



COUNCIL QUESTIONS & ANSWERS

Council Questions – Standing Committee Meeting June 1, 2026

1. Encroachment Agreement - 301 Lambert Street

- a. *Can Administration provide information on when the building was originally constructed and what setback and lot line requirements or oversight processes were in place at the time?*

The building was constructed in 1977. At the time, Zoning Bylaw 493 was in force, and the property was zoned Commercial Services. Under that bylaw, no front, rear, or side yard setbacks were required for the site, except where necessary to accommodate loading/unloading or off-street parking requirements. As the building is located directly adjacent to Lambert Street with no intervening parking area, setback requirements would not have applied in this instance.

2. Public Hearing Report - Zoning Amendment for Whistle Bend Phases 10 & 11 & 198 Rampart Avenue (Phase 9)

- a. *Can Administration provide information on when the original Whistle Bend transportation impact study was completed and the area the study examined?*

The original Whistle Bend Transportation Network Impact Study was completed in 2009 to inform the Whistle Bend Master Concept Plan. The study examined the broader city transportation network and included most roadways serving as transit routes and/or connections to Whistle Bend. The study was updated in 2012 and later revisited through the 2024 Transportation Master Plan.

While the 2009 Master Concept Plan referenced a projected Whistle Bend population of 7,800, the transportation modelling undertaken for the 2009 study assumed a population of 10,000.

Following an additional master planning process completed in 2020, which increased the developable area and projected population within Whistle Bend, a further Transportation Impact Assessment update was undertaken in 2022 to examine impacts to the internal transportation network associated with Phases 7–11.

The draft 2022 Transportation Impact Assessment recommended minor improvements within Whistle Bend, including traffic signals at two locations along Casca Boulevard. The study remains in draft form as it is intended to evolve alongside ongoing development in Whistle Bend, with finalization anticipated as later phases progress and through the Phases 10/11 Development Agreement process.



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3. Proposed Street Naming – Whistle Bend Phase 10 & 11

- b. Has Administration reviewed the proposed street names for any potentially problematic historical associations or concerns related to community sensitivity?*

Administration reviewed historical records related to the proposed street names, including a review of documents at the Yukon Archives pertaining to the vessels referenced in Bylaw 2026-20. No concerns or historical associations warranting reconsideration of the proposed names were identified.