

MINUTES of REGULAR Meeting #2026-07 of the Council of the City of Whitehorse called for 5:30pm on Monday, April 13, 2026, in Council Chambers, City Hall.

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

ALSO PRESENT: City Manager Valerie Braga
A/Director of Community Services Elizabeth Beecroft
Director of Corporate Services Brittany Dixon
Director of Development Services Lindsay Schneider
Director of Operations Travis Whiting
Director of People, Culture, and Technology Landon Kulych

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

CALL TO ORDER

AGENDA

2026-07-01

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

Carried Unanimously

MINUTES

2026-07-02

It was duly moved and seconded
THAT the Minutes of the Regular Council meeting dated March 23, 2026 be adopted as presented.

Carried Unanimously

DELEGATE SUBMISSIONS

Delegate Ryan Burke, Senior Geologist, representing Gladiator Metals, presented to Council regarding Gladiator Metals' proposed Official Community Plan Text Amendment for mineral exploration.

The delegate responded to questions from Committee Members regarding Council's regulatory role, the implications of Class 3 exploration, and environmental and land use protections. Committee Members raised concerns regarding the broad scope of the proposal, the shift from Class 1 to Class

Ryan Burke, Senior
Geologist, Gladiator Metals –
Official Community Plan Text
Amendment – Mineral
Exploration

3 activities, and discussed interest in a more targeted amendment.

PUBLIC HEARING

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

Zoning Bylaw 2025-37

Administration confirmed that at the time of counting 17 written submissions were received, 1 in support, 8 in opposition and 8 noting concerns.

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

Josh Gellman raised concerns regarding the definition of a “unit” in the proposed bylaw, requesting clarification that a single property with multiple rental rooms be considered one unit, and noting the importance of clear definitions to support small, owner-operated short-term rentals (STRs) .

Josh Gellman

Laird Herbert spoke in opposition to the amendments made regarding STRs, requesting that council return to the original proposal set by administration. The speaker referenced recent outcomes in British Columbia, noting STR regulations have been linked to increased vacancy and reduced rents.

Laird Herbert

Nancy Meagher, representing the Yukon Dark Skies Initiative, spoke in support of the proposed outdoor lighting provisions, specifically the inclusion and language used to protect dark skies in Whitehorse. The speaker further informed Council that the Yukon Dark Skies initiative’s study of Whitehorse’s light levels would be released in the coming weeks.

Nancy Meagher, Yukon Dark
Skies Initiative

Keitha Clark, representing the Yukon Anti-Poverty Coalition, expressed support for the original STR regulations and raised concerns with the amended approach, noting it could allow residential properties to be used entirely for STRs. The speaker also raised concerns regarding restrictions on mobile homes, the absence of provisions for tiny homes, and further commented that affordable housing measures may still create barriers to development.

Keitha Clark – Yukon Anti-
Poverty Coalition

Lang Huang, representing a development at 138 Keno Way, spoke regarding zoning restrictions on indoor recreation uses at ground level, requesting an amendment to allow such uses

Lang Huan

within single-story buildings. The speaker noted the proposal includes a street-facing commercial use with indoor recreation located behind, and that current regulations limit the viability of this layout.

Anson Zhen spoke in support of the new amendments to the bylaw, noting support for increased density and mixed-use development in the downtown core. The speaker supported STRs in the downtown area and suggested reduced limitations, citing their role in supporting visitors, business travel, and access to services.

Anson Zhen

Jason Charlie spoke in opposition to the STR amendments, emphasizing the importance of stable, long-term housing

Jason Charlie

Barbara Chamberlin spoke to concerns regarding the treatment of Bed & Breakfasts and STRs under the proposed amendments, noting a lack of clarity and potential impacts to operations and revenue. A Committee Member noted that the proposed amendments may not restrict the described current operations and directed the speaker to Administration for clarification.

Barbara Chamberlin

Ben Pereira, representing Neighbourly North, spoke in support of a permissive approach to STRs, noting they should be considered a residential use regardless of rental duration and have a limited impact on overall housing supply. The speaker referenced Edmonton's approach to zoning, and responded to questions from Council Members regarding its application.

Ben Pereira, Neighbourly
North

Eve Sankar spoke in opposition to the new amendments regarding STRs, sharing personal experience of the rental market and highlighting the financial incentive for landlords to convert long-term rentals to STRs. The speaker referenced impacts in other jurisdictions and expressed support for stronger limits on STRs.

Eve Sankar

Laure, spoke to concerns regarding access to affordable housing for newcomers, noting that many immigrants rely on STRs upon arrival but struggle to transition to long-term housing due to cost and availability.

Laure

Gabriele Watts spoke to STRs, noting there is a need for some STR availability while emphasizing that housing supply should remain the priority, and suggested the City consider monitoring the number of STRs. The speaker also expressed support for the revised parking requirements in the urban core.

