C-42B (portion)	KDG-PEP	KDG-OFP	Map change only (no corresponding text change). KDFN indicated that this area will be subject to a future planning process which would determine appropriate setbacks from river according to KDFN legislation.
M13		Chasàn Tatäy Subdivision (Range Road)	KDG-PAR KDG-RMM	KDG-PAR KDG-RMM	Map change only (no corresponding text change). Bylaw 2026-08 amended the current Zoning Bylaw, this change carries that amendment through to the new bylaw.

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



**Chair:** Jenny Hamilton

**Vice-Chair:** Lenore Morris

March 16, 2026

Meeting #2026-06

- 
1. Development Incentive Applications  
Presented by Kinden Kosick, Land Development Supervisor, Land and Development Services
  2. New Business

## ADMINISTRATIVE REPORT

<b>TO:</b> Development Services Committee
<b>FROM:</b> Administration
<b>DATE:</b> March 16, 2026
<b>RE:</b> Development Incentive Applications

### ISSUE

Housing Development Incentive applications for 2 Quick Street, 708 Ogilvie Street, and 280 Olive May Way.

### REFERENCE

- [Housing Development Incentives Policy](#)
- [City Grant-Making Policy](#)
- Housing Development Incentive Agreement – 2 Quick Street (Attachment 1)
- Housing Development Incentive Agreement – 708 Ogilvie Street (Attachment 2)

### HISTORY

The City has received three applications for Housing Development Incentives. As the program budget is limited and Policy notes that incentives are accepted on a first come, first served basis, these applications have been on hold while Administration reviewed the available budget. It has been determined that there is sufficient budget in future fiscal years to accommodate these applications.

Two applications are related to rental housing development, which are located at 2 Quick Street (6 units) in Whistle Bend and 708 Ogilvie Street (14 units) in Downtown. The third application is Non-Profit/Non-Governmental Organization (NGO) and Cash Grant incentives for Vimy Housing, which is located at 280 Olive May Way (23 affordable units/52 market seniors units).

These developments meet the criteria for the rental and supportive incentive and non-profit/NGO incentive as set out in the Housing Development Incentives Policy. As per the policy, Administration is bringing the applications forward for Council approval.

Under the Policy, developments that meet the rental or supportive housing criteria are eligible for a reduction of Development Cost Charges (DCCs) and a yearly monetary grant from the City. The value of the grant is \$2,000 per unit, to a maximum of \$60,000 annually.

Non-Profit or NGO incentives are eligible for a reduction in DCCs and a grant equal to development fees. The Cash grant incentive provides for a cash grant, up to \$60,000 for projects by non-profit or non-government organizations that are building purpose built, subsidized housing. Eligibility for a cash grant will consider factors such as other external funding sources, project costs, and current market conditions

### ALTERNATIVES

1. Approve the Housing Development Incentive applications; or
2. Refer the application back to Administration.

**ANALYSIS**

**Project Details**

The proponents have provided appropriate site plans and construction drawings and have applied for Development Permits for the projects. The projects shall conform to all City zoning regulations.

**Financial Impact to the City**

If Council approves the incentives application as presented, the value of the rental and supportive housing applications would be as follows:

Project	DCC Reduction	Annual Grant	Total Grant	Total Incentive Value
2 Quick	\$13,110	\$12,000 (6 units x \$2000)	\$120,000 over 10 years	\$133,110
708 Ogilvie	\$30,590	\$28,000 (14 units x \$2000)	\$280,000 over 10 years	\$310,590

Grant payments for 2 Quick and 708 Ogilvie would begin one year after occupancy is issued for all eligible units, which is currently expected in 2027 or 2028. Approval of incentives for 2 Quick and 708 Ogilvie would allow the developers to access the Yukon Housing Corporation (YHC) Municipal Matching Fund.

The grants requested by Vimy Housing for 280 Olive May Way are approximately \$10,000 in development fees and up to \$60,000 in cash grant. If approved, all grants for 280 Olive May Way would be paid in 2026 and there would be no ongoing financial obligations. The project costs for the Vimy Housing project at 280 Olive May Way are approximately \$57 million. To date, they have secured approximately \$32 million from a variety of sources, including a Municipal Matching fund grant of \$500,000, which is dependent on City incentive approval.

