

## Hill, Zane

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**From:** Roy Neilson [REDACTED]  
**Sent:** Thursday, August 26, 2021 11:16 AM  
**To:** Poile, Kieran  
**Cc:** Public Input  
**Subject:** RE: Notice of Public Hearing - Zoning Amendment  
**Attachments:** Z-09-2021 - 105 Titanium Way Zoning Amendment - Notification Letter - KDFN - 2021-08-09.pdf

[REDACTED] [REDACTED]

Hi there,

KDFN HLR has reviewed the proposed zoning amendment.

We are not supportive of this application being considered as an individual rezoning application. If the intent is to implement recommendations from the Marwell Plan (2018), then amendments to the CIMx zone should be considered on a zone-wide basis rather than as an individual application. It is not equitable to permit greater development potential on an individual lot within the CIMx zone. Nor can the neighbourhood-scale implications of permitting greater residential densities be fully assessed as part of an individual application.

KDFN HLR suggests that this zoning amendment could be reconsidered across the CIMx zone, and in a manner consistent with the Marwell Plan (2018), the existing 2010 OCP, and emerging directions from the 2040 OCP.

Thank you,



Roy Neilson, Manager of Planning  
Heritage, Lands & Resources | Kwanlin Dün First Nation

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**From:** Poile, Kieran <Kieran.Poile@whitehorse.ca>  
**Sent:** August 9, 2021 11:59 AM  
**To:** Roy Neilson [REDACTED]  
**Subject:** Notice of Public Hearing - Zoning Amendment

Hi Roy,

The City has received an application for a zoning amendment for 105 Titanium Way in Marwell. Please see the attached notification letter for the public hearing on September 13<sup>th</sup>, 2021 at 5:30 pm.

Let me know if you have any questions.

Thanks,

Kieran Poile  
Planning and Sustainability Intern

September 7, 2021

City of Whitehorse Council  
2121-2<sup>nd</sup> Avenue  
Whitehorse Y.T. Y1A 1C2

Dear members of Council:

**RE: Notice of public hearing-Zoning amendment- Bylaw 2021-26**

We understand the City has received an application to amend the zoning of 105 Titanium Way in Marwell.

Please accept this letter as indication of our support for this proposed amendment.

As defined in the July 19th, 2021 Administrative report, "live/work arrangements are fast emerging as a desirable form of development" and the City of Whitehorse OCP "envision gradual redevelopment within Marwell to encourage increased mixed-use commercial."

In addition to these two relevant points, I would also like to emphasize this progressive approach to live/work provides a much needed housing option within the City and, inevitably reduces pressure on other segments of the housing spectrum. Reducing travel between workspace and residences will also result in reduced traffic during peak hours and directly reduce carbon emissions.

We have received numerous requests for this type of housing option and firmly believe this proposed amendment is a step in the right direction.

Sincerely,

Marc Perreault  
President  
Yukon Real Estate Association



**Hill, Zane**

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**From:** [REDACTED]  
**Sent:** Tuesday, August 17, 2021 9:00 AM  
**To:** Public Input  
**Subject:** Input

[REDACTED] [REDACTED]

Input on File No: Z-09-2021

Please let the record reflect that, as an owner at 170 Titanium Way, I am supportive of the proposed amendment to permit additional live/work caretaker units. This neighbourhood needs more full-time residential inhabitants, not to mention that this proposal will add 3 living units to the overall Whitehorse housing supply, which is in desperate need of anything that can be added.

Thanks !  
-- Martin (he / him)  
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Tangerine Technology

[REDACTED]  
[REDACTED]

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