Gabriele Watts

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

Public Hearing Closed

COMMITTEE REPORTS

Community Services Committee

There was no report from the Community Services Committee.

No Report

Public Health and Safety Committee

There was no report from the Public Health and Safety Committee.

No Report

Corporate Services Committee

2026-07-03

It was duly moved and seconded THAT Council amend the 2026 Operating Budget to increase the Heritage Grant in the amount of \$3,000 funded by a transfer from the Heritage Trust and;
THAT Council approve the Heritage Grant allocation in the amount of \$3,000 to the Yukon Historical and Museums Association to support the 2026 Yukon/Stikine Regional Heritage Fair.

Heritage Fund Grant
Application – 2026
Yukon/Stikine Regional
Heritage Fair

Carried Unanimously

2026-07-04

It was duly moved and seconded THAT travel expenses be authorized for Mayor and Council to attend AYC's Annual Conference and AGM in Watson Lake from May 7 to May 10, 2026.

Association of Yukon
Communities Annual
Conference and AGM Travel
Expense Authorization

Carried Unanimously

2026-07-05

It was duly moved and seconded
THAT Council Authorize Administration to commence the
procurement for project 500c01525 – Compost Facility
Loader Replacement.

Commencement Report –
Compost Facility Loader
Replacement

Carried Unanimously

City Planning Committee

2026-07-06

It was duly moved and seconded
THAT Council direct that Bylaw 2026-14, a bylaw to amend the
zoning of vacant Commissioner's land comprising Phases 10
and 11 of Whistle Bend and 198 Rampart Avenue (Phase 9),
be brought forward for consideration under the bylaw process.

Zoning Amendment – Whistle
Bend Phases 10 & 11 & 198
Rampart Avenue

Carried Unanimously

2026-07-07

It was duly moved and seconded
THAT Council direct that Bylaw 2026-11, bylaw to amend text
within the Official Community Plan, be brought forward for
consideration under the bylaw process.

Official Community Plan Text
Amendment – Mineral
Exploration

Carried Unanimously

Delegate Brook Land-Murphy asked for Mayor and Council's
support similar to the 2024 Motion passed by the previous
Council calling on the Yukon Government to ensure an
Elementary School remain in downtown Whitehorse. The
delegate re-affirmed their understanding that the Yukon
Government has jurisdiction on this matter but asked for broad
support from Council noting alignment with the Official
Community Plan.

Delegate Brook Land-Murphy
– Downtown School
Retention

A Committee Member inquired about the status of the City and
Yukon Government's ongoing planning initiatives to create
more housing supply in Whitehorse, including the potential for
a written update on key projects. Administration confirmed this
aligns with previous discussions and noted that a follow-up
letter from the Mayor may be appropriate.

New Business – Housing
Supply and
Intergovernmental
Coordination

A Committee Member raised the matter of reaffirming
Council's support for an Elementary School in downtown
Whitehorse. Administration confirmed that a previous Council
resolution supporting a downtown school remains in effect.

New Business – Downtown
School Support

Development Services Committee

Administration presented a summary of progress and key considerations arising from the review of the Whitehorse Sustainability Plan (WSP), highlighting advancements in energy efficiency, waste diversion, and community well-being. Committee Members asked questions regarding greenhouse gas tracking, water conservation efforts, and upcoming initiatives. Administration provided clarification on ongoing work to improve data collection and monitoring, water use and infrastructure considerations, and next steps for implementation and public communication.

Whitehorse Sustainability
Plan 2015-2050 – 10 Year
Report – For Information Only

City Operations Committee

There was no report from the City Operations Committee.

No Report

BYLAWS

2026-07-08

It was duly moved and seconded
THAT Bylaw 2026-11, a bylaw to amend text within the Official
Community Plan, be given First Reading.

Defeated (2-5)

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

BYLAW 2026-11
Official Community Plan
Text Amendments –
Mineral Exploration
FIRST READING

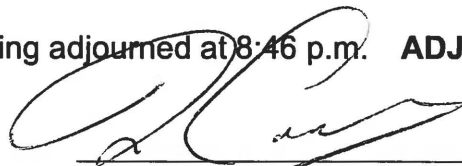
2026-07-09

It was duly moved and seconded
THAT Bylaw 2026-14, a bylaw to amend the zoning of vacant
Commissioner’s land comprising Phases 10 and 11 of Whistle
Bend and 198 Rampart Avenue (Phase 9), be given First
Reading.

Carried Unanimously

BYLAW 2026-14
Zoning Amendments –
Whistle Bend Phases 10
& 11 & Rampart Avenue
FIRST READING

There being no further business, the meeting adjourned at 8:46 p.m. **ADJOURNMENT**



Kirk Cameron, Mayor


Corporate Services

Adopted by Resolution at Meeting #2026-08