

ADMINISTRATIVE REPORT

TO: City Planning Committee
FROM: Administration
DATE: June 1, 2026
RE: Public Hearing Report – Zoning Amendment – Whistle Bend Phases 10 & 11 & 198 Rampart Avenue (Phase 9)

ISSUE

Public Hearing Report on a bylaw to amend the zoning of vacant Commissioner's land comprising of Phases 10 and 11 of Whistle Bend and 198 Rampart Avenue (Phase 9) to allow for a redesign of the development configuration due to site restrictions.

REFERENCES

- [Zoning Bylaw 2012-20](#)
- [Zoning Bylaw 2025-37](#)
- [Planning & Preliminary Engineering Design Report for Whistle Bend Future Areas & Town Square](#)
- Location Maps: Current Zoning & Revised Proposed Zoning (Attachment 1)
- Whistle Bend Phases 10 & 11: Current vs Proposed vs Revised Zoning Comparison (Attachment 2)
- Revised Bylaw 2026-14 (Attachment 3)

HISTORY

An application was received to rezone phases 10 & 11 in Whistle Bend and 198 Rampart Avenue to enable a revised configuration of the residential development.

Bylaw 2026-14 received First Reading on April 7, 2026. Public hearing notifications were sent out in accordance with the Zoning Bylaw 2012-20 (due to being sent prior to the adoption of Zoning Bylaw 2025-37), including:

- Newspaper advertisements were posted in the Yukon News on April 17 and 24, 2026;
- Email notifications were sent to Kwanlin Dün First Nation, Ta'an Kwäch'än Council, the Government of Yukon Land Management Branch, and the Whistle Bend Neighbourhood Association;
- Mail notifications were sent to 125 property owners within 100 m of the subject site; and
- Three notice signs were placed along Casca Boulevard at the main intersections leading to the Phases 9, 10 and 11 area.

A public hearing was held on May 11, 2026. One written submission voicing opposition and/or concerns was received. One submission was received after the public hearing closed. No person spoke to the item at the public hearing.

Zoning Bylaw 2025-37

Zoning Bylaw 2025-37 was adopted on May 11, 2026 and introduced a suite of new zones. The table below lists the zones proposed at First Reading and the corresponding new zone:

Zoning Bylaw 2012-20		Zoning Bylaw 2025-37	
RCM	Comprehensive Residential Multiple Family	RMM	Residential – Multi-Unit Medium Density
RCM2	Comprehensive Residential Multiple Family 2	RMH	Residential – Multi-Unit High Density
RCM3	Cottage Cluster Homes	RMC	Residential – Multi-Unit Cluster
RCS	Comprehensive Residential Single Family	RCD	Residential – Comprehensive Development
RCS2	Comprehensive Residential Single Family 2		
PE	Environmental Protection	PEP	Parks – Environmental Protection
PR	Parks and Recreation	PAR	Parks – Active Recreation
PG	Greenbelt	PGR	Parks – Greenbelt Recreation
PS	Public Services	OPS	Other – Public Services
PU	Public Utilities	OPU	Other – Public Utilities
FP	Future Planning	OFF	Other – Future Planning

ALTERNATIVES

1. Amend the proposed bylaw as recommended and proceed with the second and third readings under the bylaw process; or
2. Do not proceed with the second and third readings.

ANALYSIS

Public Submission

From the written submission received, concerns were raised about the impacts of rezoning a parcel from PR – Parks and Recreation to RCM2 – Comprehensive Residential Multiple Family 2 (now referred to as RMH – Residential – Multi-Unit High Density) in the northern portion of the subject site, adjacent to residential zoned lots.

The submitter questioned the fairness and integrity of the land lottery and disposition process. Given that land purchasers rely on existing zoning documents to select land, there is concern about amending zones shortly after the disposition process. The submitter noted that changing the intensity of use from greenspace to residential will

potentially affect the adjacent properties' access to nature, natural light, and value of the land.

It is recognized that property owners purchased their lot with the expectation of adjacent park space and that rezoning the parcel in question from park to multi-unit housing can impact the property owners adjacent to it, by removing direct access park zoned land and enabling more intense land uses.

