

## **ADMINISTRATIVE REPORT**

<b>TO:</b> Planning Committee
<b>FROM:</b> Administration
<b>DATE:</b> January 6, 2025
<b>RE:</b> Public Hearing Report – Northeast Casca Boulevard Amendments

### **ISSUE**

Public Hearing Report on a bylaw to amend the zoning of 401 Casca Boulevard (Lot 377) and 4.61 ha of vacant Commissioner's land, located northeast of Casca Boulevard, from PG–Greenbelt to PU–Public Utilities and FP–Future Planning respectively, to align with the current use and to allow for integrated planning of this land and the adjacent Lot 1139.

### **REFERENCES**

- [Zoning Bylaw 2012-20](#)
- [2040 Official Community Plan](#)
- [Land Use Master Plan Policy 2024-04](#)
- [2009 Whistle Bend Master Plan](#)
- Location Map (Attachment 1)
- Proposed Zoning Amendment Bylaw 2024-49 (Attachment 2)

### **HISTORY**

An application was received to amend the zoning of Lot 377 to PU–Public Utilities to align with its current use as the Whistle Bend Recirculation Station, and to amend vacant Commissioner's land to FP–Future Planning to enable future integrated development, subject to a master planning project.

Bylaw 2024-49 received First Reading on November 12, 2024. Public hearing notifications were sent out in accordance with the Zoning Bylaw 2012-20, including:

- Newspaper advertisements were posted on November 22 and 29, 2024;
- Email notifications were sent to Kwanlin Dün First Nation, Ta'an Kwäch'än Council, Government of Yukon Land Management Branch, and the Whistle Bend Neighbourhood Association;
- Notification letters were delivered to owners of properties within 100 m of the subject site; and
- A notice sign was placed on each parcel.

A public hearing for this item was held on December 9, 2024. Nine written public input submission were received and one member of the public spoke to the amendment at the public hearing.

### **ALTERNATIVES**

1. Proceed with the second and third readings under the bylaw process; or
2. Do not proceed with the second and third readings.

## **ANALYSIS**

No objections were raised regarding the rezoning of the Recirculation Station from PG-Greenbelt to PU. Submissions however expressed concern regarding the proposed rezoning of the lands zoned PG that surround Lot 1139 (Heiland parcel) on Northeast Casca Boulevard to FP. The following matters were raised in the public hearing submissions:

- Loss of trails and greenspace;
- Planning and governance; and
- Other concerns

### **Loss of trails and greenspace**

Concerns were raised regarding the potential loss of trails, recreational opportunities, and impacts on wildlife habitats and corridors. Rezoning the greenspace was seen as a significant threat to the quality of life within the neighbourhood, further reducing the already limited greenspaces in the area, with some noting the lack of alternative locations for trails and the improbability of a 10-meter buffer width to be maintained in a natural state. Finally, it was expressed that the current PG zone is appropriate for the area's current uses and that the proposed rezoning is unnecessary.

The future intention for the area is for it to be planned in line with the 2009 Whistle Bend Master Plan, which identified the area for development, and in conjunction with the Heiland parcel. Developing and servicing the Heiland parcel independently would be challenging due to its location and orientation. The area around the Heiland parcel is proposed to be rezoned to allow flexibility in the future master planning process, which will consider impacts to greenspace and trails.

The greenspace and trails will remain unaffected at this time by the rezoning to Future Planning as the intent of the proposed zone is to protect land in a generally undeveloped and natural state, with limited permitted uses allowed, until future rezoning occurs. Impacts on the greenspace and wildlife habitats, the need for trail relocation, and the adequacy of buffer widths will be evaluated as part of the future master planning process.

### **Planning and governance**

Submitters noted the unclear rationale for rezoning to FP, assuming the land will eventually be developed. The process of rezoning the subject area to FP, with the potential for a reversal back to the PG zone after the conclusion of a master planning process, was also viewed as unnecessary. Additionally, there were concerns that the proposed rezoning was bypassing the requirements of the Land Use Master Plan Policy.

