

## **ADMINISTRATIVE REPORT**

<b>TO:</b> City Planning Committee
<b>FROM:</b> Administration
<b>DATE:</b> October 20, 2025
<b>RE:</b> Public Hearing Report – 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-CIMx(g) – First Nation Mixed Use Commercial/Industrial (Modified), to enable the development of government buildings.

### **REFERENCES**

- [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 located at the intersection of McIntyre Drive and Boyd Crescent from FN-FP – First Nation Future Planning to FN-CIMx(g) – First Nation Mixed Use Commercial/Industrial (Modified), with the 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. 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 Community Services compound and administrative building on part of the subject site to better accommodate the needs of the community. With the expansion of Kwanlin Dün First Nation's (KDFN) 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.

Bylaw 2025-33 received First Reading on August 25, 2025. Public Hearing notifications were sent out in accordance with the Zoning Bylaw 2012-20, including:

- Newspaper advertisements were posted in the Yukon News on August 29, 2025, and September 5, 2025.
- Email notifications were sent to Kwanlin Dün First Nation, Ta'an Kwäch'än Council, and the Government of Yukon Land Management Branch.
- Mail notifications were sent to 14 property owners within 100 metres of the subject site; and
- A notice sign was placed on the subject site.

A public hearing for this item was held on September 22, 2025. No public input submissions were received and nobody registered for or 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 issues were raised with this proposed zoning amendment through the public hearing process and no changes to the application were made following the public hearing.

If Council approves this amendment, the proponent can proceed with the City's Development Permit process.

The City is currently undertaking a comprehensive zoning bylaw rewrite. The proposed bylaw (2025-37) was introduced to Council Standing Committee on October 6, 2025. Any zoning amendments in process can be incorporated into new zoning regulations outlined in Bylaw 2025-37 upon adoption. The new zoning bylaw proposes creation of a KDG-KMD McIntyre Development District zone that will apply to the subject site. The KDG-KMD zone permits government buildings as proposed in this application. As a result, changes to text or maps associated with this amendment will not be required if the new zoning bylaw is adopted by Council.

### **ADMINISTRATIVE RECOMMENDATION**

THAT Council direct that Bylaw 2025-33, a bylaw to amend the zoning of 11 lots between McIntyre Drive and Boyd Crescent, from FN-FP – First Nation Future Planning to FN-CIMx(g) – First Nation Mixed Use Commercial/Industrial (Modified), to enable the development of government buildings, be brought forward at second and third reading under the bylaw process; and

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