

HAF Agreement and Action Plan Summary Whitehorse, Yukon

Summary of Agreement Targets and Funding

Status as of March 26, 2025

Overall Permitted Unit Targets (3 years)	1,498
Units expected without HAF (baseline)	1,300
Units incented by HAF (HAF-incented)	198
Municipality's 10-year unit projection	3,984

Permitted Unit Targets with Breakdown	Total Target	Year 1 Forecast	Year 1 Progress
Housing Supply Growth Target	1,498	326	471
<ul style="list-style-type: none"> • Multi-Unit housing units in close proximity to rapid transit 	0	<i>Note: there are no annual forecasts for different unit types.</i>	0
<ul style="list-style-type: none"> • Missing middle housing units 	56		115
<ul style="list-style-type: none"> • Other multi-unit housing units 	989		270
Affordable Housing Units	97		204

HAF Funding Schedule and Explanatory Notes:

The total funding envelope for HAF recipients is based on the number of HAF-incented units, as described in Section 10 of the Pre-Application Reference Material. Advances are disbursed annually, subject to compliance with the terms and conditions of the HAF agreement.

Total funding eligibility	\$10,979,945.14
Annual advance amount	\$2,744,986.29

CMHC has reviewed the City of Whitehorse's first annual report and has noted that some Initiatives are delayed. However, through discussions with City of Whitehorse, we are satisfied that mitigating actions are being implemented to advance the delayed Initiatives in Year 2 of HAF. The City of Whitehorse also exceeded permitted unit forecasts by 44%. As such, we are satisfied the City of Whitehorse is meeting its commitments under the HAF agreement, and the second advance will be made in full.

Summary of Initiatives and Milestones

Initiative 1: Advance Greater Housing Density, Diversity and Affordability through Zoning Changes

Amending the zoning bylaw to allow additional units, height, and site coverage to enable increased housing density.

- Conduct public consultation, policy analysis and mapping to inform zoning changes.
- Draft zoning bylaw and policy changes and obtain Council approval.

Initiative	Due Date	Status
Advance greater housing density, diversity and affordability through zoning changes	2025-03-27	Delayed*
Milestones	Due Date	Status
Procure Consultant	2023-10-31	Completed
Immediate Zoning Amendments	2023-12-31	Completed
Consultation, analysis, policy and housing needs assessment and mapping	2024-04-01	Completed
Zoning Bylaw Rewrite Adoption	2025-03-27	Delayed*

*The final milestone is delayed due to consultant capacity and turnover, as well as the municipal election in 2024. Significant zoning amendments affecting most of the residential land in Whitehorse have been completed.

Initiative 2: Advance Residential Developments with Greater Housing Density, Diversity and Affordability through an Enhanced and Tailored Approvals Program

Reducing fees and enhancing the permitting application process to encourage the development of missing middle housing.

- Additional staff will be hired for a temporary basis to implement and manage the program.
- Staff will seek Council approval of the program and fee reductions.

Initiative	Due Date	Status
Advance residential developments with greater housing density, diversity and affordability through an enhanced and tailored approvals program.	2024-06-01	Completed
Milestones	Due Date	Status
Hire Additional Temporary Personnel	2024-05-01	Completed
Obtain Council resolution to reduce fees	2024-06-01	Completed

Initiative 3: Advance Residential Developments with Greater Density, Diversity and Affordability through an Incentive Program

Updating the existing development incentives program to encourage greater housing density, diversity, and affordable units.

- Conduct stakeholder and public consultation, jurisdictional review and analysis, and develop the program parameters.
- Obtain Council approval of the revised program and financial incentives.

Initiative	Due Date	Status
Advance residential developments with greater density, diversity and affordability through an incentive program	2024-07-01	Completed
Milestones	Due Date	Status
Procure Consultant	2023-05-01	Completed
Consultation, analysis and program development	2024-01-31	Completed
Council Resolution	2024-07-01	Completed

Initiative 4: Improve permit processing and data management by implementing an e-permitting system

Implementing a new e-permitting system to speed up approval times and reduce inefficiencies.

- Digitizing historical records will enable staff to better manage and track the review process.
- The new e-permitting software will be integrated and expanded with existing systems.

Initiative	Due Date	Status
Improve permit processing and data management by implementing an e-permitting system	2025-01-01	Delayed*
Milestones	Due Date	Status
Digitize Records	2024-12-31	Delayed*
Integrate software	2025-01-01	Delayed*

*The Initiative is delayed due to high volumes in 2024 building activity and staff capacity. The City of Whitehorse is actively recruiting resources to implement the Initiative in 2025.

Initiative 5: Enhance Resiliency in the Development Process by Developing Climate Change Risk Policy for Integration in Zoning and Municipal Plans

Reviewing and updating the City’s climate mitigation and adaptation strategy to enhance resiliency against the impacts of climate change.

- Review, collect, analyze, and model previous climate mitigation actions and data to inform a new climate mitigation strategy.
- Develop a project plan and issue a Request for Proposal (RFP) to select a consultant.
- Incorporate policy and mapping in the comprehensive Zoning Bylaw rewrite and obtain Council approval.

Initiative	Due Date	Status
Enhance resiliency in the development process by developing climate change risk policy for integration in zoning and municipal plans	2025-03-27	Delayed*
Milestones	Due Date	Status
Procure Consultant	2023-10-31	Completed
Develop climate change risk policy and mapping	2024-06-01	Delayed*
Incorporate in Zoning Bylaw Rewrite and bylaw adoption	2025-03-27	Delayed*

*The milestones associated with a proposed Climate Action Plan and the associated Initiative milestones are delayed due to feedback received from residents and interest holders requiring the need for substantive revisions.