

ADMINISTRATIVE REPORT

TO: City Planning Committee
FROM: Administration
DATE: April 7, 2026
RE: Zoning Amendment – Whistle Bend Phases 10 & 11 & 198 Rampart Avenue (Phase 9)

ISSUE

An application to amend the zoning of vacant Commissioner's land comprising Phases 10 and 11 of Whistle Bend and 198 Rampart Avenue (Phase 9) to allow for a redesign of the phases due to development restrictions.

REFERENCES

- [2040 Official Community Plan](#)
- [2025-2028 Strategic Priorities](#)
- [Planning & Preliminary Engineering Design Report for Whistle Bend Future Areas & Town Square](#)
- [Zoning Bylaw 2012-20](#)
- [Proposed Zoning Bylaw 2025-37 \(February 2026\)](#)
- [2026 Whitehorse Housing Needs Assessment](#)
- 2022 AE Whistle Bend Update Phase 8-16 - Traffic Impact Assessment Update (Draft)
- Location Maps: Current and Proposed Zoning (Attachment 1)
- Current and Proposed Zoning Comparison (Attachment 2)
- Proposed Zoning Amendment Bylaw 2026-14 (Attachment 3)

HISTORY

Administration is bringing forward an amendment to the zoning within Phases 10 and 11 and 198 Rampart Avenue (Phase 9), to enable a revised configuration of the residential development.

In 2020, the City completed the planning and preliminary engineering work for three new development areas in Whistle Bend: Areas A, B, and C. Council approved an Official Community Plan amendment in January 2021, through Bylaw 2020-31, to allow for residential development in Area C. As part of Area C, Phase 9 was rezoned on February 14, 2025 and Phases 10 and 11 were rezoned on January 16, 2023. Since the rezonings, subsequent feasibility assessments found that areas identified for development overlapped with areas not conducive to development and required a redesign of the development configuration.

On March 11, 2026, the rezoning application was reviewed by the Development Review Committee. Concerns relating to drainage pattern requirements for lots sharing rear property lines were raised. The Committee recommended applying the PU – Public Utility zone to the force main's public utility land corridor. Concerns regarding drainage will be addressed through detailed engineering design at a later stage of development. Public infrastructure is also permitted in all zones.

The proposed schedule for the Zoning Bylaw amendment is:

Planning Committee:	April 7, 2026
First Reading:	April 13, 2026
Newspaper Ads:	April 17 and 24, 2026
Public Hearing:	May 11, 2026
Report to Committee:	June 1, 2026
Second and Third Reading:	June 8, 2026

ALTERNATIVES

1. Proceed with the amendment under the bylaw process; or
2. Do not proceed with the amendment.

ANALYSIS

Development Reconfiguration

Phases 10 and 11 are located in the most westerly area of Whistle Bend, adjacent to Phases 8 and 9. The proposed zoning accounts for land constraints identified through feasibility assessments and ensures all proposed development zones are within areas suitable for development. The proposed zoning aligns with the general direction provided in the Whistle Bend Future Areas Master Plan for Area C of a low to medium density development pattern that is connected with the rest of the neighbourhood through trails and active transportation routes.

A comparison between total area, number of lots, and estimated minimum dwelling units under current and proposed zoning in Phases 10 and 11 is provided in Attachment 2. An increase in the amount of RCM2 – Comprehensive Residential Multiple Family 2 zoned area, which only allows apartment type housing and requires a minimum site density of 50units/ha, is proposed to address specific housing needs and make up for an otherwise reduced development area and loss of lots. The RCM2 zoned areas range in sizes, with the smallest lots being approximately 0.23 ha in size and bordered by a lane, allowing greater flexibility in achieving the minimum site density target to compensate for the smaller site area. The increase in RCM2 zoned land would result in 36 additional units (~9% increase) over the total amount estimated under the existing zoning.

The approximately 0.45 hectare lot at 198 Rampart Avenue within Phase 9 is proposed to be rezoned from RCM to PR – Parks and Recreation due to constraints that make residential development unfeasible. Future amenities for this park may include a playground, a dog park, and/or other types of outdoor gathering spaces.

To make up for the loss of residential development at 198 Rampart Avenue, an approximately 1-hectare lot within Phase 10 is proposed to be zoned from PR to RCM2. This will result in shifting the park area approximately 500 metres east to a less central location within Area C. This will result in a longer travel distance to a park for residents

located in the west and south of areas of Phases 10 and 11 and an approximately 50 percent reduction park space for Area C.