Environmental Protection zoned land is proposed to border the entire northern boundary of Phase 10, providing easy access to nature for the subject property owners. However, the closest park zoned land would be the 198 Rampart Avenue parcel proposed to be rezoned as part of this amendment application and located approximately 250 m from the subject property owners, removing their direct access to park space.

Proposed Changes

To address the concerns, it is recommended to amend the proposed layout to retain approximately 0.3 ha of the existing park zoned lot, located adjacent to existing properties along Rampart Avenue, as shown in Attachment 2 and Figure 1 below. This will provide space for a linear park while retaining a portion of the land for residential uses.



Figure 1: Screen shots of current, originally proposed, and revised zonings

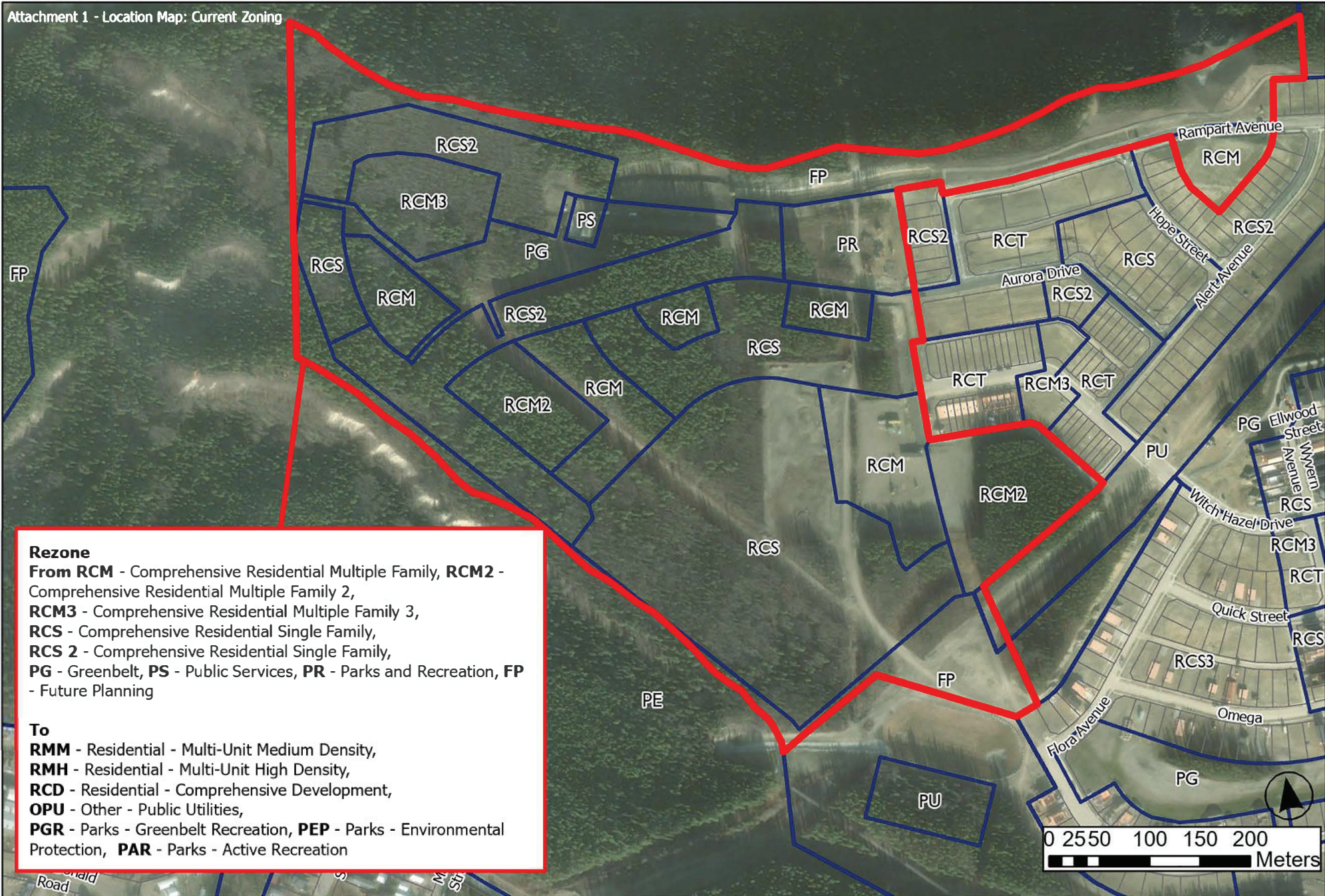
Attachment 2 illustrates the impact of including the additional park zoned area in the revised layout. The revision will reduce the RMH (RCM2) zone in Phase 10 by 0.3 ha and yield 17 units less than what was originally proposed by the applicant. However, the final unit count is still at a positive of 20 units over the estimate in the Whistle Bend Future Areas Master Plan.

