

ADMINISTRATIVE REPORT

TO: Planning Committee
FROM: Administration
DATE: March 4, 2024
RE: Official Community Plan Amendment – 200 Lobird Road

ISSUE

An application to amend the Official Community Plan (OCP) land use designation of a portion of 200 Lobird Road from Residential – Urban to Residential - Country to allow for the development of country residential lots.

REFERENCE

- [Zoning Bylaw 2012-20](#)
- [Whitehorse 2040 Official Community Plan](#)
- [2020 KDFN Community Lands Plan](#)
- Location Map (Attachment 1)
- Comparison of Proposed versus Potential Number of Units (Attachment 2)
- Proposed Official Community Plan Amendment Bylaw 2024-20 (Attachment 3)

HISTORY

An application was received to amend the OCP land use designation of a portion of 200 Lobird Road from Residential – Urban to Residential – Country, in order to allow for the development of country residential lots. The development is proposed to be named Highland Estates and includes a total area of 11.78 ha, encompassing 16 - 0.5 ha country residential lots, a road connecting the proposed lots to Lobird Road, and 1.18 ha of public use space.

On September 20, 2023, the application was reviewed by the Development Review Committee (DRC). The DRC noted that the proposal was not supported by several OCP policies. The DRC however recommended that the applicant ensure:

- that a well and an on-site sewage disposal system could be accommodated on the proposed lot sizes with the necessary setbacks;
- that OCP slope policies and their associated setbacks could be met;
- that the proposed dead-end roads be replaced with turn-arounds; and
- that the aquifer capacity could support long-term water servicing.

The applicant had a geotechnical evaluation completed and it concluded that 0.5 ha lots could fit a well and an on-site sewage disposal system. The applicant reviewed the OCP slope policies and they are not anticipated to be an issue and amended their draft drawings to include turn-arounds. Finally, well testing was completed that concluded that there is enough capacity for long-term on-site water servicing.

If the proposal were to pass First Reading, the schedule for the OCP amendment is as follows:

Planning Committee:	March 4, 2024
First Reading:	March 11, 2024
Newspaper Ads:	March 15 and March 22, 2024
Public Hearing:	April 8, 2024
Report to Committee:	May 6, 2024
Second Reading:	May 13, 2024
Ministerial Review:	July 5, 2024 (assuming full 45-day review period)
Third Reading:	July 8 or August 12, 2024

ALTERNATIVES

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

ANALYSIS

Site Context

The subject site is undeveloped with mixed vegetation and slopes upwards to the west. It is located on the same lot and immediately west of the existing Lobird Estates Mobile Home Park. The site is currently zoned RP – Residential Mobile Home Park. There is also a portion of the site that is zoned as RM – Residential Multiple Housing which contains the Radar Apartment.

To the north, west, and south is undeveloped Kwanlin Dün First Nation (KDFN) land (Parcel C-57 B) designated as First Nation Development Land in the OCP and zoned as FN-FP – First Nation Future Planning. In the KDFN Community Lands Plan, KDFN C-57 B is identified for community development, including for both residential and public service infrastructure.

The subject site would be serviced by a new public road, built to City standards and paid for by the developer, which will connect to Lobird Road. The proposed lots would have on-site wells and sewage disposal systems as municipal servicing is not yet available in the area. Government of Yukon Environmental Health Services has concerns that the proposed lot sizes are less than the recommended 1 ha for on-site sewage disposal systems. Solid waste would be need to be collected by a private waste service as the subject site is not adjacent to a municipal collection route.

2040 Official Community Plan

The city has experienced steady population growth for the past two decades and that growth is projected to continue into the future. Even though the housing stock is growing steadily, the city is facing significant challenges when it comes to providing adequate, attainable housing. It is predicted that 6,150 additional dwelling units will be needed by 2040. To support the projected need, the City will encourage the construction of a variety of housing types across the city that reflect the housing continuum per OCP policy 9.1.

The subject site is located within the Urban Containment Boundary (UCB) and designated as Residential – Urban in the OCP. The UCB represents the planned extent of the City's piped water and sewer infrastructure. OCP policy 8.24 states that in order to provide a

consistent level of service to future residents, and to maintain or increase efficiencies of existing infrastructure, new development will be primarily located within the UCB and be connected to municipal services. There are no areas designated as Residential – Country within the UCB because it is intended to be urban in nature and connected to municipal services.

Furthermore, the subject site is located within the South Growth Area. The South Growth Area is anticipated to be the next large-scale greenfield residential neighbourhood after the completion of Whistle Bend. Preliminary studies have shown that the South Growth Area is suitable for compact urban-style residential development that could accommodate between 7,000 to 8,500 units depending on the style of development and density. Per OCP policy 15.17.11, the City is committed to moving forward with further planning of the South Growth Area as a new residential neighbourhood. This will include but not be limited to in-depth studies, collaboration with land owners and partner governments, master planning, and public engagement.

OCP policy 8.5 envisions that new residential neighbourhoods will be designed as Complete Communities by incorporating a range of residential and commercial uses, daycares, schools, community amenities, and transportation options. OCP policy 8.1 further states that development will be compact to ensure existing public services are used efficiently, transportation impacts are minimized, wilderness spaces are preserved for as long as possible, and neighbourhoods are more walkable.

The development of country residential lots as proposed does not align with municipally-serviced urban residential development intended within the UCB, the vision for the South Growth Area, nor the concept of Complete Communities. A similar-sized area in the Copper Ridge neighbourhood yields approximately 115 residential lots (Attachment 2). In accordance with the OCP direction for compact development and current planning best practices, the South Growth Area will likely yield a higher density than Copper Ridge.

In conclusion, the proposed amendment to redesignate the subject site from Residential – Urban to Residential – Country represents approximately an 86 per cent reduction in the potential housing yield that would otherwise be available under the current OCP designation.

Next Steps

If Council were to approve the proposed OCP amendment, the applicant would then need to proceed through the following City processes:

1. Prepare a master plan per OCP policy 13.22 and obtain master plan approval;
2. Amend the zoning through a successful Zoning Bylaw amendment; and
3. Prepare subdivision design and apply for subdivision approval.

If Council were not to proceed with the proposed amendment the subject area will be included in the South Growth Area planning.

ADMINISTRATIVE RECOMMENDATION

THAT Council direct that Bylaw 2024-20, a bylaw to amend the Official Community Plan to allow for the development of country residential lots on a portion of 200 Lobird Road, not proceed under the bylaw process.