Based on the current program budget of \$650,000, the forecast of funding commitments under the program is estimated at (based on 2025 tax rates):

Year	2026	2027	2028	2029	2030
<b>Currently Approved</b>	\$492,160	\$542,720	\$500,600	\$482,900	\$473,700
<b>Including subject applications</b>	\$562,160	\$582,720	\$540,600	\$522,900	\$513,700

As previously noted, applications for grants are accepted on a first come, first served basis. As such, the applications were received in the following order – 2 Quick Street, 708 Ogilvie Street, and 280 Olive May Way.

**Housing Development Incentive Agreement**

The Development Incentive Agreement lists the maximum value of the incentives, the timeline for the grant payments, specifies where the buildings must be operated as

rental housing for a minimum of 10 years, and that the properties may not be used for short-term rentals or the proponent will be required to repay the City for all grants disbursed. Other conditions that the developer/property owner must meet to remain eligible for the grants are also specified.

**ADMINISTRATIVE RECOMMENDATION**

THAT Council approve a Housing Development Incentive with respect to 2 Quick Street;

THAT Council approve a Housing Development Incentive with respect to 708 Ogilvie Street; and

THAT Council approve a Housing Development Incentive with respect to 280 Olive May Way.

**HOUSING DEVELOPMENT INCENTIVE AGREEMENT**

THIS Housing Development Incentive Agreement made in quadruplicate this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

**BETWEEN:**

**THE CITY OF WHITEHORSE**  
a municipal corporation  
(the “City”)

**BEING THE PARTY OF THE FIRST PART**

**AND:**

**3 PIKAS DEVELOPMENT STUDIO INC**  
(the “Developer”)

**BEING THE PARTY OF THE SECOND PART**

**IN RESPECT OF:**

**Lot 1044**  
**Whistle Bend Subdivision**  
**Whitehorse, Yukon**  
**Plan 100043008 LTO**  
(the “Subject Land”)

**1) PREAMBLE**

WHEREAS the Developer is the registered owner of the Subject Land in fee simple; and

WHEREAS under Development Permit #2023-0182 the Developer applied under the City’s Housing Development Incentives Policy (the “Policy”) for a Rental and Supportive Housing Development Incentive in relation to the development of 6 Units, which will be maintained as Rental Housing units or Supportive Housing units by the Developer or their permitted assigns for a minimum period of ten years (hereinafter called the “Development”), to be constructed on the Subject Land; and

WHEREAS the Whitehorse City Council, being satisfied that the Development qualifies for a Rental and Supportive Housing Development Incentive in accordance with all relevant sections of the Policy, is given the authority to approve the application for a Rental and Supportive Housing Development Incentive and the entering into of this Housing Development Incentive Agreement (the “Agreement”).

NOW THEREFORE in consideration of the premises and mutual terms, covenants and conditions to be observed and performed by each of the parties hereto, the parties agree as follows:

**2) INTERPRETATION**

In this Agreement:

- a) Any term not herein defined shall have the same meaning as such term has under the Policy.
- b) "Unit" shall mean a Rental Housing unit or a Supportive Housing unit and "Units" shall be the plural thereof.

**3) PROVISION OF HOUSING DEVELOPMENT INCENTIVE GRANT**

- a) The Developer shall pay the full amount of the property taxes owed to the City in relation to the Units for a period of ten years after the granting of occupancy permits with respect to the Units.
- b) Provided that the Developer complies with subparagraph (a) and all other provisions of this Agreement the City shall:
  - i. For a period of ten years commencing in the property tax year following occupancy approval for the Development, provide the Developer with a Unit Grant Incentive in the amount of \$2,000 per Unit, to a maximum of \$60,000 annually, in accordance with the City Grant-making Policy; and
  - ii. Provide a reduction in the amount of the Development Cost Charge pursuant to the Fees and Charges Bylaw;to a combined maximum of \$500,000.

(the "Grant").