New Zoning Bylaw

Due to the adoption of the Zoning Bylaw on May 11, 2026, which resulted in new zones, it is proposed to amend the application to use the new zones under the recently adopted Zoning Bylaw. The revised zoning will not result in changes to the location, size, and densities of the proposed zones, other than to the RCM2 lot as noted above.

ADMINISTRATIVE RECOMMENDATION

THAT Council direct that Bylaw 2026-14, a bylaw to amend the zoning within Phases 10 and 11 of Whistle Bend and 198 Rampart Avenue (Phase 9), to enable a revised configuration of the residential development, be amended to retain 0.3 ha of existing park zoned land and brought forward at second and third reading under the bylaw process.



Rezone

From RCM - Comprehensive Residential Multiple Family, **RCM2** - Comprehensive Residential Multiple Family 2, **RCM3** - Comprehensive Residential Multiple Family 3, **RCS** - Comprehensive Residential Single Family, **RCS 2** - Comprehensive Residential Single Family, **PG** - Greenbelt, **PS** - Public Services, **PR** - Parks and Recreation, **FP** - Future Planning

To

RMM - Residential - Multi-Unit Medium Density, **RMH** - Residential - Multi-Unit High Density, **RCD** - Residential - Comprehensive Development, **OPU** - Other - Public Utilities, **PGR** - Parks - Greenbelt Recreation, **PEP** - Parks - Environmental Protection, **PAR** - Parks - Active Recreation

Legend:

-  Subject Site
-  Zoning
-  Parcel

CITY OF WHITEHORSE - PLANNING AND SUSTAINABILITY SERVICES

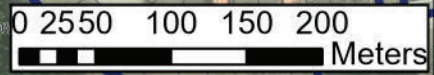
Zoning Bylaw Amendment 2026-14




A proposal to amend the zoning of Whistle Bend Phases 9 (Partial), 10 and 11 to enable the re-design of the lot layout.





Rezone
From RCM - Comprehensive Residential Multiple Family, RCM2 - Comprehensive Residential Multiple Family 2, RCM3 - Comprehensive Residential Multiple Family 3, RCS - Comprehensive Residential Single Family, RCS 2 - Comprehensive Residential Single Family, PG - Greenbelt, PS - Public Services, PR - Parks and Recreation, FP - Future Planning
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	Subject Site
	Zoning
	Parcel

CITY OF WHITEHORSE - PLANNING AND SUSTAINABILITY SERVICES

Zoning Bylaw Amendment 2026-14

A proposal to amend the zoning of Whistle Bend Phases 9 (Partial), 10 and 11 to enable the re-design of the lot layout.



Attachment 2:

