

From: [Duncan Martin](#)
To: publicinput@whitehorse.ca
Subject: Zoning Amendment – 25 Rhine Way
Date: Saturday, November 8, 2025 9:27:22 AM

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I am writing to express support for the zoning amendment proposed for 25 Rhine Way from its current zone of RCM2 to CM1x(b).

I am a resident of Takhini North and I am excited to see my neighbourhood continue to develop and grow into the urban center that it is designated as under the Official Community Plan.

The existing Normandy Living building has brought more vibrance to the Takhini neighbourhood and the density of this facility creates conditions where the redevelopment of Range Road can begin to support small commercial shops. The expansion of this facility is a welcome addition to the Takhini Neighbourhood. The proposed additional height is not a concern, as with the proposed special modification there is only one meter of additional height.

I strongly support the recommendation to add a new pedestrian crossing to connect Dieppe Drive to the west side of Range Road- this crossing will serve residents of Normandy Living, as well as residents of Takhini East, and the daycare (downtown days) that is located in 478 Range Road- next to Normandy Living.

Thank you for your consideration,
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Duncan Martin | MSc | MCIP | RPP

[REDACTED]

From: [Takhini Neighbourhood Association](#)
To: publicinput@whitehorse.ca
Subject: Zoning amendment in Takhini
Date: Tuesday, November 11, 2025 1:27:59 PM

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Hi,

We are providing the following input on the proposed zoning change in Takhini. If someone could confirm receipt of this email that would be appreciated.

Thanks

Takhini Neighbourhood Association

The Takhini Neighbourhood Association is writing to express support for the zoning amendment proposed for 25 Rhine Way from its current zone of RCM2 to CM1x(b).

As residents of Takhini we are excited to see our neighbourhood continue to develop and grow into the urban center that it is designated as under the Official Community Plan.

The existing Normandy Living building has brought more vibrance to the Takhini neighbourhood and the density of this facility creates conditions where the redevelopment of Range Road can begin to support small commercial shops. The expansion of this facility is a welcome addition to the Takhini Neighbourhood. The proposed additional height is not a concern, as with the proposed special modification there is only one meter of additional height.

The Takhini Neighbourhood Association strongly supports the recommendation to add a new pedestrian crossing to connect Dieppe Drive to the west side of Range Road- this crossing will serve residents of Normandy Living, as well as residents of Takhini East, and the daycare (downtown days) that is located in 478 Range Road- next to Normandy Living.

We would like to request that the crosswalk feature pedestrian activated flashing lights. This will help keep pedestrians visible during the darkest months and increase safety for the Normandy Living residents and daycare kids during crossings.

Sent from [Proton Mail](#) for iOS.

From: [Greg Belisle](#)
To: publicinput@whitehorse.ca
Subject: Comments regarding amend zoning 25 Rhine Way
Date: Saturday, November 22, 2025 2:45:15 PM
Attachments: [rezoning comments.docx](#)

Please find attached, comments regarding amending zoning of 25 Rhine Way and 468 Range Road.

Greg Belisle
President, Whitehorse Condominium Corporation # 84

Sent from my iPad

Comments regarding 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 CM1 X(b) mixed used commercial (modified) to allow for the extension of a house in development for seniors with related commercial services.

We are the owners of Normandy Estates, a ten-unit townhouse development located at 30 Normandy Road, and on Lot 1039, Quad 105/D11 and our southern property line abuts the northerly property line of Lot 428, 25 Rhine Way.

We have concerns,

1. The proposed rezoning application is difficult to review without some idea for the building footprint, parking areas and egress and access road locations.
2. The setback of 3m on our southerly property line would be a considerable concern if a four-storey building was placed on that line. We don't believe it is reasonable for a residential property owner that purchased and is living in a residential residential unit, zoned in a RM (residential multiple housing) area, to expect a four storey building to be constructed 3m from its property line and if this is the case in our opinion it is not acceptable.
3. We are assuming there will be underground parking for the residents of the proposed building. We are concerned about parking for visitors, professional care givers, and others. The property itself does not seem to be big enough to accommodate much surface parking. Range Road itself is presently congested, mainly in front of the earlier development (Normandy Living). It is often a challenge avoiding vehicle, truck, van doors opening into the traffic lanes along Range Road. Erratic pedestrian crossing at this location is also a concern, especially in winter darkness hours. Any increase in parking in this area is going to make this more problematic. Parking along Rhine Way is limited. There does not appear to be sufficient parking close by or within lot 428. The addition of the commercial offices on the first floor, severely magnifies the need for additional parking, which there is no obvious solution. This parking issue is a major concern.

4. While Drainage may be more of a building permit issue rather than zoning, the concern needs to be raised. Prior to construction of the existing building, Normandy Living, the property at lot 428, 25 Rhine way was lower than our property at our southern boundary. It is now at least three feet higher than our property. The developer needs to be responsible for controlling drainage from their property onto adjacent properties.

These are our concerns and we are hopeful they will be considered in the bylaw process.

