

ADMINISTRATIVE REPORT

TO:	City Planning Committee
FROM:	Administration
DATE:	October 20, 2025
RE:	Zoning Amendment – 25 Rhine Way

ISSUE

An application to amend the zoning of 25 Rhine Way and 468 Range Road from RCM2 – Comprehensive Residential Multiple Family 2, and CM1 – Mixed Use Commercial to CM1x(b) – Mixed Use Commercial (Modified), to allow for the extension of a housing development for seniors with related commercial services.

REFERENCE

- [Zoning Bylaw 2012-20](#)
- [Whitehorse 2040 Official Community Plan](#)
- Location Map (Attachment 1)
- Proposed Zoning Amendment Bylaw 2025-41 (Attachment 2)
- Building Heights and Setbacks Map (Attachment 3)

HISTORY

The first phase of the development at 468 Range Road was completed in January 2023 and consists of an 84-unit supportive housing complex. To enable the development, a zoning amendment and boundary realignment was completed in 2020 to rezone a portion of 25 Rhine Way from RCM2 to CM1 and incorporate that portion into 468 Range Road.

The applicant now proposes to construct a new four-storey senior housing complex on 25 Rhine Way, providing 51 beds, and including a physical connection to the existing senior housing complex at 468 Range Road. The connection will allow residents to move between the two buildings and access the range of services offered. The proposed development includes ground-floor space intended for light commercial uses such as a small café and professional service offices (e.g., medical, physiotherapy, optometry) and is designed to complement the existing facility, as well as provide expanded services to residents of both the facility and the surrounding neighbourhood. If the zoning amendment is approved, a lot consolidation of 25 Rhine Way and 468 Range Road would follow.

To allow this development to proceed, an application has been submitted to rezone both 25 Rhine Way and 468 Range Road from RCM2 – Comprehensive Residential Multiple Family 2 and CM1 – Mixed Use Commercial to CM1x – Mixed Use Commercial (Modified). The special modification would allow for the second phase of development, while limiting the building height to 16 m for phase two buildings, limiting the maximum site coverage to 70%, as well as require 3 m site setbacks from the adjacent residential developments to the north, and 1.5 m site setback from the lot line to the west, to ensure a density transition between the Takhini Urban Centre and surrounding residential uses.

On July 23, 2025, the application was reviewed by the Development Review Committee (DRC). DRC requested a Traffic Impact Assessment (TIA) to assess potential traffic implications, primarily focusing on assessing the warrant for a pedestrian crossing on

Range Road, given the presence of seniors and children in the area. The applicant conducted a TIA, concluding that the area requires a pedestrian crossing, recommending a crosswalk north of Dieppe Drive. Engineering has reviewed the TIA and did not raise any concerns with the proposed rezoning, with further details on the design, cost sharing between the benefitting parties, and location of the crosswalk to be addressed during permitting.

The proposed schedule for the Zoning Bylaw amendment is:

Planning Committee:	October 20, 2025
First Reading:	October 27, 2025
Newspaper Ads:	October 31 and November 7, 2025
Public Hearing:	November 24, 2025
Report to Committee:	January 5, 2026 (TBC)
Second and Third Reading:	January 12, 2026 (TBC)

Potential Postal Delivery Disruption

There is a potential that a postal delivery disruption may prevent the delivery of written notification letters to surrounding property owners as required in the Zoning Bylaw. Zoning Bylaw regulation 15.5.1 states however that in the event of a postal delivery disruption, additional methods or alternate notifications may be used, as directed by Council at First Reading. Administration recommends that Council authorize notifications of the public hearing to be advertised on the City's social media platforms if a postal delivery disruption prevents the delivery of mailed notifications.

Zoning Bylaw Rewrite

This proposed amendment, Bylaw 2025-41, if adopted, would amend the current Zoning Bylaw 2012-20, with the intent that the new Zoning Bylaw 2025-37 will be amended to incorporate this change prior to adoption. If the new Zoning Bylaw 2025-37 is adopted first, Bylaw 2025-41 could be changed so that it amends the new Zoning Bylaw instead.

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 0.89 ha and is located in the Takhini neighbourhood at Range Road and Rhine Way. The existing senior housing complex is located on the parcel adjoining Range Road, with government buildings to the east and southeast and a broomball arena to the northwest of the subject site. Residential dwellings are located to the north, west, and south. Apart from the senior housing complex, the remainder of the site is cleared, undeveloped, and currently used for storage, with a few shipping containers, a tent structure, and a materials laydown area present. The site is well-served by public transit, and a paved trail runs along its western boundary. The proposed zoning and associated special modifications are compatible with surrounding land uses, and no conflicts are anticipated.