Whistle Bend Phases 10 & 11: Current vs Proposed vs Revised Zoning Comparison

Phase	Zoning	Area (hectares)				Expected Residential Lots				Estimated Number of Dwelling Units			
		Current	Proposed	Revised	Difference	Current	Proposed	Revised	Difference	Current	Proposed	Revised	Difference
9	RMM (RCM)	0.5	0.0	0.0	-0.5	1	0.0	0.0	-1.0	13	0.0	0.0	-13
	Sub-Total	0.5	0.0	0.0	-0.5	1.0	0.0	0.0	-1.0	13	0.0	0.0	-13
10	RMM (RCM)	0.9	2.2	2.2	1.3	7	7	7	0	22	54	54	32
	RMH (RCM2)	0.7	1.7	1.4	0.7	2	2	2	0	37	87	70	33
	RMC (RCM3)	1.0	0.0	0.0	-1.0	1	0	0	-1	15	0	0	-15
	RCD (RCS)	2.0	1.5	1.5	-0.5	46	37	37	-9	65	52	52	-13
	RCD (RCS2)	3.9	3.1	3.1	-0.8	71	60	60	-11	100	84	84	-15
	Sub-Total	8.5	8.5	8.1	-0.4	127	106	106	-21	238	277	260	22
11	RMM (RCM)	0.9	0.4	0.4	-0.5	3	1	1	-2	22	10	10	-12
	RMH (RCM2)	1.4	1.9	1.9	0.5	1	3	3	2	69	94	94	25
	RCD (RCS)	5.2	4.9	4.9	-0.3	91	90	90	-1	128	127	127	-1
	Sub-Total	7.4	7.2	7.2	-0.3	95	94	94	-1	219	231	231	11
Phases 9 (Partial), 10, 11	Total	16.5	15.6	15.3	-1.2	223	200	200	-23	471	508	491	20

¹ Zoning area is based on area of residential lot boundaries and excludes right of way areas (roads, sidewalks, etc.) that are zoned residential. shown on Attachment 1.

² Assumes 1.4 dwellings per lot for RCS and RCS2 lots, to account for secondary suites and 3 and 4 unit developments. Assumes minimum density requirements under Zoning Bylaw 2012-20 for RCM (25 dwelling units per hectare), RCM2 (50 dwelling units per hectare), and RCM3 (15 dwelling units per hectare) zoned lots.

³ Based on approved Subdivision Plan (S-10-2024).

⁴ Based on preliminary subdivision design provided by applicant.

CITY OF WHITEHORSE
REVISED BYLAW 2026-14

A bylaw to amend Zoning Bylaw 2025-37

WHEREAS section 289 of the *Municipal Act* provides that a zoning bylaw may prohibit, regulate and control the use and development of land and buildings in a municipality; and

WHEREAS section 294 of the *Municipal Act* provides for amendment of the Zoning Bylaw; and

WHEREAS it is deemed desirable that the City of Whitehorse Zoning Bylaw be amended to revise zoning for the area known as Whistle Bend Phase 9, 10 and 11; and

WHEREAS Phases 10 and 11 and 198 Rampart Avenue (Phase 9) of Whistle Bend are vacant and all properties are owned by the Government of Yukon, this minimizing the impact of zoning changes at this time;

NOW THEREFORE the council of the municipality of the City of Whitehorse, in open meeting assembled, hereby ENACTS AS FOLLOWS:

1. The zoning maps attached to and forming part of Zoning Bylaw 2025-37 are hereby amended by changing the zoning of approximately 26 hectares of vacant Commissioner's land, known as Whistle Bend Phase 9 Lot 1378 (198 Rampart Avenue) and Phases 10 and 11, from RCM – Comprehensive Residential Multiple Family, RCM2 – Comprehensive Residential Multiple Family 2, RCM3 – Comprehensive Residential Multiple Family 3, RCS – Comprehensive Residential Single Family, RCS2 – Comprehensive Residential Single Family, PG – Greenbelt, PS – Public Services, PR – Parks and Recreation, and FP – Future Planning to RMM – Residential – Multi-Unit Medium Density, RMH – Residential – Multi-Unit High Density, RCD – Residential - Comprehensive Development, OPU – Other – Public Utilities, PGR – Parks – Greenbelt Recreation, PEP – Parks - Environmental Protection, and PAR – Parks – Active Recreation as indicated on Appendix “A” attached hereto and forming part of this bylaw.
2. This bylaw shall come into force and effect upon the final passing thereof.

