

ADMINISTRATIVE REPORT

TO: City Planning Committee
FROM: Administration
DATE: October 19, 2026
RE: Highland Estates Master Plan

ISSUE

Advancing the Highland Estates Master Plan for Council consideration.

REFERENCES

- [2040 Official Community Plan](#)
- [Zoning Bylaw 2025-37](#)
- [Land Use Master Plan Policy](#)
- [Southern Containment Boundary Prefeasibility Study: Final Report](#)
- [Subdivision Control Bylaw 2025-31](#)
- [Building and Plumbing Bylaw 99-50](#)
- [City of Whitehorse Strategic Priorities 2025-2028](#)
- [2026 Whitehorse Housing Needs Assessment](#)
- [Highland Estates Master Plan](#)
- Location Map (Attachment 1)
- Highland Estates Master Plan Excerpt (Attachment 2)

HISTORY

The owner of Lot 1207 Quad 105D/11 prepared a land use master plan (the Plan) to develop a portion of the lot as a country residential development to be known as the Highland Estates.

Highland Estates is located west of the existing Lobird Mobile Home Park (Attachment 1). The overall goal of Highland Estates is to provide 16 new minimum 0.5 ha country residential units. The units are expected to be privately serviced with water cisterns and either septic fields or pump-out tanks.

In late 2023, Administration received an Official Community Plan (OCP) amendment application to redesignate a portion of 200 Lobird Road from Residential – Urban to Residential – Country. The application proceeded through the Council process and was adopted by Council through Bylaw 2024-20 on July 11, 2024.

Following the OCP land use redesignation of the subject area to Residential – Country, a master plan for the subject area was required per the Land Use Master Plan Policy.

The Plan proposal was discussed at a Development Review Committee meeting on February 26, 2025. Concerns were raised about the proposed 0.5 ha lot sizes. There were also concerns about the proposed road and it was noted that the road should be built to City standards. It was also noted that new country residential developments must comply with section 85 of the Building and Plumbing Bylaw regarding forest fuel modifications.

On April 28, 2025, a proposal was accepted for a Tier Three Master Plan and the proponent began the master planning work.

A Master Plan Review Group with representatives from the City and the Government of Yukon (YG) Environmental Health Services was assembled to advise on the development of the Highland Estates Master Plan (the Plan). The Review Group worked through multiple iterations of the Plan and provided comments and feedback.

A previous version of the Plan was presented to the Planning Committee on August 18, 2026. The Plan was subsequently referred back to Administration on August 31, 2026 to request that the applicant make the following modifications to the Plan:

1. Commit to designing and constructing a road to City standards and transferred to the City;
2. Develop fee simple lots with Residential – Country 2 (RC2) zoning; and
3. For lots proposed to be less than 1 ha, a parcel-by-parcel geotechnical assessment by a relevant designated professional be conducted to confirm that each proposed lot less than 1 ha in size can provide long-term on-site servicing.

The applicant has modified the Plan in accordance with the first two requests. They have agreed to construct the proposed road to City standards and transfer it to the City as well as develop fee simple lots with RC2 zoning.

The third request, that a parcel-by-parcel geotechnical assessment be conducted for lots proposed to be less than 1.0 ha in size to confirm that long-term on-site servicing can be provided, has not yet been completed. The applicant would like to defer the requirement to the subdivision application stage.

Background Studies

The Plan was informed by other plans and studies including:

- Heritage Resources Overview Assessment (HROA);
- Southern Containment Boundary Prefeasibility Study: Final Report
- Tetra Tech Geotechnical Assessment (November 2, 2023);
- Environmental Site Assessment (ESA) Phase 1; and
- Whitehorse 2040 Official Community Plan.

No heritage resources were identified in the subject area during the HROA or in the Southern Containment Boundary Prefeasibility Study. Therefore, further heritage assessment work was not deemed necessary and confirmed by YG's Heritage Unit.

