

## **ADMINISTRATIVE REPORT**

**TO:** Planning Committee  
**FROM:** Administration  
**DATE:** March 18, 2024  
**RE:** Valleyview South Master Plan

### **ISSUE**

Advancing the Valleyview South Master Plan (the Plan) for Council approval on the design concept for a new neighbourhood.

### **REFERENCES**

- [2022-2024 Strategic Priorities](#)
- [Whitehorse 2040 Official Community Plan](#)
- [Zoning Bylaw 2012-20](#)
- [Valleyview South Master Plan](#)

### **HISTORY**

Council's 2022 to 2024 Strategic Priorities seek to ensure a variety of housing is available now and into the future. The Official Community Plan (OCP) commits the City to collaborating with other governments to address housing needs and to encourage a variety of housing types. The OCP's Residential Growth Strategy seeks to accommodate over 3,500 new dwelling units within the Urban Core to meet projected housing demand, reduce urban sprawl, preserve the natural environment, minimize new infrastructure, and use existing infrastructure efficiently.

To achieve this goal, an area between Valleyview, McIntyre, and Hillcrest was identified for development. Planning efforts formally began in September 2022 when the City hired a consultant, to assist Administration in the development of a master plan. Since then, City staff worked through multiple iterations of information gathering, conceptualization, and engagement in developing the Plan.

Implementation of the Plan is expected to start this summer with various approvals from the City and the Government of Yukon. It is anticipated it may take 15 years to build the entire new neighbourhood; however, the timing of development and the release of lots is the responsibility of the various landowners.

### **Background Assessments**

The Plan was informed by various plans, documents, and background assessments. The OCP contains numerous policies that directed the development of the Plan (OCP policies references are provided in parentheses). Firstly, master plans must adhere to the OCP which seeks to promote the redevelopment of brownfield sites to enhance efficiency, remediate the environment, and reduce urban sprawl (8.3, 13.23). Within the Valleyview South area, the OCP conceptually locates an Urban Centre, which integrates diverse and higher-density land uses, a mix of community amenities, while also ensuring a smooth transition to nearby residential uses (8.5, 8.16 to 8.18, 8.21).

The OCP also established a minimum gross density of 20 dwelling units per gross hectare (8.38). To achieve this target, compact developments are prioritized to optimize public services, minimize transportation impacts, preserve wilderness areas, and enhance walkability (8.1). The transportation network further seeks to prioritize active and shared commute modes over personal vehicles (11.2). Additionally, neighbourhood designs must also consider long-term municipal responsibilities (12.19).

The Plan also drew direction from the 2018 Transit Plan, 2018 Bicycle Network Plan, and 2020 Trail Plan, as well Kwanlin Dün First Nation (KDFN) and Ta'an Kwäch'än Council (TKC) documents. Other background information that influenced the Plan include airport regulations, contamination and remediation documents, heritage resources, and environmental features.

An assessment under the *Yukon Environmental and Socioeconomic Assessment Act*, if required, along with further detailed studies, and all regulatory permits and approvals to develop the site, will be the responsibility of the developer.

### **Engagement**

Initial public engagement on the Plan area was carried out in November and December 2022 and received initial input from 684 people, with broad citywide representation. In January 2023 the City hosted a design workshop with the landowners, representatives of the Valleyview and Hillcrest Community Associations, various City departments, and planning and design consultants.

The consultants used the information generated from the initial survey and design workshop to create two land use scenarios. The land use scenarios were presented to the public at a 2-day open house and feedback was received through an online survey. The survey gathered input from 69 residents, primarily from the Valleyview neighbourhood. Various City departments and the landowners also provided input on the two land use scenarios. The consultant then incorporated the comments, including the input from the initial broad survey, to develop a preferred land use concept and Plan report (Attachment 1).

### **ALTERNATIVES**

1. Council direct Administration to schedule a Public Input Session at the Regular Council Meeting of April 22, 2024; or
2. Refer the matter back to Administration.

### **ANALYSIS**

#### **Site Context**

The Plan area is approximately 116 ha in size and includes lands owned by the private sector, KDFN, TKC, YG, and the City. The OCP designated the area Urban –Residential, First Nation Development Land, and Greenspace and is zoned Future Planning and Greenbelt. The only development currently within the study area are satellite dishes and a place of worship / community centre.

The surrounding residential neighbourhood is generally zoned RS – Residential Single Detached or RS2 – Residential Single Detached 2. There are also some parcels zoned

RM – Residential Multiple Housing, PR – Park and Recreation, PG – Greenbelt, and CN - Neighbourhood Commercial located in close proximity to the Plan area.

