

ADMINISTRATIVE REPORT

TO: Planning Committee
FROM: Administration
DATE: October 17, 2022
RE: Zoning Amendment – Whistle Bend Phases 12 & 13

ISSUE

An application to amend the zoning of a 16.2 hectares of vacant Commissioner's land comprising Phase 12 and Phase 13 of Whistle Bend, from FP – Future Planning, residential, and public zones to residential, mixed-use, and public zones to allow for a range and mix of commercial and residential developments.

REFERENCES

- [2020 WSP Planning & Preliminary Engineering Design Report for Whistle Bend Future Areas & Town Square](#)
- [2010 Official Community Plan](#)
- [2040 Proposed Official Community Plan \(August 2022\)](#)
- [2022-2024 Strategic Priorities](#)
- [Zoning Bylaw 2012-20](#)
- Location Map (Appendix A)
- Proposed Zoning Amendment Bylaw 2022-43 (Appendix B)

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. The two remaining phases of Area C to be zoned, Phases 10 and 11, are currently proceeding through the rezoning process.

Administration is now bringing forward the zoning for Phases 12 and 13, which are located in Area A. The area is in close proximity to the core of Whistle Bend, which is intended to be a neighbourhood hub with commercial uses and a town square. Zoning for a portion of the area that was previously established will be replaced with the proposed zoning.

Phase 12 is 2.2 hectares in area (excluding Casca Boulevard) and Phase 13 is 14.0 hectares in area. The PG – Greenbelt zone currently encompassing Casca Boulevard is proposed to be extended further east. It is anticipated that the Government of Yukon (YG) will develop Phases 12 and 13 prior to Phases 10 and 11. YG's tentative lot lottery target date for Phase 12 is fall 2023 and there are no lot lottery target dates established yet for Phases 10, 11, or 13. Actual timing of lot releases will be determined by YG.

On September 28, 2022, the rezoning application was reviewed by the Development Review Committee (DRC) and there were comments regarding possible adjustments to the road network, sanitary services, and property configurations. Minor adjustments were made to the application following the DRC's comments.

The proposed schedule for the Zoning Bylaw amendment is:

Planning Committee:	October 17, 2022
First Reading:	October 24, 2022
Newspaper Ads:	October 28 and November 4, 2022
Public Hearing:	November 28, 2022
Report to Committee:	January 9, 2023
Second and Third Reading:	January 16, 2023

ALTERNATIVES

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

ANALYSIS

Phases 12 and 13 Design

Due to Area A's proximity to the Whistle Bend core, medium density housing is prioritized as well as mixed-use residential buildings. Area A was designed to create sense of place centred around the town square while also providing park and greenbelt space. It is noted that the zoning for a portion of the area currently zoned PS – Public Service to accommodate a school has been proposed to be partially rezoned to provide housing. YG and the City have not confirmed a lot size or layout required for the secondary school at this time but servicing is still being designed to accommodate the school at this location. Once details for the school are confirmed, rezoning and subdivision processes will be initiated.

Phase 12 is expected to provide a mixture of residential units, public utilities and a greenbelt. The PU - Public Utilities lot will accommodate a sanitary lift station required to provide servicing to Phase 13. Phase 13 is expected to provide a mixture of residential and commercial development. Additionally, Phase 13 would provide two PS lots and greenbelt space. The PS lot adjacent to Whistle Bend Way is anticipated to accommodate a new fire hall. The actual development potential will be refined through the detailed engineering and the subsequent subdivision of the area. It is estimated that the area will accommodate approximately 350 units or 850 people.

2010 Official Community Plan, Proposed Official Community Plan (August 2022) and 2022-2024 Strategic Priorities

The subject site is designated as Mixed-Use – Residential/Commercial and Residential - Urban in the 2010 Official Community Plan (OCP). Similarly, it is designated as Mixed-Use - Neighbourhoods in the proposed 2040 OCP, which allows for a mixture of housing and commercial developments. The proposed rezoning will align with the intent of both OCPs by enabling a mix of medium density residential and commercial developments. The

rezoning also aligns with the broad support in the OCP for increasing the housing stock in existing neighbourhoods.

The proposal also aligns with Council's 2022-2024 Strategic Priority to improve the housing supply and to ensure a variety of housing within the City.

Proposed Zoning

The zones proposed for Phases 12 and 13 include:

- **RCM – Comprehensive Residential Multiple Family:** provides a medium density transition zone that is meant to be compatible with lower density housing types. RCM allows for apartments, townhouses, fourplex, and triplex housing. Two RCM lots are anticipated.
- **RCM2 – Comprehensive Residential Multiple Family 2:** provides a comprehensive development zone for higher density, more energy efficient urban multiple family housing that is developed as part of a complete neighbourhood. The RCM2 zone allows for apartments. One RCM2 lot is anticipated.
- **CM2x – Mixed Use Commercial 2 (Modified):** provides for a mix of low intensity commercial and residential uses. The special modification limits density to 30 units per hectare due to servicing constraints. Two CM2x (modified) lots are anticipated.
- **PU – Public Utilities:** provides a zone for public utility installations and facilities involving disposal, recycling, or similar uses. One PU lot is anticipated.
- **PG – Greenbelt:** provides a zone for areas of public land that are typically left in a natural state and may be used primarily for buffers, walkways, trails and for unorganized passive recreation. Two PG lots are anticipated.
- **PS – Public Services:** provides a zone for public and privately owned facilities of an institutional or community service nature. Two PS lots are anticipated.

There may be minor zoning boundary adjustments related to 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.

Advancing the rezoning at this time will allow for subsequent design and development processes to advance to help provide land for housing development.

ADMINISTRATIVE RECOMMENDATION

THAT Council direct that Bylaw 2022-43, a bylaw to amend the zoning of a 16.2 hectares of vacant Commissioner's land comprising Phases 12 and 13 of Whistle Bend, be brought forward for consideration under the bylaw process.