Official Community Plan

The subject site is designated Residential – Urban / Mixed Use – Neighbourhood in the Official Community Plan (OCP). The Residential – Urban designation supports a wide range of housing forms and compatible uses within the Urban Containment Boundary, while the Mixed Use – Neighbourhood designation accommodates multi-unit housing and small-scale commercial uses that contribute to neighbourhood vitality and the creation of Complete Communities. Complete Communities are neighbourhoods designed to meet residents' basic needs through convenient access to a diverse mix of residential, recreational, community and commercial uses.

The OCP land use designation boundary line runs through 25 Rhine Way. Policy 16.2 states that all boundaries as shown on the mapping in the OCP for land use designations are to be interpreted as generalized, not precise, with consideration given to the policies described in the OCP for their development intent. The site is located on the edge of the Takhini Urban Centre, as identified in OCP Map 2. Policy 8.22 provides that lots in or near Urban Centres shown on Map 2 will be rezoned to allow for commercial and multi-family residential uses. Based on these policies, the proposed CM1 zoning aligns with OCP policy for the area.

The OCP policies on Urban Centres (Policies 8.16 through 8.22) encourage pedestrian-oriented, mixed-use development near transit, with commercial uses at street level and residential above. These policies also emphasize that areas within or adjacent to Urban Centres are preferred locations for higher density residential uses. The special modification addresses policy 8.18 by providing density transitions between Urban Centres and their surrounding residential neighbourhoods to reduce negative impacts on lower density uses. The proposed development is consistent with these policies and with the intent of the Urban Centre.

Zoning Bylaw

25 Rhine Way is currently zoned RCM2 – Comprehensive Residential Multiple Family 2, which is intended to accommodate higher density, more energy efficient urban multiple family housing that is developed as part of a complete neighbourhood. While supportive housing is permitted as a conditional use, commercial uses are not allowed.

468 Range Road is currently zoned CM1 – Mixed Use Commercial, which is intended for a compatible mix of low-intensity commercial and residential uses in transitional areas around the periphery of the downtown commercial core.

The CM1 zone was selected for 25 Rhine Way to match the zoning of 468 Range Road, enabling lot consolidation to support a seamless design and shared infrastructure. A consolidation would allow a building connector between the existing senior living residence and the proposed expansion, enhancing accessibility, service continuity, and aging-in-place supports for senior residents. Rezoning to CM1 also enables ground-floor commercial services within the new development, providing amenities that benefit the facility residents and the surrounding Takhini neighbourhood, consistent with Complete Communities principles.

To ensure the proposed zoning aligns with the surrounding neighbourhood character, while still allowing for future consolidation, special modifications are proposed for the entire subject site, even though they primarily relate to the 25 Rhine Way lot. These modifications

introduce specific limits on building height, site coverage, and setbacks to create an appropriate density transition with adjacent lower-density areas.

While the CM1 zone permits a maximum height of 20 m, this limit will remain in place only for the existing building on 468 Range Road. For the new development on 25 Rhine Way, the maximum height is proposed to be reduced to 16 m to better integrate with nearby residential uses. To achieve this, the special modification would limit development located more than 74.93 m from the east lot line (the point where 25 Rhine Way begins) to a maximum height of 16 m. Additional modifications include setbacks of 3 m from northern and western boundaries to provide buffers to adjacent properties, with the exception of the western boundary adjoining a City trail and greenspace where the setback is 1.5 m. To further support a gradual transition to higher density, the maximum site coverage across the subject site is proposed to be reduced from 90% to 70%. This reduction does not affect the existing phase one development, which already complies with this limit.

The resulting CM1x(b) zone will continue to support a compatible mix of low-intensity commercial and residential uses, with the special modifications ensuring development that integrates well into the existing neighbourhood.

ADMINISTRATIVE RECOMMENDATION

THAT Council direct that Bylaw 2025-41, a bylaw to amend the zoning of 25 Rhine Way and 468 Range Road from RCM2 – Comprehensive Residential Multiple Family 2, and CM1 – Mixed Use Commercial to CM1x(b) – Mixed Use Commercial (Modified) be brought forward for consideration under the bylaw process; and

THAT Council authorize the use of alternative notification methods in the event of a postal delivery disruption.