Notwithstanding this, the proposed redesign of Phases 10 and 11 will result in additional greenbelt/open space zoned land (additional 0.7 ha) to compensate for the reduction in park zoned land in the area. Phases 10 and 11 are also adjacent to large PE – Environmental Protection zoned areas to the north, west, and south which serve as passive recreation spaces.

2040 Official Community Plan and 2025 - 2028 Strategic Priorities

The subject area is designated as Residential – Urban in the Official Community Plan (OCP), which accommodates a wide range of residential housing forms and compatible uses (e.g. parks). The proposed rezoning aligns with this designation by enabling the reconfiguration of a wide range of residential developments and the relocation of a park.

The proposal aligns with Council's 2025–2028 Strategic Priority of Supporting Growth and Sustainability, which directs the City to utilize land use planning documents, policies, and processes to support housing diversity and community growth.

2026 Whitehorse Housing Needs Assessment

The 2026 Housing Needs Assessment (HNA) identifies an estimated need for 3,015 additional homes over the next five years (2026–2031), and approximately 10,205 housing units over the next 15 years (up 2041), under the medium growth scenario. The HNA found that approximately 84% of these new homes will need to be one- or two-bedrooms dwelling units and that approximately 36% of the housing need is for rental homes.

The proposed increase in RCM2 zoned lots aligns with this identified need by providing more area for higher density development, which is more likely to result in development of smaller dwelling units suited to smaller households, and is more conducive to purpose-built rentals.

Traffic

The proposal will result in 36 additional units (~9% increase) over the total amount estimated under the existing zoning, due to the increase in RCM2 zoned land. A draft Transport Impact Assessment (TIA) was completed in 2022 for the internal road network of Whistle Bend Phases 8 to 16. Although it is a draft, the preliminary results indicate the conclusions are unlikely to change significantly. It confirmed that the traffic generated by the upcoming future phases is expected to be accommodated by the planned intersections along Casca Boulevard.

The Government of Yukon (YG) has also committed to updating the TIA at full build out of Whistle Bend and to enter into an agreement with the City to set out the responsibilities and timelines for addressing issues within the Whistle Bend transportation network.

On March 30, 2026, YG and the City also entered into an agreement to undertake engineering design and engagement for improvements to the Mountain View, Copper, Quartz transportation corridor from Whistle Bend Way at Casca North to Second Avenue at Quartz Road, including active transportation and transit, to address traffic congestion challenges along the corridor.

Zoning Bylaw 2012-20

The zones proposed for Phases 10 and 11 include:

- **RCS/RCS2 - Residential Comprehensive Single Family:** these zones allow for a variety of compact single-detached/duplex/suite type housing.
- **RCM – Comprehensive Residential Multiple Family:** provides a medium density transition zone that is meant to be compatible with adjacent lower density housing types.
- **RCM2 – Comprehensive Residential Multiple Family 2:** provides a comprehensive development zone for higher density multiple family housing.
- **PG – Greenbelt:** provides a zone for areas of public land that are typically left in a natural state and may be used primarily for buffers, walkways, trails and for unorganized passive recreation.
- **PR – Parks and Recreation:** provides areas for indoor and outdoor active recreational uses requiring facilities and/or infrastructure.
- **PE – Environmental Protection:** provides a zone for the protection and preservation of environmentally sensitive areas, wildlife habitat and other significant natural areas.
- **PS – Public Utilities:** provides a zone for public utility installations and facilities involving disposal, recycling, or similar uses that may generate nuisance impacts for adjacent land uses.

Zoning Bylaw 2025-37

Upon adoption of the proposed Zoning Bylaw 2025-37, the current proposed zones would be converted to their corresponding zones in the new bylaw. Notably, apartment housing would no longer be required in the RCM2 equivalent zone (RMH – Residential Multi-Unit High-Density), meaning minimum density requirements could be achieved through a variety of housing types, providing additional flexibility for developers.

ADMINISTRATIVE RECOMMENDATION

THAT Council direct that Bylaw 2026-14, a bylaw to amend the zoning of vacant Commissioner's land comprising Phases 10 and 11 of Whistle Bend and 198 Rampart Avenue (Phase 9), be brought forward for consideration under the bylaw process.