

## **ADMINISTRATIVE REPORT**

<b>TO:</b>	Planning Committee
<b>FROM:</b>	Administration
<b>DATE:</b>	December 6, 2021
<b>RE:</b>	Zoning Amendment – Whistle Bend Phase 9

### **ISSUE**

A zoning amendment is proposed for a parcel of vacant Commissioner's land known as Phase 9 of Whistle Bend, to allow for a range and mix of housing types.

### **REFERENCE**

- *Municipal Act* (2002)
- Zoning Bylaw 2012-20
- WSP Predesign Concept for Whistle Bend 2020
- Official Community Plan 2010
- Location Map
- Proposed Bylaw 2021-42

### **HISTORY**

The basic concept for Whistle Bend was developed in 2006 and a master plan for the neighbourhood was approved in 2009 for the development of phases 1 to 7. In 2020, the City completed the planning and preliminary engineering work for three new development areas in Whistle Bend: Areas A, B, and C. Area C was selected as the next development area after the completion of the initial seven phases. Council approved an OCP amendment in January 2021 to allow residential development in Area C. Yukon Government (YG) has confirmed that it is undertaking detailed engineering for all phases within Area C.

Area C has been divided into three phases: Phase 8, Phase 9, and Phase 10. Zoning for Phase 8 was approved by Council on September 13, 2021. Administration is now bringing forward zoning for Phase 9, an 8.5 ha parcel of vacant Commissioner's land (Appendix A).

The proposed zoning configuration was reviewed by the Development Review Committee (DRC) on November 17, 2021 and several concerns were raised, including shallow utility corridor space, locations for ATCO electrical equipment, snow removal issues, and lot layout design. Lot layout concerns will be addressed through the subdivision process and the remaining issues will be addressed through the detailed engineering design work in the future. None of these issues impact the proposed zoning.

### **ALTERNATIVES**

1. Proceed with the zoning amendment under the bylaw process.
2. Do not proceed with the zoning amendment.

## **ANALYSIS**

### **Phase 9 Design**

Area C is at the outer perimeter of Whistle Bend, further from transit services and the commercial core/town square. Phase 9 is located near the entry-points of Area C and provides good connectivity through perimeter trails and active transportation routes, and therefore is planned at a low-to-medium density.

Phase 9 design ensures a mix of housing forms, tentatively including 53 lots for single-detach homes, 28 lots for duplexes, 59 lots for townhouses, and one multi-family lot, accommodating approximately 165 residential units. The approximate 305 homes could accommodate approximately 730 people. The actual development potential will be confirmed through detailed engineering and the subsequent subdivision of the area.

### **Proposed Zoning**

The residential zones proposed for Phase 9 include:

- **RCS/RCS2**–Residential Comprehensive Single Family: these zones allow a variety of compact single-detached/duplex/suite type housing. RCS provides for smaller lots with a reduced building envelope, while RCS2 allows for larger homes on larger lots;
- **RCT**–Residential Comprehensive Townhouses: this zone provides for medium density, ground-oriented townhouses on individual fee-simple lots; and
- **RCM**–Residential Comprehensive Multiple Family: this zone provides a transition area meant to allow medium density multiple family housing compatible with adjacent lower density housing types;

There may be minor changes to the design that stem from upcoming City subdivision approval and detailed engineering work by YG. However, section 1.5.1 of the Zoning Bylaw allows for zoning lines to be amended administratively where roads/lanes, walkways, or service corridors have been adjusted slightly.

The anticipated schedule for the amendment is:

Planning Committee	December 6, 2021
1 <sup>st</sup> Reading	December 13, 2021
Newspaper Ads	December 17, 2021 and January 7, 2022
Public Hearing	January 17, 2022
Report to Committee	February 7, 2022
2 <sup>nd</sup> and 3 <sup>rd</sup> Reading	February 14, 2022

