

## ADMINISTRATIVE REPORT

<b>TO:</b>	Planning Committee
<b>FROM:</b>	Administration
<b>DATE:</b>	September 18, 2023
<b>RE:</b>	Zoning Amendment – Range Point Joint Master Plan

### ISSUE

An application to amend the zoning to support advancing the Range Point Joint Master Plan area (the Plan) which includes Kwanlin Dün First Nation (KDFN), Yukon Government (YG) and unsurveyed vacant Commissioner’s land to allow for a diverse mix of housing developments.

### REFERENCE

- [2020 KDFN Community Lands Plan](#)
- [2040 Official Community Plan](#)
- [Zoning Bylaw 2012-20](#)
- [2023 Range Point Joint Master Plan Final Report](#)
- Proposed Zoning (Attachment 1)
- Location Map (Attachment 2)
- Proposed Bylaw 2023-29 (Attachment 3)

### HISTORY

The Plan site is 18.45 hectares in size, consisting of KDFN Settlement Land Parcel C-15B, YG Parcel 262-6, and approximately 0.3 hectares of unsurveyed vacant Commissioner’s land (Attachment 2). The 2020 KDFN Community Lands Plan identified the Plan site for residential development.

Efforts to develop the Plan began in 2020. The Plan, which includes a Zoning Plan, was informed by several plans, studies, and assessment. The Plan went through multiple iterations of information gathering, conceptualization, and public engagement to arrive at the final Plan concept. Council approved the Plan on August 14, 2023.

On July 19, 2023, the rezoning application was reviewed by the Development Review Committee (DRC) and there were comments regarding the proposed sewer line alignment, proposed lot configurations, and the required geotechnical setback. Administration followed up with the partner governments to address DRC’s comments and, with further clarification, no changes to the application were deemed necessary.

The proposed schedule for the Zoning Bylaw amendment is:

Planning Committee:	September 18, 2023
First Reading:	September 25, 2023
Newspaper Ads:	September 29 and October 6, 2023
Public Hearing:	October 23, 2023
Report to Committee:	November 20, 2023
Second and Third Reading:	November 27, 2023

## **ALTERNATIVES**

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

## **ANALYSIS**

### **Site Context**

The subject site is located on the west side of Range Road, bordered by Mountain View Drive to the west, Northland Mobile Home Park to the south, and Chasàn Chuà/McIntyre Creek to the north. The existing neighbourhood of Range Point houses approximately 1,240 residents in about 560 dwelling units. The existing neighbourhood consists of mobile homes, single detached houses and townhouses. The subject site is mostly vegetated with several formal and informal dirt roads and trails.

### **2040 Official Community Plan, 2020 KDFN Community Lands Plan, and 2022-2024 Strategic Priorities**

The Plan site is designated as Residential – Urban and First Nations Development Land in the OCP. The Residential – Urban designation accommodates a wide range of residential housing forms and compatible uses primarily within the Urban Containment Boundary. Lands designated as First Nations Development Land can be developed in ways that are consistent with Self Government Agreements and planning policies and documents completed by the First Nation governments. The proposed zoning is consistent with plans for the site in the KDFN Community Lands Plan.

Geotechnical evaluations have been undertaken for the Plan site with recommendations to mitigate erosion, including by way of development setbacks. The proposed zoning aligns with the recommended setbacks and Policy 7.16 of the OCP.

The Plan aligns with Council's 2022 to 2024 Strategic Priorities and would advance the provision of housing in the city. The Plan also aligns with the OCP's housing, development, and growth policies to provide compact residential options across the housing continuum. Additionally, the OCP requires an approved Master Plan for the development of areas over 1.5 hectares, which is fulfilled by the Plan.

### **Proposed Zoning**

The Plan site is projected to result in approximately 390 new housing units including single detached, duplex, triplex, cottage cluster, and medium and high density multiple housing. Additionally, other typical neighbourhood zoning is proposed to provide for utilities, parks, buffers, and open spaces (Attachment 1).

There may be minor zoning boundary adjustments related to upcoming City subdivision approval and detailed engineering work. 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.

### **Infrastructure**

A Traffic Impact Analysis was conducted for the Plan. Recommendations were to implement upgrades (roadway widening, intersection configurations and signal timing / phasing) to Mountain View Drive and Range Road by 2032, with further upgrades to Mountain View Drive, Range Road and Whistle Bend Way by 2042. Contributions for these

road network improvements will be confirmed at the subdivision and development agreement stages. Other considerations relating to transportation demand management, complete streets, active transportation improvements, and transit route connections were also proposed.

The existing watermain within Range Road will provide water servicing to the Plan site. A stormwater management pond is also proposed on site to temporarily address the difference between pre- and post-development flow rates. The fibre optic line from Whistle Bend will need to be extended to provide internet to the site and power services will run underground following road alignments.

Sanitary servicing will be provided via a new sewer line connecting to the Marwell Collection System, with a lift station proposed within the Plan site. The new connection is proposed to be located within the Mountain View Drive right-of-way, however further discussions are required with the City's Engineering Services team to confirm the appropriateness of this alignment instead of within the Range Road right-of-way.

Either alignment is not anticipated to affect proposed zoning and can be confirmed at detailed design stage. The lift station location will remain the same, with only utilities needing to be rerouted if the alignment changes.

Capital infrastructure financing is still being discussed between the Plan partners, but will be assumed by YG and/or KDFN. KDFN and the City may need to enter into a servicing agreement setting out responsibilities and financing for municipal services (i.e. operations and maintenance) within the KDFN parcel. The intent is for the City to provide services similar to other KDFN land (e.g. McIntyre Subdivision). The City will later take over municipal services for land transferred to the City from YG, as per typical practice. The cost to provide municipal services will be offset through municipal property taxes and utility fees.

### **Fee Waiver**

The proponent requested a waiver of the application fees to recognize the collaborative nature of the Plan, to which the City is a partner, and acknowledge the shared contribution of governments towards the effort of increasing housing for benefit across the community.

Section 15.2.7 of the Zoning Bylaw allows Council to direct that the application fee be returned to the applicant if it appears that the proposed amendment is applicable to, and for the benefit of the City at large, or most of the persons affected in the area.

The application only relates to a specific area within the City, and therefore not applicable to the City at large or persons affected in the area. A fee waiver is therefore not considered applicable under Section 15.2.7.

### **ADMINISTRATIVE RECOMMENDATION**

THAT Council direct that Bylaw 2023-29, a bylaw to amend the zoning of the Range Point Joint Master Plan site to allow for a diverse mix of housing developments, be brought forward for consideration under the Bylaw process.