

ADMINISTRATIVE REPORT

TO: Planning Committee
FROM: Administration
DATE: November 22, 2021
RE: Zoning Amendment – 115 Range Road

ISSUE

An application to amend the zoning of 115 Range Road from IA–Airport to CH–Highway Commercial.

REFERENCE

- 2010 Official Community Plan (OCP)
- Zoning Bylaw 2012-20
- Commercial Industrial Land Study (2020)
- Locational Map (Appendix A)
- Current and Proposed Permitted Uses (Appendix B)
- Bylaw 2021-39 (Appendix C)

HISTORY

The owner of 115 Range Road has applied to rezone their property from IA–Airport to CH–Highway Commercial. The company has stopped using this property for their helicopter business and has leased helipads at the Erik Nielson Whitehorse International Airport. There is not a proposed use associated with the application.

NAV Canada has confirmed that the subject site no longer meets the requirements for an H2 or H3 helipad, which are typically used for tour and other smaller helicopter uses. NAV Canada also stated the area is too congested with existing businesses to be a suitable location for a busy helipad, as they would be exposed to noise and hazards. Therefore, the location is no longer desirable as a helipad due to the changing context of the area.

The proposal was reviewed by the Development Review Committee on October 6, 2021 and no significant concerns were raised.

ALTERNATIVES

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

ANALYSIS

Site Context

The site is located at 115 Range Road, south of Two Mile Hill. The site is surrounded by properties zoned CH–Highway Commercial to the north and south, PU–Public Utilities to the east, and the Alaska Highway to the west (Appendix A). The site has

access to the Alaska Highway via a signalized intersection with Range Road and a signalized intersection with Two Mill Hill connecting to the Alaska Highway.

Official Community Plan

The subject site is designated Mixed-Use Industrial/Commercial in the OCP. This designation is intended to provide a range of light industrial and commercial uses. The proposed CH- Highway Commercial zone aligns with the intent of the designation.

The current OCP is in the process of being updated. The OCP Emerging Directions report includes a proposed policy direction to encourage intensification of underutilized land in existing employment areas. The proposed rezoning would facilitate intensification of the site by providing for more flexible and intensive land uses.

Zoning Bylaw

The subject site is currently zoned IA–Airport, which is highly restrictive to airport and aircraft sales and service uses. NAV Canada has confirmed the site is no longer suitable as a helipad, which means the site could only potentially be used for aircraft sales and services under the current zoning. The site is located approximate 1.5 to 2 km from the Erik Nielson Whitehorse International Airport and is disconnected from any other land zoned IA–Airport.

The proposed CH–Highway Commercial zone permits a range of commercial uses, primarily along arterial roadways (Appendix B). Therefore, the proposed CH–Highway Commercial zone fits with the context of the surrounding uses, zones, and adjacent highway and will allow for intensification of this highway commercial area.

Commercial Industrial Land Study

The Commercial Industrial Land Study (2020) identifies a need for an additional 32 hectares of Mixed-Use Commercial/Industrial land by 2040, and also recommends the intensification of commercial/industrial sites. The IA–Airport zone is an industrial zone. Therefore, rezoning the subject site from an industrial zone to a commercial zone will have no adverse impact on the supply of commercial/industrial land in the city, as both are captured within the Mixed-Use Commercial/Industrial supply and would help facilitate the intensification of this site.

Transport Canada Airport Regulations

Transport Canada (TC) airport regulations apply restrictions to the height of buildings, structures, and objects in order to protect aircrafts from hazards, protect airport operations, and ensure future development is compatible with the safe operation of aircraft and the airport. This site is within the approach path of runway 14R–32R. However, the CH–Highway Commercial maximum building height regulation of 10 metres is below the maximum height restriction of 15 metres in the TC regulations.

Conclusion

The current IA–Airport Zone is considered outdated since the subject site is no longer feasible as a helipad and is disconnected from the Erik Nielson Whitehorse International Airport. Rezoning the site to CH–Highway Commercial will permit a range of commercial uses.