The Land Use Master Plan policy requires the consideration of all developable lands in an area to ensure coordination and the compatibility of uses. Rezoning the area to FP will therefore allow better flexibility and coordination in the future master planning process and serve as a temporary zone until appropriate zoning is determined through the master planning process.

A master plan will still be required under the Land Use Master Plan Policy for any subsequent rezoning or subdivision. The master plan requirement for the subject area was therefore waived on this basis for this rezoning application.

### **Other concerns**

Members of the public raised several other concerns that are outside of the scope of the subject rezoning application, including:

- The zoning, design, development, drainage, and use of areas outside of the subject area;
- Traffic congestion and the road network; and
- Impact on property values.

As previously noted, the proposed rezoning will maintain the area in a generally undeveloped and natural state. The preparation of a master plan will also be required prior to the rezoning or subdivision of the subject area. Development in the area will therefore not occur until a master planning process is complete and the zoning has been determined and approved by Council.

Through the master planning process, concerns related to traffic and the use and compatibility of surrounding areas will be considered and addressed through further evaluations and studies. The public will have an opportunity to participate in the master planning process where these concerns will be more appropriately considered and addressed. Another public hearing will also occur as part of any subsequent rezoning, where the public will have another opportunity to participate and raise these concerns.

### **Next Steps**

If Council approves this amendment, a master plan will be required prior to any future rezoning. Administration recommends approval of this rezoning to enable a comprehensive master planning process for the area, supporting efficient development while incorporating a mix of development and greenspace.

### **ADMINISTRATIVE RECOMMENDATION**


THAT Council direct that Bylaw 2024-49, a bylaw to amend the zoning of 401 Casca Boulevard and 4.61 ha of vacant Commissioner's land, from PG – Greenbelt to PU – Public Utilities and FP – Future Planning respectively, be brought forward at second and third reading under the bylaw process.





DATE:  
10/8/2024 3:52 PM

FILE:  
Z-13-2024 - Northeast Casca  
Blvd

 Subject Site

## CITY OF WHITEHORSE - PLANNING AND SUSTAINABILITY SERVICES

### Bylaw 2024-49

A Bylaw to amend the zoning of 401 Casca Boulevard and a 4.61 ha parcel of vacant Commissioner's land from PG – Green Belt to PU – Public Utilities and FP – Future Planning



**CITY OF WHITEHORSE**  
**BYLAW 2024-49**

A bylaw to amend Zoning Bylaw 2012-20

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WHEREAS section 289 of the *Municipal Act* provides that a zoning bylaw may prohibit, regulate and control the use and development of land and buildings in a municipality; and

WHEREAS section 294 of the *Municipal Act* provides for amendment of the Zoning Bylaw; and

WHEREAS it is deemed desirable that the City of Whitehorse Zoning Bylaw be amended to establish zoning for 401 Casca Boulevard and 4.61 ha of vacant Commissioner's land; and

NOW THEREFORE the council of the municipality of the City of Whitehorse, in open meeting assembled, hereby ENACTS AS FOLLOWS:

1. The zoning maps attached to and forming part of Zoning Bylaw 2012-20 are hereby amended by changing the zoning of 401 Casca Boulevard from PG – Greenbelt to PU – Public Utilities and of 4.61 ha vacant Commissioner's land, located northeast of Casca Boulevard from PG – Greenbelt to FP – Future Planning as indicated on Appendix A and forming part of this bylaw.
2. This bylaw shall come into force and effect upon the final passing thereof.

