

ADMINISTRATIVE REPORT

TO: City Planning Committee
FROM: Administration
DATE: February 17, 2025
RE: Supplemental Information Report – Northeast Casca Boulevard Amendments

ISSUE

Administrative report to provide additional information on a bylaw to amend the zoning of 401 Casca Boulevard and 4.61 ha of 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](#)
- [Land Use Master Plan Policy 2024-04](#)
- [2009 Whistle Bend Master Plan](#)
- [2018 Whistle Bend Overall Plan](#)
- Location Map (Attachment 1)
- Proposed Zoning Amendment Bylaw 2024-49 (Attachment 2)

HISTORY

The Government of Yukon (YG) submitted a zoning amendment application to rezone Lot 377 to PU–Public Utilities to align with its current use as the Whistle Bend Recirculation Station, and to amend Commissioner’s land to FP–Future Planning to enable future integrated development, subject to master planning.

Bylaw 2024-49 received First Reading on November 12, 2024. A Public Hearing was held on December 9, 2024 and a Public Hearing report was presented at the Regular Council meeting of January 13, 2025, where Council directed Administration to provide supplemental information on the following items:

- Potential mitigation measures for the loss of trails, greenspace, and wildlife habitat, and recreational opportunities in the affected area; and
- Configuration of the proposed rezoning area in the context of the 2009 Whistle Bend Master Plan and other relevant policies.

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

Mitigation measures and strategies

The current rezoning application from PG – Greenbelt to FP – Future Planning does not alter existing greenspace. The trails and vegetation within the area will remain

unaffected by this zoning amendment as the FP zone allows only limited development to occur. Furthermore, any potential impacts on trails, recreational opportunities, and wildlife habitats due to future development would be evaluated through a comprehensive master planning process. Key mitigation measures and strategies could however include:

- Maintaining the paved perimeter trail and trailhead access to other city trails, such as the Downward Dog trail, while allowing for adjustments in alignment to support the goal of creating a continuous trail around the entire Whistle Bend neighbourhood;
- Considering offset measures, such as establishing new parks, trails, or other types of natural spaces in nearby areas, including lot 1139;
- Encouraging higher density development to preserve and maximize greenspace and wilderness areas, while incorporating opportunities to protect wildlife and manage conflicts; and/or
- Ensuring public amenities are incorporated into future development through development agreements.

While these strategies and measures offer potential mitigation options, site-specific approaches may vary based on the unique characteristics and requirements of the site. Therefore, these or alternative solutions are best considered through a holistic master planning process rather than a zoning bylaw amendment application.

Land Use Master Plan Policy

Under the Land Use Master Plan Policy (the Policy), a master plan is required for all parcels over 1.5 hectares within the City of Whitehorse before any zoning amendments or subdivisions can occur. However, the Policy also allows for waivers in certain circumstances.

The subject site is approximately five hectares, triggering the requirement. Under the Policy, master planning must consider all logically connected lands, including non-developable areas that could be affected by development or planned for other uses, such as trails or open spaces. Since this zoning amendment application concerns only an irregularly shaped residual parcel within a larger connected area, the master plan requirement was waived with the understanding that comprehensive master planning will be undertaken in conjunction with Lot 1139.

Although the subject site and Lot 1139 were included in the 2009 Whistle Bend Master Plan, a new master plan is still required, as the City and YG have undertaken multiple updates, revisions, and planning initiatives since 2009 and this area was not included in those efforts. Therefore, a new master plan with updated background studies is needed to ensure future development reflects current needs and takes into consideration latest information.

The master planning process will evaluate factors such as traffic, road networks, greenspace, wildlife impacts, drainage, and density. Public engagement will be a key component, allowing for input both during the master planning stage and in subsequent rezoning discussions.

Split Zoning

Following the Regular Council meeting of January 13, 2025, Administration reviewed the implications of re-configuring the proposed rezoning area by removing the lands to the east and northeast of lot 1139. Rezoning the lands to FP aligns it with Lot 1139, which already has this zoning. This will support coordinated planning, allow for site consolidation, and enable boundary adjustments if desired by the owners. The proposed zoning boundary aligns with the Mountain View Golf Club boundary to the east and incorporates irregular residual parcels to enable a cohesive connection, while the northern boundary follows the land drainage feature. The FP zoning would provide flexibility to address considerations like greenbelt preservation across the entire planning area.

The FP zone would serve as a interim zoning, keeping the land in its current state until appropriate zoning is determined through the master planning process. It does not create development rights as Council retains full authority over future master planning and zoning decisions. Rezoning the site to FP – Future Planning now will not prevent Council from assigning a future greenbelt zone on this land or in another area as determined through a master plan.

Splitting the zoning to preserve the greenbelt on the east side of Lot 1139 will not exclude it from a future master planning process or prevent future rezoning, as the Policy still requires a holistic view of all logically connected lands. It could however reduce the yield of the master planning area by approximately 40 to 50 units.