Whitehorse Condominium Corporation #84

From: [TPCC #8](#)
To: publicinput@whitehorse.ca
Cc: [Mayor and Council](#)
Subject: Re: Application to amend the zoning of 25 Rhine Way and 468 Range Road - Nov 24, 2025 City Council Meeting
Date: Sunday, November 23, 2025 12:28:21 PM

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November 22, 2025

Takhini Place ,
Whitehorse, Condominium Corporation No. 8
[REDACTED]
Whitehorse, Yukon
Y1A 3A2

Dear Mayor and Council,

The Board of Takhini Place townhouse complex, which shares a property line with 468 Range Road, would like to express that we are NOT in favor of the request to change the zoning of the two pieces of property at 468 Range Road and 25 Rhine Way.

Already the current zoning of CM1 at 468 Range Road is zoning that by the City's own documents is stated to be zoning intended for the downtown core. As such it is already out of place in any residential neighbourhood and in this case the Takhini neighbourhood. This zoning allows for buildings to be 20 metres in height.

The line between these two lots was moved in 2020 prior to the construction of the Normandy Living building at 468 Range Road, effectively making that CM1 zoned lot larger, and consequently Normandy Living is not only a height unheard of in a residential area, but it was also given room to have a larger footprint.

At that time, the developers, and the City, assured the neighbourhood that when the second phase of construction began, that building would be limited to 15 metres in height due to the RCM2 zoning. You can imagine our dismay that 5 years later the developer is requesting zoning which will allow the new building to be 16 metres in height. This may not seem like a large increase, unless you live beside the buildings. To the north of the 468 Range Road and 25 Rhine Way properties are three separate residential townhouse style condominium corporations, two of which are single story. Each of these buildings, with a combined total of 42 family homes, will be impacted greatly by a large building too close to them.

We ask you to reject this zoning change in order to keep the new development at a maximum of 15 metres as per the current zoning.

Sincerely,

Board of Takhini Place
Whitehorse Condominium Corporation No 8

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Whitehorse Condominium Corporation # 8 Board

From: [Barbara Scheck](#)
To: [Mayor and Council](#); publicinput@whitehorse.ca
Subject: Re: Application to amend the zoning of 25 Rhine Way and 468 Range Road - Nov 24, 2025 City Council Meeting
Date: Monday, November 24, 2025 4:09:43 AM

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November 24, 2025

Dear Mayor and Council,

I would like to formally register that I am not in favor of the proposed zoning change at 468 Range Road and 25 Rhine Way.

The proposed change to amalgamate the lots will increase the height of the new development. The zoning at 468 Range Road permits a building to be 20 metres high. This CM1 zoning is unheard of outside of the downtown core and already at odds with the neighbourhood. Although the proposed change states that the new development will be built to a maximum of 16 metres in height, that is still higher than the current RCM2 zoning on the 25 Rhine Way lot which limits the height to 15 metres.

It may not seem like a huge increase from 15 metres to 16 metres but it is an example of the "creep" that is already happening. Prior to 2021 the ground on both the lots was level with Range Road. Soil dug up to allow for the underground parking at 468 Range Road was not all trucked away, and consequently the elevation of the lots was raised at that time. This makes the current building and any future ones taller. These two lots are right beside three townhouse style condominiums, two of which are single story. This new planned development will create a massive complex that looms over the closest residences and is completely out of line with the rest of the Takhini neighbourhood.

I am concerned about the language in the City Admin report under the Site Analysis section which states, " 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."

This phrasing suggests that an immense building would be an improvement, and perhaps a bias towards development. Although it may be factual that these items are on the lot - they are the leftovers from the period when the developer was allowed to

use the lot as a staging area for building materials for the hotel being built on 6th and Main Street. During that 18 month period the lot was piled high with insulation, metal framing and other material. It seems that they were not required to completely remove all items after that permit ended.

The Admin Report also speaks to the 3 metre setbacks on the northern boundary with the residential properties. The southern lot line has a 1 metre setback. The 3 metre setback sounds positive, until you realize that it means any driveway, dumpster and compost bins will be placed on that side of the lot. This is the situation with 468 Range Road where the dumpster and compost bins are literally 2 metres from the decks of neighbours in two different condominiums. The resulting commercial traffic could not be closer to the northern neighbours. A 3 metre setback on all sides of the lot would offer more of a buffer, and specifications about the placement of dumpsters and other waste products would reduce the odors and noise that neighbours are subjected to.

I attended the meeting in 2020 where the developer committed to providing parking at the front of the building for guests and staff at 468 Range Road. These parking spaces never materialized as a visit to the site will note that there are only two handicapped parking spaces and one drop off/pick up spot. Consequently my trust in what is said and what is actually delivered is not high.

I would like to be clear that I am not "anti development". What I am against is the building of structures that do not fit into the neighbourhood. The fact that 468 Range Road is zoned as CM1 is an anomaly. Clearly it can't be changed now, but that doesn't mean that the zoning on the adjacent lot should be altered therefore increasing the size of the anomaly. It would be easy to build a one or two story independent senior housing incorporating some much needed green space onto the property. This would allow sunlight to reach the building at 468 Range Road, as well providing a natural area for the seniors to enjoy. Currently they have nowhere to walk and relax except along the increasingly busy Range Road (another problem I won't address here!).

Thank you for reading this lengthy email. I encourage you all to actually stop by the lots in question and get a sense of what the issues are for the surrounding neighbours.

I ask you not to approve the request to join these two properties together and change

the zoning.

Regards,

Barbara C. Scheck

[REDACTED]

Whitehorse, YT

Y1A 3A2