

ADMINISTRATIVE REPORT

TO:	City Planning Committee
FROM:	Administration
DATE:	August 19, 2025
RE:	Zoning Amendment – KDFN Administrative Buildings

ISSUE

An application to amend the zoning of 11 lots between McIntyre Drive and Boyd Crescent, from FN-FP – First Nation Future Planning to FN-CIM – Mixed Use Commercial / Industrial (Modified), to enable the development of government buildings.

REFERENCE

- [2005 Kwanlin Dün First Nation Self-Government Agreement \(SGA\)](#)
- [2018 Joint Declaration of Commitment](#)
- [Zoning Bylaw 2012-20](#)
- [Whitehorse 2040 Official Community Plan](#)
- [2020 Kwanlin Dün First Nation Community Lands Plan](#)
- Location Map (Attachment 1)
- Proposed Zoning Amendment Bylaw 2025-33 (Attachment 2)

HISTORY

An application was received to rezone the subject site at the intersection of McIntyre Drive and Boyd Crescent from FN-FP – First Nation Future Planning to FN-CIM – Mixed Use Commercial / Industrial. In addition to rezoning, a request for special modification to permit office uses on the ground floor and on more than 50 per cent of the gross floor area of the building has been applied for. The subject site consists of the following lots:

- 6, 8, 10, and 12 McIntyre Crescent;
- 7 (lot 439), 23, 25, 33, 35, and 37 Boyd Crescent; and
- Portion of Lot 440, Plan 66606 CLSR YT.

The applicant intends to develop a new Kwanlin Dün First Nation Community Services compound and administrative building on part of the subject site to better accommodate the needs of the community. With the expansion of KDFN's population and infrastructure, the current Community Services location at 77 McClennan Road is no longer adequate to meet community need. Site area not immediately developed will accommodate future establishment of KDFN government service uses.

On June 11, 2025, the subject zoning amendment application was reviewed by the Development Review Committee (DRC). DRC noted servicing constraints that require further review and resolution to enable the proposed development. Separate meetings between the applicant, the City Water and Waste Services department, and the City Land and Development department are ongoing to determine adequate solutions. The rezoning application can proceed in the meantime to enable project planning to continue.

The proposed schedule for the Zoning Bylaw amendment is:

Planning Committee:	August 19, 2025
First Reading:	August 25, 2025
Newspaper Ads:	August 29 and September 5, 2025
Public Hearing:	September 22, 2025
Report to Committee:	October 20, 2025
Second and Third Reading:	October 27, 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 1.0 ha and is located on KDFN Settlement Land parcel C-41B in the McIntyre neighbourhood. The site is located on McIntyre Drive, in close proximity to Hamilton Boulevard. It is near other KDFN government buildings on McIntyre Drive such as the Kashgêk' community hub, Natsékhi Kù Health Centre, and the Nàkwät'à Kù Potlatch House. The subject site is cleared of trees and undeveloped. In addition to nearby government buildings, this neighbourhood contains existing residential dwellings to the north and west. Adjacent lots on the south and west side of Boyd Crescent remain covered in trees and are listed as undeveloped in the KDFN Community Lands Plan. Land uses for these lots have not been identified at this time.

KDFN Self-Government Agreement (SGA) and Community Lands Plan

The subject site, located within parcel C-41B, is identified as Type 1 land in the KDFN Self Government Agreement (SGA) and KDFN Community Lands Plan. As outlined in the SGA, KDFN can exercise its self-government powers related to planning, zoning, and land development on Type 1 lands. KDFN has however chosen to adopt the City's Zoning Bylaw at this time rather than duplicating an existing regulatory regime with its own zoning bylaw.

Table 7 in the KDFN Community Lands Plan identifies Settlement Land parcel C-41B as suitable for residential development, public services infrastructure, and revenue generation.

The proposed development of a community services compound and administrative building is consistent with establishment of public service infrastructure as outlined in the KDFN Community Lands Plan.

Joint Declaration of Commitment

The Joint Declaration of Commitment signed by the City, KDFN, and Ta'an Kwäch'än Council in 2018 affirmed these three parties would be respectful and supportive as neighbours and friends and collaborate on outstanding issues, with future generations in mind, to their mutual benefit. This zoning amendment process provides opportunity to demonstrate this commitment.

Official Community Plan

This site is designated as First Nation Development Land in the Official Community Plan. First Nation Development Lands are areas where First Nations may develop lands consistent with SGA's and land planning documents completed by the First Nation, to guide development.

The KDFN Community Lands Plan is in alignment with OCP policies which empower First Nations to guide development of their lands in accordance with land planning policies completed by the First Nation.

Rezoning the subject site to accommodate proposed public service uses is consistent with policies and land uses identified in the OCP and KDFN Community Lands Plan

Zoning Bylaw

The current zoning of the subject site is FN-FP. This zone is intended to protect land until such a time that planning has occurred to determine appropriate zoning.

The FN-CIM (modified) zone is proposed to facilitate the development of a Community Services compound and administrative building on site with the potential to develop additional government buildings in the future. The FN-CIM zone permits fleet services, office uses, and other community service-related functions proposed by the applicant. Administration believes the FN-CIM (modified) zone is appropriate for this location as it is fronting on McIntyre Drive, which is the subdivision's collector road.

The applicant has also proposed a special modification to permit office uses on the ground floor and in excess of 50 per cent of the gross floor area of a building. These changes would enable greater development flexibility, better accommodating the applicants land use needs.

ADMINISTRATIVE RECOMMENDATION

THAT Council direct that Bylaw 2025-33, a bylaw to amend the zoning of 11 lots between McIntyre Drive and Boyd Crescent, to allow for the development of government buildings, be brought forward for consideration under the bylaw process.