ADMINISTRATIVE RECOMMENDATION

THAT Council direct that Bylaw 2024-49, a bylaw to amend the zoning of 401 Casca Boulevard and 4.61 ha of 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.

RCS




**Rezone
From PG - Greenbelt
To PU - Public Utilities and FP - Future Planning**



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

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.

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

Kirk Cameron, Mayor

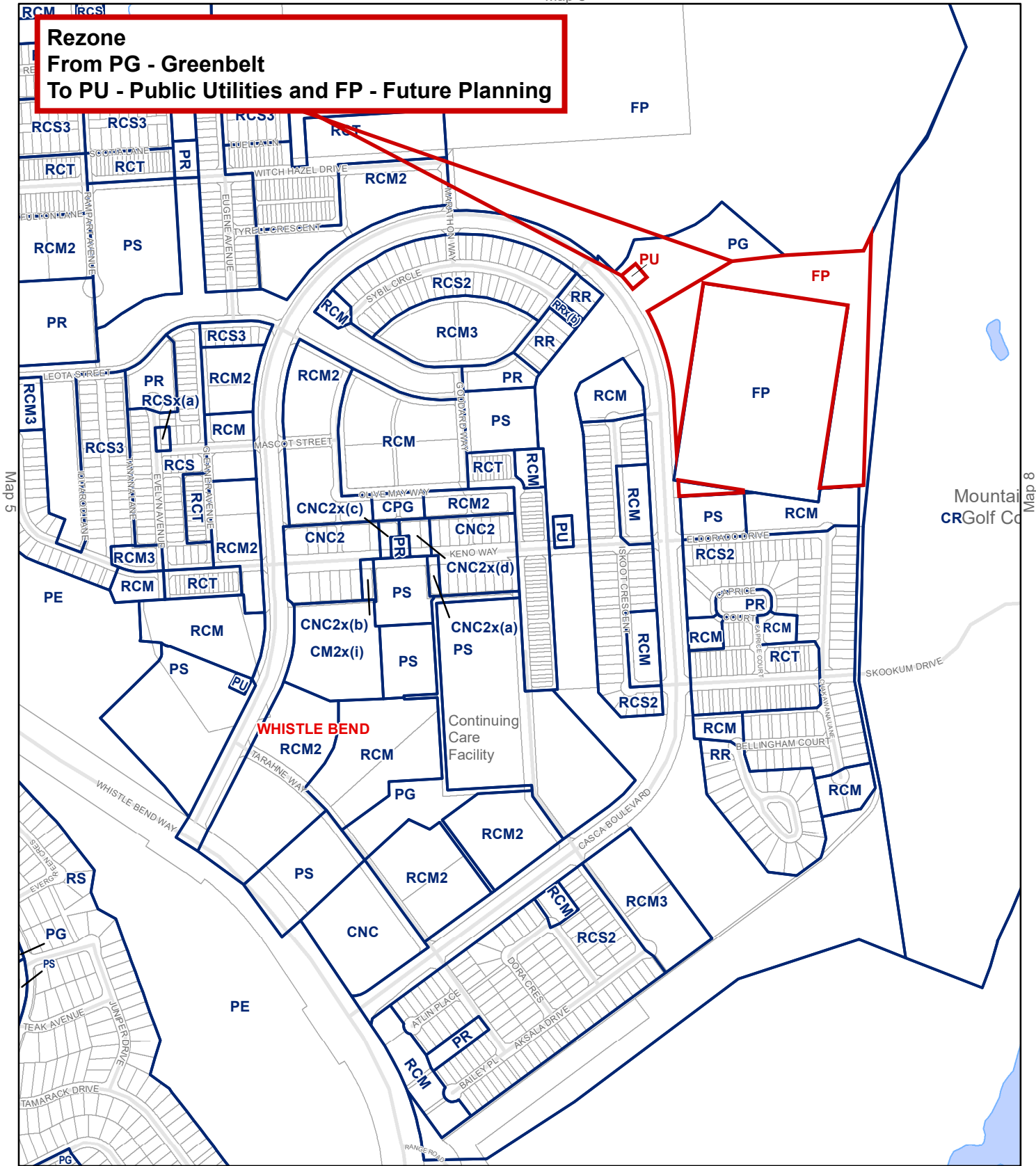
Corporate Services

MAP 7

Appendix A, Bylaw Map
Bylaw 2024-49

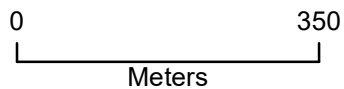
WHISTLE BEND (EAST)

Map 8



**Rezone
From PG - Greenbelt
To PU - Public Utilities and FP - Future Planning**

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.



Consolidation date:
April 22, 2024

Projection: NAD 1983 UTM Zone 8