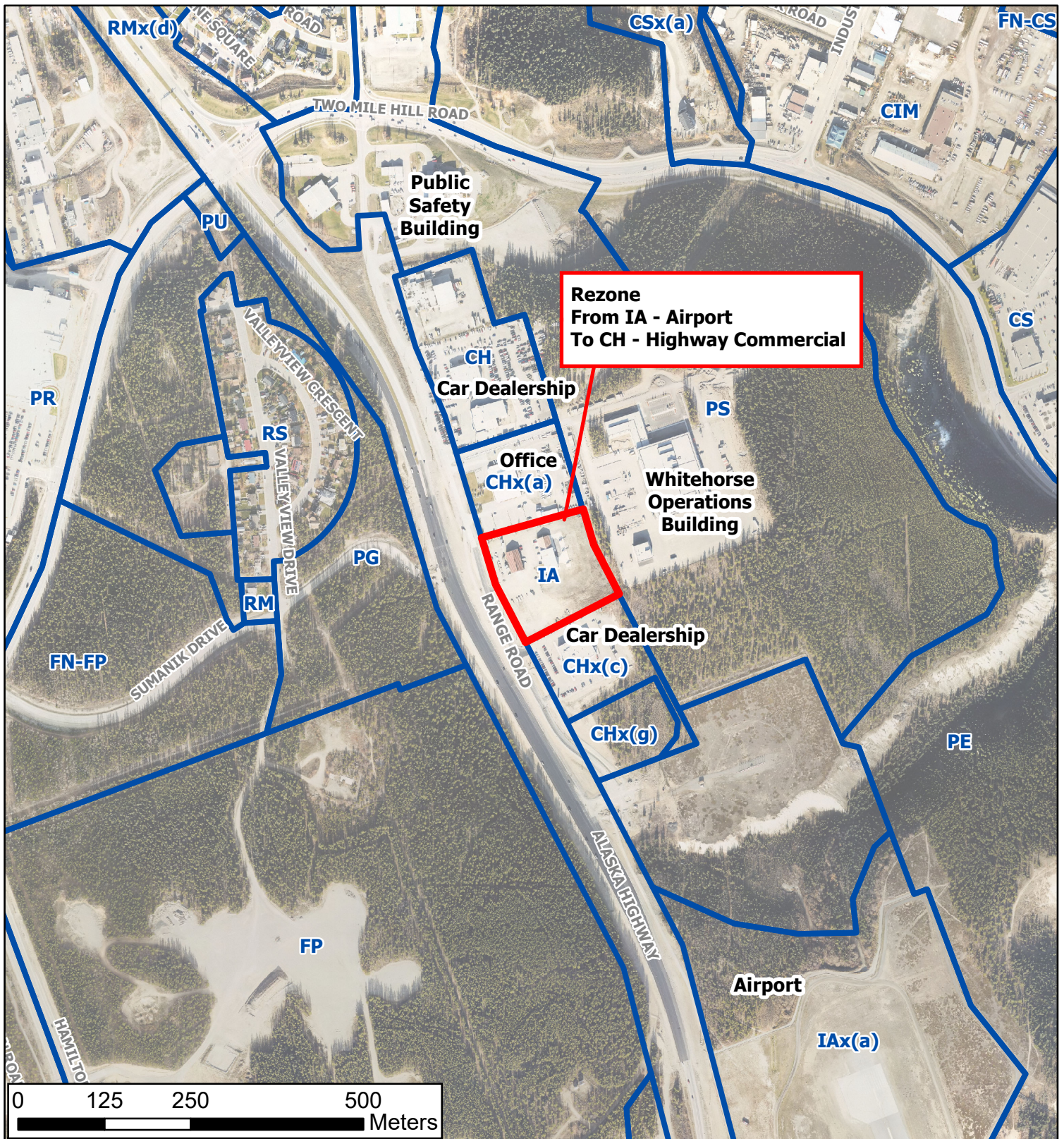
ANTICIPATED AMENDMENT SCHEDULE

The anticipated schedule noted below is subject to change:

Planning Committee	November 22, 2021
1 st Reading	November 29, 2021
Newspaper Ads	December 3 and 10, 2021
Public Hearing	January 17, 2022
Report to Committee	February 7, 2022
2 nd and 3 rd Reading	February 14, 2022


ADMINISTRATIVE RECOMMENDATION

THAT Council direct that Bylaw 2021-39, a bylaw to amend the zoning at 115 Range Road from IA–Airport to CH–Highway Commercial, be brought forward for consideration under the bylaw process.



DATE:
Nov 22, 2021

FILE NO:
Z-11-2021

 115 Range Road

CITY OF WHITEHORSE - PLANNING AND SUSTAINABILITY SERVICES

Bylaw 2021-39

A Bylaw to amend the Zoning of 115 Range Road from IA to CH to allow for highway commercial use.



Appendix B: Current and Proposed Permitted Uses

Current Permitted Uses	Proposed Permitted Uses
IA – Airport	CH – Highway Commercial
<p>11.1.2 <u>Principle Uses</u></p> <ul style="list-style-type: none"> a) aircraft sales/service b) airports 	<p>10.3.2 <u>Principal Uses</u></p> <ul style="list-style-type: none"> a) animal clinics b) animal shelters c) commercial storage d) community recreation services e) crematoria f) custom indoor manufacturing g) eating and drinking establishments h) emergency and protective services i) equipment sales/rentals, heavy j) fleet services k) gas bars l) garden centres m) hostels n) hotels o) household repair services p) indoor participant recreation services q) motels r) outdoor recreation equipment rentals/sales s) parks t) recreational vehicle parks u) retail services, convenience v) retail services, general less than 500m² w) vehicle sales and service x) warehouse sales y) trucking terminals
<p>11.1.3 <u>Secondary Uses</u></p> <ul style="list-style-type: none"> a) accessory building/structure b) eating and drinking establishments c) fleet services d) institutional services 	<p>10.3.3 <u>Secondary Uses</u></p> <ul style="list-style-type: none"> a) accessory building/structure b) caretaker residence c) offices (above the ground floor) d) outdoor storage
<p>11.1.4 <u>Conditional Uses</u></p> <ul style="list-style-type: none"> a) Land treatment facilities 	<p>10.3.4 <u>Conditional Uses</u></p> <ul style="list-style-type: none"> a) offices (ground floor) b) scientific and cultural exhibits

