

**ADMINISTRATIVE REPORT**

**TO:** City Planning Committee  
**FROM:** Administration  
**DATE:** November 18, 2024  
**RE:** Zoning Amendment – Copper Ridge Development Area Land Use Master Plan

**ISSUE**

An application to amend the zoning of lots 519, 520, and a portion of lot 518, known as the Copper Ridge Development Area Land Use Master Plan (the Plan) site, from PS – Public Services, PS(x) – Public Services Modified, and PR – Parks and Recreation to FP – Future Planning, to ensure certainty and flexibility for future rezoning.

**REFERENCE**

- [Zoning Bylaw 2012-20](#)
- [Whitehorse 2040 Official Community Plan](#)
- [Copper Ridge Development Area Land Use Master Plan \(the “Plan”\)](#)
- Location Map (Attachment 1)
- Proposed Zoning Amendment Bylaw 2024-52 (Attachment 2)

**HISTORY**

The area between Copper Ridge Place and Falcon Drive was identified for development. To ensure the area is developed in a logical, integrated manner, the City approved a Plan on April 22, 2024 to guide future development. The Government of Yukon (YG) owns Lot 519 and Lot 518, while the City owns Lot 520.

The City of Whitehorse passed a land disposition bylaw on August 26, 2024, to transfer Lot 520 to YG. This transfer aims to facilitate the orderly development and sale of the land to a single developer. In exchange, the City will receive an equivalent 2.02 hectares of land through the development process, ensuring no net loss of City-owned greenspace. While the sales agreement is still being finalized, YG has submitted a zoning amendment application to support the anticipated amalgamation and sale of the site to a private developer, ensuring both certainty and flexibility for future rezoning. The application seeks to rezone the Plan area from PS, PS(x), and PR to FP.

The zoning amendment application was reviewed by the Development Review Committee on September 18, 2024 and no concerns were raised.

The proposed schedule for the Zoning Bylaw amendment is:

|                     |                                       |
|---------------------|---------------------------------------|
| Planning Committee: | November 18, 2024                     |
| First Reading:      | November 25, 2024                     |
| Newspaper Ads:      | December 27, 2024 and January 3, 2025 |

|                           |                   |
|---------------------------|-------------------|
| Public Hearing:           | January 13, 2025  |
| Report to Committee:      | February 3, 2025  |
| Second and Third Reading: | February 10, 2025 |

## **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 approximately 6.65 ha in size and is located in the Copper Ridge neighbourhood at the intersection of Falcon Drive and Diamond Way. Copper Ridge Place, a long-term care home, is located directly north of the site and zoned PS.

The surrounding residential neighbourhood is generally zoned RS – Residential Single Detached or RR – Restricted Residential Detached, which primarily provide low-density single detached dwellings. Other PR, PE – Environmental Protection, and a few RM – Residential Multiple Housing zoned lands are also located in proximity to the subject site.

### **Official Community Plan and Land Use Master Plan**

The subject site is designated Residential – Urban in the Official Community Plan (OCP). This designation is intended to accommodate a wide range of residential housing forms and compatible uses.

The approved Plan for the area seeks to create a residential community that meets the needs of both current and future residents while preserving and enhancing natural areas to protect neighbourhood amenities. Most of the land is identified for residential development, with the Plan recommending a variety of housing options and suggesting different zoning approaches. The Plan also includes greenspaces along the northern, western, and southern edges of the Plan area. Finally, the Plan notes that specific zoning would be determined by the landowner and brought to Council for approval at a later date.

### **Proposed Zoning**

The proposed FP zoning is intended to provide a zone to protect land in a generally undeveloped and natural state until such time as planning has occurred to determine appropriate zoning. In this instance, it will serve as an interim zone to facilitate the anticipated amalgamation and sale of the site to a private developer. This interim zoning designation also provides more certainty and confidence to potential buyers, and provides developers more flexibility in choosing zones that align with their goals and the Plan.

## **ADMINISTRATIVE RECOMMENDATION**

THAT Council direct that Bylaw 2024-52, a bylaw to amend the zoning of the Copper Ridge Development Area Land Use Master Plan site, from PS – Public Services, PS(x) – Public Services Modified, and PR – Parks and Recreation to FP – Future Planning, be brought forward for consideration under the bylaw process.