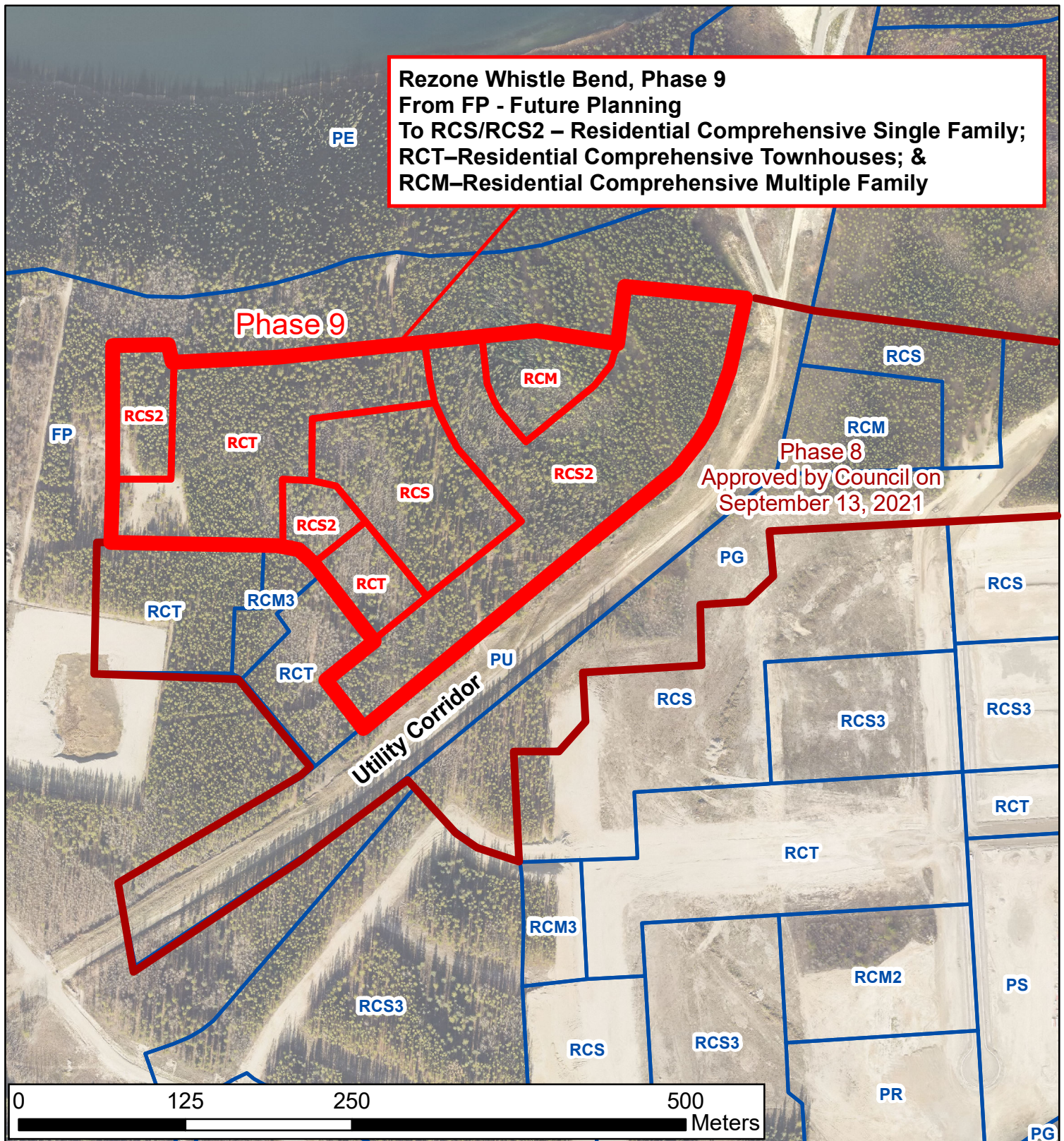
The anticipated schedule is subject to change.

## **ADMINISTRATIVE RECOMMENDATION**

THAT Council direct that Bylaw 2021-42, a bylaw to amend the Zoning Bylaw to establish the zoning of a parcel of vacant Commissioner's land comprising Phase 9 of Whistle Bend, be brought forward for consideration under the bylaw process.



**Rezone Whistle Bend, Phase 9  
From FP - Future Planning  
To RCS/RCS2 – Residential Comprehensive Single Family;  
RCT–Residential Comprehensive Townhouses; &  
RCM–Residential Comprehensive Multiple Family**



DATE:  
Dec 6, 2021

FILE NO:  
Z-12-2021

 Phase 9

## CITY OF WHITEHORSE - PLANNING AND SUSTAINABILITY SERVICES

### Bylaw 2021-42

An application to amend the zoning of approximately 8.5 ha parcel of vacant Commissioner's land, comprising phase 9 of Whistle Bend, to allow for a range and mix of house types.



**CITY OF WHITEHORSE**  
**BYLAW 2021-42**

A bylaw to amend Zoning Bylaw 2012-20

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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 294 of the *Municipal Act* provides for amendment of the Zoning Bylaw; and

WHEREAS it is deemed desirable that the City of Whitehorse Zoning Bylaw be amended to establish zoning for the area known as Whistle Bend phase 9; and

WHEREAS phase 9 of Whistle Bend is vacant and all properties are owned by the Government of Yukon, thus minimizing the impact of zoning changes at this time;

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

1. The zoning maps attached to and forming part of Zoning Bylaw 2012-20 are hereby amended by changing the zoning of an approximately 8.5 ha of vacant Commissioner's land, known as Whistle Bend phase 9, from FP–Future Planning to RCS–Comprehensive Residential Single Family, RCS2–Comprehensive Residential Single Family 2, RCM–Comprehensive Residential Multi-family, and RCT–Comprehensive Residential Townhouses, as indicated on Appendix “A” attached hereto and forming part of this bylaw.
2. This bylaw shall come into force and effect upon the final passing thereof.

**FIRST READING:**

**PUBLIC NOTICE:**

**PUBLIC HEARING:**

**SECOND READING:**

**THIRD READING and ADOPTION:**

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Mayor

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Assistant City Clerk