- c) The City will begin paying the Grant once the Development has received occupancy permits for all Units (the "Commencement Date"). Occupancy permits for this Development are expected in 2026 and Grant payments will begin in 2027. If occupancy for any Units is not achieved by the specified date, the Grant payments will be delayed accordingly.
- d) The City may, at its discretion, choose to pre-pay one or multiple years of the grant to shorten the payment timeline. If prepayment occurs, it will be paid at the tax rate for the year in which the prepayments occur.
- e) This Agreement may be revoked and cancelled in the absolute discretion of the City if an occupancy permit for all Units has not been granted within five years of issuance of building permits for the Development.
- f) The Developer agrees and acknowledges that the right of the Developer to receive the Grant and the obligation of the City to provide the Grant is conditional upon:
  - i. there being no property tax arrears with respect to the Units;
  - ii. the Development meeting the Visibility Criteria and Conditions in the City Grant-making Policy;
  - iii. City council passing a by-law each year authorizing the Grant for that year;
  - iv. the Developer submitting an annual written request for the Grant to Land and Building Services by August 1 in each year;

- v. the Developer continuing to own, operate, and maintain of a minimum of four (4) Units for a minimum of ten years on the Subject Land;
  - vi. the Units not being subdivided from each other and remaining part of one single parcel of Land as defined by the *Land Titles Act*, S.Y. 2015, c. 10;
  - vii. the Developer obtaining final occupancy approval for the Development within a reasonable period of time and no building permit being cancelled for inactivity.
- g) If the Developer:
- i. transfers its interest in the Units, whether in whole or in part;
  - ii. ceases to own, operate and maintain at minimum of four (4) Units;
  - iii. uses any of the Units for short term rental accommodation or any other purpose inconsistent with this Agreement; or
  - iv. subdivides the Units;
  - v. fails to obtain final occupancy approval for the Development within a reasonable period of time;
  - vi. by its inaction causes a building permit with respect to the Development to be cancelled due to inactivity;
  - vii. otherwise fails to receive the Grant due to non-compliance with subparagraph (e) (but excluding subparagraph (e)(iii)) for two consecutive years.

within ten years of the Commencement Date then the full amount of the Grant paid to the date of such action by the City to the Developer shall be immediately due and payable by the Developer to the City and, for greater certainty, the Developer shall pay the full fee for all DCC in accordance with the Fees and Charges Bylaw.

- h) To secure repayment of the Grant when required by the terms of this Agreement, the Developer hereby charges its interest in the Units in the amount of the Grant paid as continuing security for repayment.

### **3) ASSIGNABILITY OF HOUSING DEVELOPMENT INCENTIVE AGREEMENT**

- a) This Agreement may be assigned or transferred by the Developer to a subsequent purchaser of the Subject Land with the consent of the City. The City may require, as a condition of granting its consent, that a further Housing Development Incentive Agreement or express assumption of this Agreement be entered into by the assignee or transferee.
- b) Despite subparagraph (a), the rights and obligations contained in this Agreement are annexed to the land and run with it.

### **4) NOTICES**

Whenever, under the provision of this Agreement, any notices, demands or requests are required to be given by either party to the other, such notice, demand or request

may (except where expressly otherwise herein provided) be given by delivery by hand to, by sending the same by facsimile, or by registered mail sent to, the respective addresses or facsimile number hereinafter provided for, and if given by mail shall be deemed to have been served and given on the second business day following the date of mailing by registered mail and provided such addresses or facsimile number may change upon five (5) days' notice. In the event that notice is served by mail at the time when there is an interruption of mail service affecting the delivery of mail, the notice shall not be deemed to have been served until one (1) week after the date that the normal service is restored. The respective addresses and facsimile number of the parties being, in the case of the City:

**THE CITY OF WHITEHORSE**  
**ATTENTION: Manager, Land and Building Services**  
2121 Second Avenue  
Whitehorse, Yukon  
Y1A 1C2  
Email: [land@whitehorse.ca](mailto:land@whitehorse.ca)

and in the case of the Developer:

**3 PIKAS DEVELOPMENT STUDIO INC**  
XXXXXXX  
Whitehorse, YT Y1A XXX

**5) GENERAL**

- a) This Agreement shall inure to the benefit of and be binding upon the parties, their heirs, executors, administrators, successors and permitted assigns.