The proposed neighbourhood design complements the surrounding land uses in the area with a range and mix of housing, greenspaces, commercial, and public/institutional areas.

### **Plan Vision and Goals**

The Plan sets out a vision, guiding principles and associated policies to guide decisions on land use and development in the Plan area. These reflect city-wide values and goals, Council priorities, and best practices to promote sustainable development, and support the long-term interests of the Whitehorse community.

The land use concept envisions a mix of land uses, including low, medium and high density residential, commercial, and public/institutional areas, as well as a connected network of trails, and open spaces. The Plan area achieved the OCP minimum density target of 20 units per hectare for lands that have development potential. The Plan allocates approximately 28.0 ha of low density residential, 16.0 ha for medium density, and 12.6 ha for high density residential, as well as 21.9 ha for mixed residential and commercial uses. Housing density within the area vary between 8 units per gross hectare (approximately 810 m<sup>2</sup> lots) for the lowest density area and up to 55 units per gross hectare for high density areas.

Higher density residential is centred around the Hamilton Boulevard/Sumanik Drive intersection. Based on minimum density targets for each type of residential area, the new neighbourhood will accommodate a minimum of 1,714 units (approximately 4,217 people)—however, the area will likely accommodate more dwellings than the minimum.

The new neighbourhood would also establish the OCP vision of an Urban Centre in this areas, situated near the Canada Games Centre (CGC) and adjacent to the higher density residential area.

The Plan provides approximately 27.3 ha of greenspace and environmental protection area (or 24.8% of the entire Plan area). The Plan also envisions five neighbourhood parks, including upgrades to the existing Valleyview neighbourhood park, which adds another 5.6 ha of greenspace. The City will work with KDFN and TKC to identify additional public space within their Settlement Land; however, this cannot be transferred to the City. Greenspace is also provided around the existing Valleyview and Hillcrest neighbourhoods, as well as the Hillcrest Industrial Area to provide a buffer between the new neighbourhood and existing areas.

Active transportation and transit movement are supported within the Plan area. There is approximately 4 km of multi-use pathways proposed that would connect the area to Valleyview, Hillcrest, Granger, and McIntyre neighbourhoods, as well as the CGC, and the Airport Trail. Collector and arterial roads are conceptually located to allow for vehicle movement through the areas, and includes transit stops for future bus route through the new neighbourhood.

The Plan recommends new roads extending into the new neighbourhood from Hamilton Boulevard at McIntyre Drive and the CGC and from the Highway at Range Road. The intersection of Hamilton Boulevard and Sumanik Drive is also recommended for improvements. However, once the Highway/Range Road access is provided, the Plan recommends Sumanik Drive from Valleyview Drive to the Highway be closed to vehicular traffic and converted into a multi-use path.

### **Municipal Services**

The concept envisions a typical urban level of service, including municipal waste collection, snow removal, and potable water distribution and wastewater collection. The Plan area can be provided with water from the Valleyview Reservoir. Wastewater will tie into the Hamilton Boulevard Trunkmain, either through gravity or a new lift station depending on the location within the study area. The Plan does consider a potential alternative to allow for a gravity system to tie into the Airport Trunkmain, instead of a new lift station, subject additional study and City approval.

### **Site Preparation**

The Plan's grading plan recommends significant grading to create a 2-3% grade from the Highway to Hamilton Boulevard. This will allow for the road network to connect the new neighbourhood to the Alaska Highway at Range Road, increase the developable area to provide more land for housing, provide more functional greenspace, and support active transportation with a gentler slope to walk or cycle up.

The Plan recommends various mitigation strategies to reduce the impact of grading, including directing activities towards the highway and/or the Hillcrest Industrial Area, restricting the type of activities, hours of operation, noise, dust, and other adverse impacts; and aligning the phasing plan for the aggregate removal with the housing development phasing.

Where regrading exposes contaminated soils, applicable landowners will be required to remediate the areas and provide confirmation from the Government of Yukon.

### **Next Steps**

If the Plan is approved by Council, the City will work with the various landowners to implement the plan through additional detailed studies, assessment, permits, and approvals initiated by the developers.

### **ADMINISTRATIVE RECOMMENDATION**

THAT Council direct Administration schedule a Public Input Session at the Regular Council Meeting of April 22, 2024 on the proposed Valleyview South Master Plan.