

ADMINISTRATIVE REPORT

TO: City Planning Committee
FROM: Administration
DATE: January 5, 2026
RE: Zoning Amendment – Chasàn Tatäy

ISSUE

An application to amend the zoning of a portion of Kwanlin Dün First Nation Settlement Land Parcel C-15B, known as Chasàn Tatäy Subdivision, from PR-Parks and Recreation and RCM-Comprehensive Residential Multiple Family to RCM-Comprehensive Residential Multiple Family and PR-Parks and Recreation, to enable a larger central park and reconfigured residential lots.

REFERENCE

- [Zoning Bylaw 2012-20](#)
- [Whitehorse 2040 Official Community Plan](#)
- [2020 Kwanlin Dün First Nation Community Lands Plan](#)
- [Range Point Joint Master Plan](#)
- Location Map (Attachment 1)
- Proposed Zoning Amendment Bylaw 2026-08 (Attachment 2)

HISTORY

An application was received to rezone a portion of the subject site from PR-Parks and Recreation to RCM-Comprehensive Residential Multiple Family and from RCM-Comprehensive Residential Multiple Family to PR-Parks and Recreation.

Proposed Changes

Kwanlin Dün First Nation (KDFN) intends to develop a larger central park and reconfigure one large residential lot into four smaller residential lots. The new proposed park will expand from approximately 0.5 ha to 0.8 ha and will improve accessibility and connectivity to surrounding roads and residential lots.

The proposed reconfigured smaller residential lots will maintain the RCM zoning to better align with the capacity of local builders and ensure development feasibility. The original plan anticipated that 70-90 units would be developed on the one large RCM lot and it is anticipated that on each of the four proposed RCM lots, 18-25 units will be developed. Therefore, there is not expected to be any loss in the number of residential units developed as a result of the proposed zoning amendment.

Development Review Committee

On September 24, 2025, the subject zoning amendment application was reviewed by the Development Review Committee (DRC). DRC noted that the applicant should discuss servicing with ATCO which has since been done enabling the rezoning application to proceed.

The proposed schedule for the Zoning Bylaw amendment is:

Planning Committee:	January 5, 2026
First Reading:	January 12, 2026
Newspaper Ads:	January 16 and 23, 2026
Public Hearing:	February 9, 2026
Report to Committee:	March 2, 2026
Second and Third Reading:	March 9, 2026

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 located on KDFN Settlement Land parcel C-15B, also known as the Chasàn Tatäy Subdivision. The subject site is located on the west side of Range Road, bordered by Mountain View Drive to the west, Northland Mobile Home Park to the south, and Chasàn Chuà/McIntyre Creek to the north. The existing neighbourhood of Range Point houses approximately 1,240 residents in about 560 dwelling units. The existing neighbourhood consists of mobile homes, single detached houses and townhouses. The subject site has been clear cut and infrastructure is being installed to support the future subdivision.

Official Community Plan

This site is designated as First Nation Development Land in the Official Community Plan. First Nation Development Lands are areas where the First Nations may develop lands consistent with the Self Government Agreements, land planning policies and documents completed by the First Nation to guide development. The OCP also supports the development of housing.

KDFN Community Lands Plan

The KDFN Community Lands Plan identifies Settlement Land parcel C-15B for residential development, wildlife, heritage, and revenue generation. KDFN Settlement Land parcel C-15B is a Type 2 parcel. KDFN is able to exercise planning, zoning and land development powers that are consistent with the designated land uses prescribed in the Official Community Plan (OCP).

Rezoning the subject site as proposed is consistent with policies and land uses identified in the OCP and KDFN Community Lands Plan.

Range Point Joint Master Plan

The Range Point Joint Master Plan (RPJMP) included multiple iterations of information gathering, conceptualization, and public engagement to arrive at the final RPJMP concept. The RPJMP site is projected to result in approximately 390 new housing units including single detached, duplex, triplex, cottage cluster, and medium- and high-density multiple housing. Additionally, parks, trails, greenspace, and buffers account for approximately 25

per cent of the site. Council approved the RPJMP on August 14, 2023 and the zoning for the site was subsequently approved on November 27, 2023. The proposed zoning amendment, which will result in the reconfiguration of the central park and RCM lot, is still in alignment with the RPJMP.

Zoning Bylaw

The current zoning of the subject site is RCM-Comprehensive Residential Multiple Family to PR-Parks and Recreation. The PR zone provides areas for indoor and outdoor active recreational uses requiring facilities and/or infrastructure. The RCM zone provides a medium density transition zone that is meant to be compatible with adjacent lower density housing types. The proposed zoning amendment enlarges the PR zone slightly and reconfigures the central block of the proposed subdivision to allow for smaller but more RCM lots.

The City is currently undertaking a comprehensive zoning bylaw rewrite. Any zoning amendments in process when the new Zoning Bylaw 2025-37 is adopted can be incorporated into it. The new zoning bylaw proposes changing the PR-Parks and Recreation zone to PAR-Parks Active Recreation and the RCM-Comprehensive Residential Multiple Family zone to RMM-Residential Multi-Unit Medium Density. Since the proposed amendment is on a KDFN Type 2 parcel, the zones will have the KDFN General zone identifier and therefore convert to KDG-PAR and KDG-RMM in Zoning Bylaw 2025-37.

ADMINISTRATIVE RECOMMENDATION

THAT Council direct that Bylaw 2026-08, a bylaw to amend the zoning of a portion of Kwanlin Dün First Nation Settlement Land Parcel C-15B, known as Chasàn Tatäy Subdivision, from PR-Parks and Recreation to RCM-Comprehensive Residential Multiple Family and from RCM-Comprehensive Residential Multiple Family to PR-Parks and Recreation, be brought forward for consideration under the bylaw process.