CITY OF WHITEHORSE

BYLAW 2021-39

A bylaw to amend Zoning Bylaw 2012-20

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 allow for the development of highway commercial lots on 115 Range Road;

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 115 Range Road from IA – Airport to CH – Highway Commercial, as indicated on the Attachment 1 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:

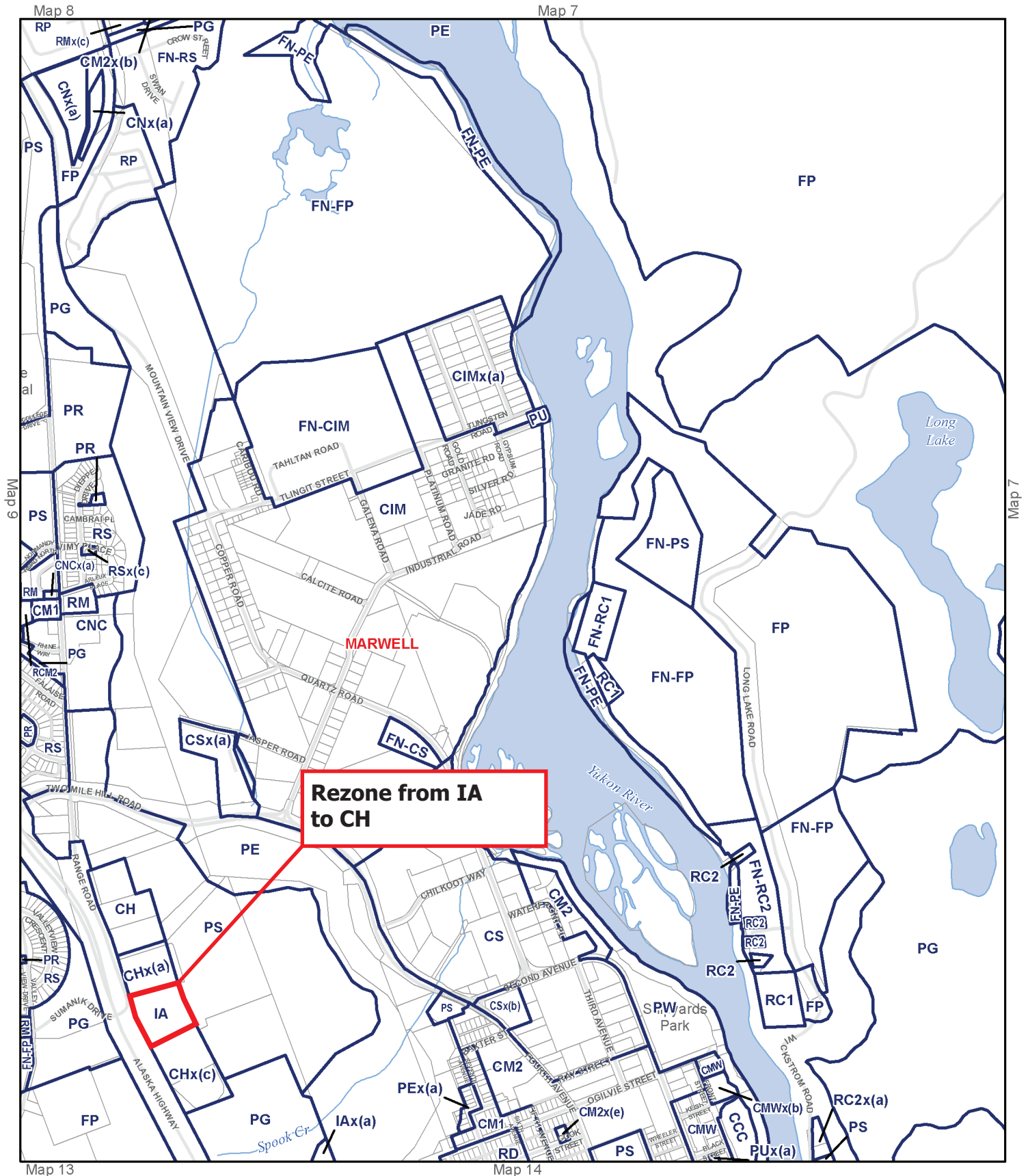
Mayor

City Clerk

MAP 10

MARWELL

LONG LAKE ROAD



Where a letter appears in brackets following a zoning designation, e.g. RSx(a), the letter corresponds to the 'special restrictions' subsection for that zone.



0 630
Meters
Projection: NAD 1983 UTM Zone 8

Consolidation date:
October 6, 2020