FIRST READING:	April 13, 2026
PUBLIC NOTICE:	April 17 and 24, 2026
PUBLIC HEARING:	May 11, 2026
SECOND READING:	
THIRD READING and ADOPTION:	

Kirk Cameron, Mayor

Corporate Services

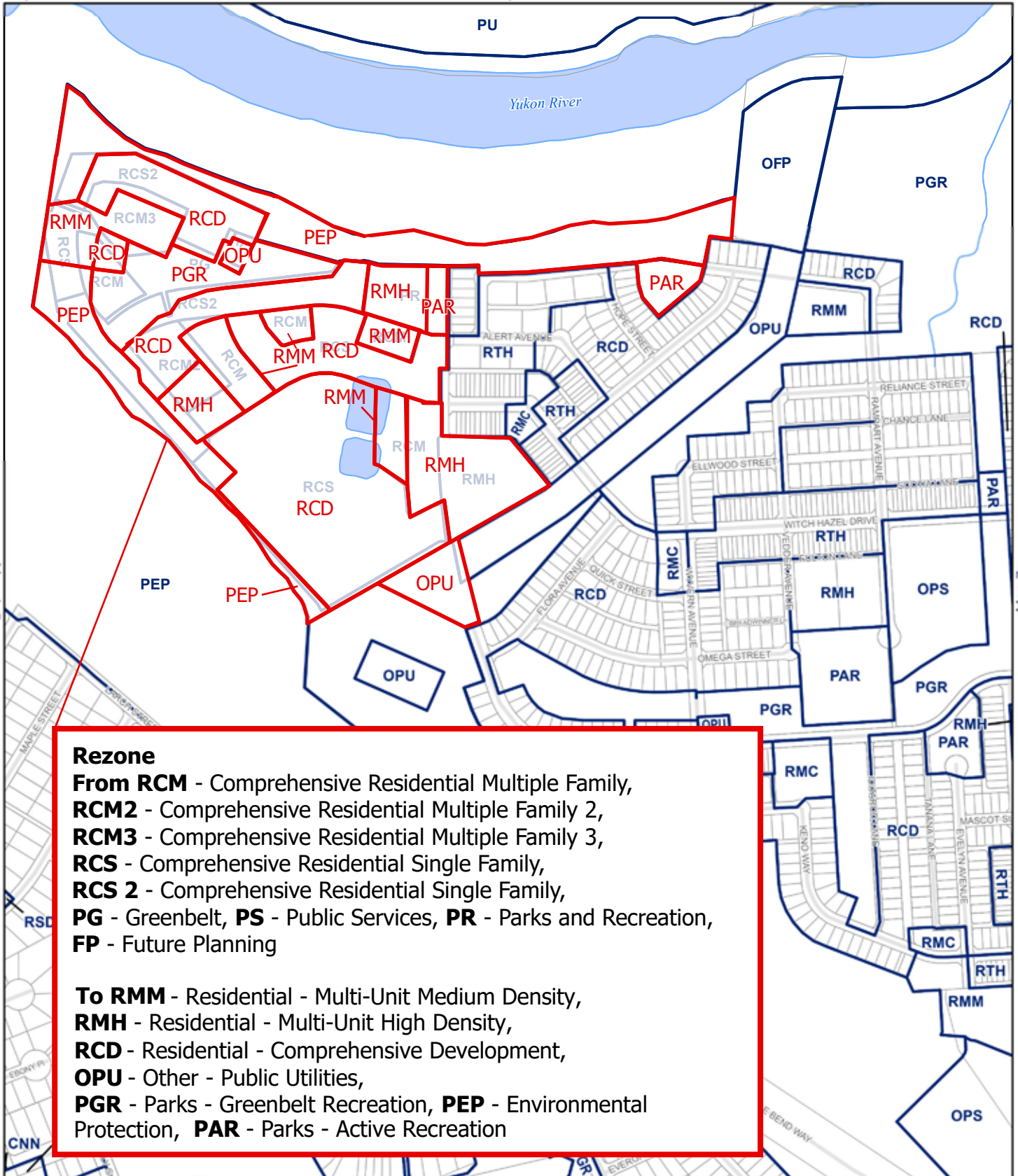
MAP 6

Appendix A,
Revised Bylaw Map
2026-14

WHISTLE BEND (WEST)

Map 2, 3

Map 8

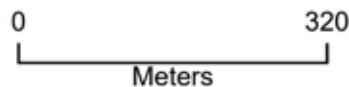


Map 4, 5

Map 7

Map 5

Schedule A - Zoning Maps
Zoning Bylaw 2025-37



Consolidation date:
n/a