**IN WITNESS WHEREOF** the parties hereto have executed this Agreement on the day and year first above written.

**THE CITY OF WHITEHORSE, per:** )

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**Kirk Cameron, Mayor** )

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**Corporate Services** )

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\_\_\_\_\_ )

Print Name and Title )

(SEAL)

**OWNER:** )

**3 PIKAS DEVELOPMENT STUDIO INC, per** )

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**XXXXXXXX** )

**XXXXXXXXXX** )

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**BEING THE PARTY OF THE FIRST PART**

**AND:**

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**BEING THE PARTY OF THE SECOND PART**

**IN RESPECT OF:**

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**Whistle Bend Subdivision**  
**Whitehorse, Yukon**  
**Plan 100043008 LTO**  
(the “Subject Land”)

**1) PREAMBLE**

WHEREAS the Developer is the registered owner of the Subject Land in fee simple; and  
WHEREAS under Development Permit **#2023-0182** the Developer applied under the City’s Housing Development Incentives Policy (the “Policy”) for a Rental and Supportive Housing Development Incentive in relation to the development of 14 Units, which will be maintained as Rental Housing units or Supportive Housing units by the Developer or their permitted assigns for a minimum period of ten years (hereinafter called the “Development”), to be constructed on the Subject Land; and

WHEREAS the Whitehorse City Council, being satisfied that the Development qualifies for a Rental and Supportive Housing Development Incentive in accordance with all relevant sections of the Policy, is given the authority to approve the application for a Rental and Supportive Housing Development Incentive and the entering into of this Housing Development Incentive Agreement (the “Agreement”).

NOW THEREFORE in consideration of the premises and mutual terms, covenants and conditions to be observed and performed by each of the parties hereto, the parties agree as follows:

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In this Agreement:

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  - i. For a period of ten years commencing in the property tax year following occupancy approval for the Development, provide the Developer with a Unit Grant Incentive in the amount of \$2,000 per Unit, to a maximum of \$60,000 annually, in accordance with the City Grant-making Policy; and
  - ii. Provide a reduction in the amount of the Development Cost Charge pursuant to the Fees and Charges Bylaw;

to a combined maximum of \$500,000.

(the "Grant").

- c) The City will begin paying the Grant once the Development has received occupancy permits for all Units (the "Commencement Date"). Occupancy permits for this Development are expected in 2026 and Grant payments will begin in 2027. If occupancy for any Units is not achieved by the specified date, the Grant payments will be delayed accordingly.
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  - iii. City council passing a by-law each year authorizing the Grant for that year;
  - iv. the Developer submitting an annual written request for the Grant to Land and Building Services by August 1 in each year;

- v. the Developer continuing to own, operate, and maintain of a minimum of four (4) Units for a minimum of ten years on the Subject Land;
  - vi. the Units not being subdivided from each other and remaining part of one single parcel of Land as defined by the *Land Titles Act*, S.Y. 2015, c. 10;
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**ATTENTION: Manager, Land and Building Services**

2121 Second Avenue

Whitehorse, Yukon

Y1A 1C2

Email: [land@whitehorse.ca](mailto:land@whitehorse.ca)

and in the case of the Developer:

**GILDAY HOLDINGS LTD**

XXXXXXX

Whitehorse, YT Y1A XXX

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**IN WITNESS WHEREOF** the parties hereto have executed this Agreement on the day and year first above written.

**THE CITY OF WHITEHORSE, per:** )

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**Kirk Cameron, Mayor** )

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**Corporate Services** )

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Print Name and Title )

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**OWNER:** )

**GILDAY HOLDINGS LTD, per** )

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**XXXXXXXX** )

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**XXXXXXXX** )

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(SEAL)

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



**Chair:** Lenore Morris

**Vice-Chair:** Dan Boyd

March 16, 2026

Meeting #2026-06

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1. New Business