

ADMINISTRATIVE REPORT

TO: Planning Committee
FROM: Administration
DATE: February 20 th , 2023
RE: Zoning Amendment – Mount Sima Industrial Subdivision

ISSUE

An application to amend the zoning of a portion of Lots 55 and 355, located in the Mount Sima Industrial Subdivision, from FP – Future Planning to IS – Industrial Service and PG – Greenbelt, to enable the release of a lot for industrial use.

REFERENCE

- [City of Whitehorse 2022 – 2024 Strategic Priorities](#)
- [2010 Official Community Plan](#)
- [2040 Proposed Official Community Plan \(as updated January 2023\)](#)
- [2020 Commercial and Industrial Land Study](#)
- [2020 Trail Plan](#)
- [2022 Motorized Multi-Use Trails](#)
- [2002 Municipal Act](#)
- [Zoning Bylaw 2012-20](#)
- Appendix A - Location Map
- Appendix B - Bylaw 2023-11 – Proposed

HISTORY

The applicant has applied to amend the zoning of a portion of Lots 55 and the entirety of Lot 335 in the Mount Sima Industrial Subdivision (Mt. Sima). The lots are currently zoned FP – Future Planning (FP) and the application is to rezone them in part to IS – Industrial Service (IS) and PG – Greenbelt (PG).

If rezoning is approved, the boundaries of Lots 55 and 335 will be adjusted through a subsequent subdivision application to enable the release of a revised 1.41 ha lot for future industrial development. A Right-of-Way (ROW) parcel will also be created to provide access to the future industrial lot. Lot 335 will include the remainder of the area and is not anticipated to be sold.

On December 21, 2022, the rezoning application was reviewed by the Development Review Committee and there were concerns raised regarding the relocation of a multi-use trail and potential access to the highway. These concerns are discussed and addressed in the Analysis section of this report.

The proposed schedule for the Zoning Bylaw Amendment is:

Planning Committee:	February 20, 2023
First Reading:	February 27, 2023
Newspaper Ads:	March 3 and March 10, 2023
Public Hearing:	March 27, 2023
Report to Committee:	April 17, 2023
Second and Third Reading:	April 24, 2023

ALTERNATIVES

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

ANALYSIS

Site Context

Lot 55 is located at the end of McFadden Way and Lot 335 is immediately to the south (Appendix A). Both lots (the subject site) are adjacent to industrial development to the west and east. Industrial properties to the west of the subject site are zoned IS while those to the east are zoned IH – Heavy Industrial. The Alaska Highway is also east of the subject site. North of the subject site is vacant FP zoned land. South of the subject site is a stream with country residential and environmental protection zoned land on the other side.

A trail crosses the northern edge of Lot 55, connecting McFadden Way to the Alaska Highway. A site visit was conducted on November 15, 2022 to confirm the trail is established and well utilized. The trail is a 5-metre-wide corridor useable by all-terrain vehicles.

2022-2024 Strategic Priorities

A City of Whitehorse 2022 – 2024 Strategic Priorities is to ensure that a variety of commercial/industrial land is available and attainable now and into the future by increasing land development in Whitehorse. Rezoning a portion of the subject site would result in 1.41 hectares of available land for future industrial development.

2010 Official Community Plan and Proposed Official Community Plan (as updated at Second Reading January 16, 2023)

Lot 55 is currently designated Industrial and Lot 335 is designated Greenspace in the 2010 Official Community Plan. The proposed OCP maintains these designations. The proposed rezoning of a portion of Lot 55 to IS and Lot 355 to PG conforms to the land use designations in the current and proposed OCPs. Proposed OCP policies also encourage development in the Mt. Sima Industrial area.

2020 Commercial Industrial Land Study

The 2020 Commercial Industrial Land Study (CILS) identifies the need for 87.2 ha of Industrial land by 2040. The proposed zoning bylaw amendment for IS zoning would add 1.41 ha of industrial land. The proposed rezoning of Lot 55 is also in line with the CILS

report's recommendation 9 to extend the Mt. Sima Industrial area into the FP zone to the east as well as along Copper Haul Road.

