

ADMINISTRATIVE REPORT

TO: Planning Committee
FROM: Administration
DATE: June 22, 2021
RE: Zoning Amendment – Whistle Bend phase 8 and Adjacent Lands

ISSUE

A bylaw to establish zoning for phase 8 and adjacent lands of Whistle Bend.

REFERENCE

- *Municipal Act (2002)*
- Zoning Bylaw 2012-20
- Phase 8 Design Concept
- Official Community Plan 2010
- Bylaw 2021-33

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 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 – 8, 9 and 10, and Administration is now bringing forward zoning for phase 8. A phase-by-phase approach is being proposed for zoning as opposed to zoning the whole of Area C at once. YG and City staff are currently discussing minor changes from the original land use concept for phases 9 and 10 which would require revisiting the servicing design as part of the detailed engineering. Zoning amendments for phases 9 and 10 will be brought forward once this work is complete.

The proposal was reviewed by the Development Review Committee (DRC) and some concerns were raised regarding the staggered approach to zoning in Area C, as well as servicing for phase 8.

The DRC comments were further reviewed by YG staff, Planning & Sustainability Services and Engineering Services. Phase 8 is being brought forward for zoning prior to the detailed design in order to ensure timely supply of residential lots. YG staff and City Engineering have confirmed that servicing would not be a major concern for the design and construction of phase 8 in advance of phases 9 and 10.

Construction and lot sales for phase 8 are scheduled for 2022, and subject to zoning approval, phase 8 would subsequently require subdivision approval which will be brought forward for Council consideration.

ALTERNATIVES

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

ANALYSIS

Phase 8 Design

Area C is at the outer perimeter of Whistle Bend, further from transit service and the commercial core/town square. Phase 8 is located at 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.

There are two portions to Phase 8, with one located north-west of phase 7 along the extension to Witch Hazel Drive, and the other north of phase 6 along the extension of Rampart Street. A paved perimeter trail has been proposed around the northern portion of phase 8, and a local paved trail along a utility right-of-way (which contains a major sanitary force main) just west of phase 7.

Phase 8 design ensures a mix of housing forms, which tentatively includes 17 single-detached lots, 47 townhouse lots and three multifamily lots, accommodating approximately 90 residential units. The actual development potential will be confirmed through detailed engineering and subsequent subdivision. Please refer to the phase 8 design concept.

Proposed Zoning

The residential zones proposed for phase 8 and adjoining lands include:

- **RCT**–Residential Comprehensive Townhouses: This zone provides for medium density, ground-oriented townhouses on individual fee-simple lots;
- **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;
- **RCM3**–Cottage Cluster Homes: This zone provides for multiple low-rise ground-oriented single detached, duplex and triplex units on the same lot;
- **RCS**–Residential Comprehensive Single Family: This zone allows compact single/duplex/suite type housing.

Zoning for adjacent lands include:

- **PU** – Public Utilities: A portion of the Utility Right of Way south of Area C is proposed to be zoned PU;

- **PG** – Greenbelt: A portion of vacant FP-Future Planning zoned land between phases 5 and 6, the Utility Right of Way and phase 8 is also proposed to be rezoned as PG. This land is vegetated and intended to be left in a natural state as a buffer/passive recreational area.

There may be minor changes to the design that stem from upcoming 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	June 22
1 st Reading	June 28
Newspaper Ads	July 2 and 9
Public Hearing	July 26
Report to Committee	September 7
2 nd and 3 rd Reading	September 13

The anticipated schedule is subject to change.

ADMINISTRATIVE RECOMMENDATION

THAT Council direct that Bylaw 2021-33, a bylaw to amend the zoning for phase 8 and adjacent lands of Whistle Bend, be brought forward for consideration under the bylaw process.