<b>FIRST READING:</b>	November 12, 2024
<b>PUBLIC NOTICE:</b>	November 22 and 29, 2024
<b>PUBLIC HEARING:</b>	December 9, 2024
<b>SECOND READING:</b>	
<b>THIRD READING and ADOPTION:</b>	

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Kirk Cameron, Mayor

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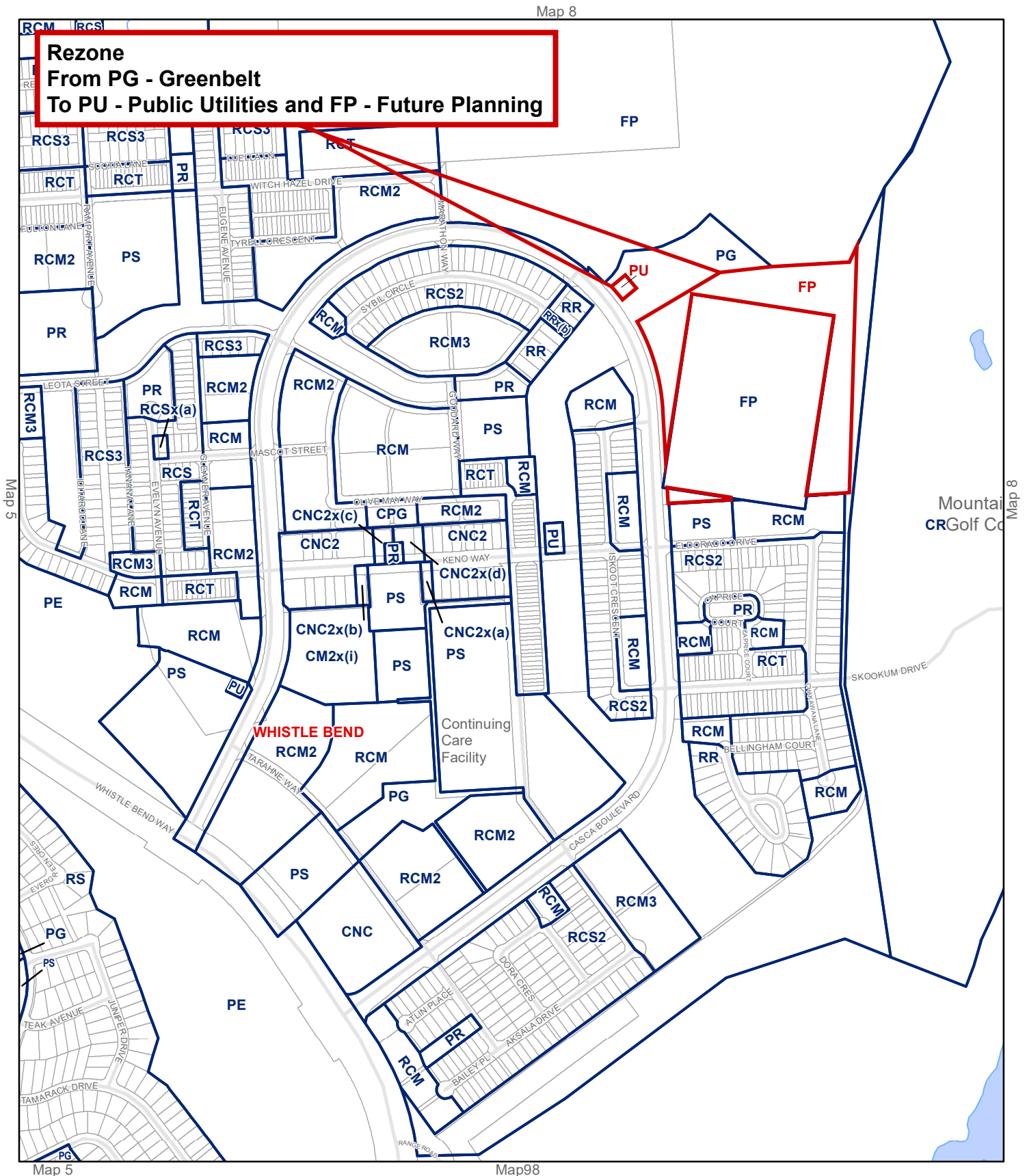
Corporate Services



# MAP 7

Appendix A, Bylaw Map  
Bylaw 2024-49

WHISTLE BEND (EAST)



Where a letter appears in brackets following a zoning designation, e.g. RSx(a), the letter corresponds to the 'special restrictions' subsection for that zone.



0 350

Meters

Projection: NAD 1983 UTM Zone 8

Consolidation date:  
April 22, 2024