McFadden Way and Alaska Highway connection

It is recognized that additional development potential exists in the area which could create a need to connect McFadden Way to the Alaska Highway. To retain the long-term potential for highway access, Administration recommends that the northern portion of the lot remain zoned FP. The intention is that YG will subdivide this area to create a Right-of-Way (ROW) parcel which will be transferred to the City to protect the potential future road connection.

Lot Access

The *Municipal Act* requires any new lot to have direct access to a road. YG intends to subdivide Lot 55 to create an IS lot to sell. Access to this new lot will be created at the same time by creating a ROW lot, which will be transferred to the City. YG will then extend the McFadden Way cul-de-sac to provide vehicle access to the proposed IS area.

At a later date, if a future highway connection is deemed unnecessary, the area could be developed in association with the larger FP zone to the north.

Motorized Mix-Use (MMU) Trails

There are two trail corridors associated with the subject site: an existing trail on the northern edge of Lot 55 which connects McFadden Way to the Alaska Highway corridor and an undeveloped trail corridor reserve to the south which connects Greenspace lands to the east to the Alaska Highway.

The existing MMU trail on Lot 55 is recognized as an official City trail in the City of Whitehorse's 2020 *Trail Plan* and the 2022 *Whitehorse Motorized Multi-Use Trails Map*. The trail falls under the Type III – Recreation Trails designation, which is meant to accommodate hiking, mountain biking, and limited motorized use.

The existing MMU trail will be maintained as part of the future ROW parcel, with minor realignment. The existing trail will need to be relocated around a proposed short extension of McFadden Way to provide road access to the proposed IS lot.

There is also a MMU reserve area that runs adjacent to the southern property lines of the Industrial lots directly south of McFadden Way (see Appendix A). The proposal retains this MMU reserve by proposing a PG zoned corridor that maintains the connection to the Alaska Highway from the south. This PG zoned corridor is proposed in the eventuality of a future development on the north side of McFadden Way or in the FP area north of Lot 55 restricting use of the existing trail.

Alaska Highway Frontage Road

The industrial lots east of the subject site currently have direct access to the Alaska Highway. YG intends to replace the direct highway access with a service road that connects the industrial lots to the highway at the intersection with the service road on the eastern side of the highway. YG Highways and Public Works has therefore requested a 20-metre buffer along the eastern edge of Lot 55 to allow for the future construction of the service road. The 20-metre buffer is therefore included in the area proposed to remain FP zoned.

Utility Easement

A power line also traverses the northern portion of Lot 55. The power line and the 15m buffer required by ATCO are proposed within the future ROW parcel, protecting this infrastructure from future development on the proposed adjacent IS zoned parcel. The existing power line is not anticipated to restrict access to the new IS lot.

Zoning Bylaw

The current zoning of the subject site is FP – Future Planning. The purpose of this zone is to identify areas within the city that may be suitable for future development but need further planning to determine the most suitable use.

The proposed IS – Service Industrial zoning (1.73 ha) is being proposed for portions of Lots 55 and 355, to allow for the release of a lot for future industrial development. The purpose of the Service Industrial zone is to provide a zone for a mix of commercial and industrial uses including manufacturing, processing, assembly, distribution, service or repair, which may carry out a portion of their operation outdoors or require outdoor storage. This zone fits with adjacent zones to the east, which the new lot will be most associated with.

The industrial lot anticipated to be created through a subsequent subdivision application will be 1.41 ha in size. Half of the intended ROW parcel is also proposed to be zoned IS, as per standard 1.5.2 of the *Zoning Bylaw*, which requires the zoning boundary to be located within the centre of a roadway when it abuts two different zones.

The proposed PG – Greenbelt zone (1.21 ha) will extend the existing PG zone east of the subject site. This area does not have a viable option for road access and has topographic and environmental constraints that limit any future development. The purpose of the Greenbelt zone is to provide 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 or passive recreation.

A portion of Lot 55 (0.52 ha) is proposed to remain FP to retain the existing trail and enable a road ROW and Alaska Highway frontage road buffer.

ADMINISTRATIVE RECOMMENDATION

THAT Council direct that Bylaw 2023 -11, a bylaw to amend the zoning of a portion of Lot 55 and the entirety of Lot 335, Mount Sima Industrial Subdivision, be brought forward for consideration under the bylaw process.