

ADMINISTRATIVE REPORT

TO: Planning Committee
FROM: Administration
DATE: January 9, 2023
RE: Public Hearing Report – Zoning Amendment - Whistle Bend Phases 12 and 13

ISSUE

Public Hearing Report on a bylaw to amend the zoning of 16.2 hectares of vacant Commissioner's land comprising Phases 12 and 13 of Whistle Bend, from FP - Future Planning, residential, and public zones to residential, mixed-use, and public zones.

REFERENCES

- [2020 WSP Planning & Preliminary Engineering Design Report for Whistle Bend Future Areas & Town Square](#)
- [Zoning Bylaw 2012-20](#)
- Proposed Zoning Amendment Bylaw 2022-43

HISTORY

The proposed rezoning for Phases 12 and 13 of Whistle Bend from FP - Future Planning, residential, and public zones to residential, mixed-use, and public zones received First Reading on October 24, 2022. It is estimated that the area will accommodate approximately 350 units or 850 people.

Public Hearing notifications were sent out in accordance with the Zoning Bylaw 2012-20, including:

- Newspaper advertisements were posted in the Whitehorse Star and Yukon News on October 28, 2022 and November 4, 2022;
- Email notifications were sent to the Government of Yukon Land Management Branch, Kwanlin Dün First Nation, and Ta'an Kwäch'än Council; and
- Mail notifications were sent to property owners within 100 m of the subject site.

A public hearing for this item was held on November 28, 2022. One written submission was received with concerns. Nobody registered for, or spoke to, the item at the public hearing.

ALTERNATIVES

1. Proceed with the second and third readings under the bylaw process; or
2. Do not proceed with the second and third readings.

ANALYSIS

The following matter was raised in the public input submission:

- Path behind Whistle Bend Place.

The submitter requested that the walking path behind Whistle Bend Place remain as the residents of the continuing care facility regularly use and enjoy it. They also requested a treed green belt area between Whistle Bend Place and the proposed housing.

The proposed Zoning Bylaw amendment includes an approximately 8m wide PG – Greenbelt zone to buffer the continuing care facility from future development. The zoning amendment also aligns with the Whistle Bend Future Areas & Town Square report land use plan for Area A which includes a trail where the current trail exists and a park space. The zoning amendment will therefore allow a trail to remain in the vicinity of Whistle Bend Place for the enjoyment of the residents of the continuing care facility and future residents of new developments in Phase 12 and 13.

ADMINISTRATIVE RECOMMENDATION

THAT Council direct that Bylaw 2022-43, a bylaw to amend the zoning of 16.2 hectares of vacant Commissioner's land comprising Phases 12 and 13 of Whistle Bend, from FP – Future Planning, residential, and public zones to residential, mixed-use, and public zones, be brought forward for second and third reading under the bylaw process.