The geotechnical investigation found gentle slopes throughout the central and north end of the site and a very steep backslope on the east edge of the site. Near surface bedrock was found throughout the north half of the site which is expected to constrain roadway construction, foundation design, and on-site sewage disposal system design and installation. The potential for water wells to provide adequate supply was tested previously and there is potential for water wells on the subject site. The investigation concluded that the proposed 0.5 ha minimum lot sizes are considered acceptable.

The ESA Phase 1 did not identify any areas of potential environmental concern (APECs) within the development area. It did however identify three APECs on the broader site but

outside of the development area. Since no APECs were identified in the development area, no further investigation is recommended.

Engagement

Per the Land Use Master Plan Policy, Tier Three Master Plans require three types of public engagement: initial engagement, concept engagement, and plan engagement.

Initial engagement on the Plan area was undertaken on May 7, 2025. An open house was held to share information about the proposed development and gather feedback. Four people attended the open house and expressed support of country residential lots and concerns about construction noise, dust, and hours of construction.

The concept engagement was held on May 26, 2026. An open house was held to share the draft development concept. Nine people attended the open house and expressed concerns with trail access, slopes in the area, the future development of the South Growth Area, the condition of the existing road through Lobird Mobile Home Park, and water delivery. There was a suggestion to keep a treed buffer between the proposed development and Lobird Mobile Home Park. There was also support for country residential lots and more housing.

The plan engagement was held on August 6, 2026. An open house was held to share information on the draft Plan and gather feedback. Four people attended the open house and expressed a mix of support and concerns for the development. Concerns related to development constraints in the area due to bedrock.

Additionally, the proponent reached out to Kwanlin Dün First Nation (KDFN), Ta'an Kwäch'än Council (TKC), and the YG Land Development Branch during each of the three engagement phases.

1. KDFN provided general comments on matters the master plan should consider and received a completed version of the Plan on August 10, 2026. KDFN sought clarification on the HROA completed by the applicant and raised concerns with septic system suitability on the proposed lot sizes and increased trail usage in the area.
2. TKC noted that they did not have any issues with the proposed development.
3. YG expressed that feasibility work for the South Growth Area (SGA) is underway and provision for future potential roadway connections to areas within the SGA is generally supported. YG also noted the Plan would benefit from the inclusion of dedicated greenspace trail connections to convey mixed-use trail users to and from Adit Lane in the Copper Ridge neighbourhood.

ALTERNATIVES

1. Approve the Plan; or
2. Deny the Plan.

ANALYSIS

Site Context

The planning area is approximately 14.8 ha consisting of three parts: the development parcel (9.88 ha), the proposed public road through Lobird Mobile Home Park (1.02 ha),

and the Public Land Use Dedication (3.9 ha). The subject site is located west of Lobird Mobile Home Park.

The subject site is currently designated as Residential – Country in the OCP and is within the South Growth Area. The South Growth Area is undergoing feasibility studies and is anticipated to be the next large-scale neighbourhood in the city. The subject site is currently zoned Residential – Mobile Home (RMB) with a special modification. The special modification is related to a specific mobile home site located outside of the planning area.

Plan Vision and Goals

The vision for the site is to offer 16 new country residential lots with private servicing, a public road, and open space. The goal is to provide an alternative housing form in the city with potential connections to future developments in the South Growth Area.

The proposed Plan provides the locations and configurations of 16 country residential lots that are 0.5 ha in size. Should lot-specific feasibility studies show that any of the proposed 0.5 ha lots are insufficient in size to provide onsite water and sanitary services, those lots will need to be increased in size. The Plan proposes Residential-Country 2 (RC2) zoning. Each lot is expected to be serviced via water cisterns and either a private septic system or a pump-out sewage tank.

Prior to the subdivision of the proposed lots, the developer is required to consolidate Lot 1206, QUAD 105D/11 and Lot 1207, QUAD 105D/11. As such a Public Land Use Dedication (PULD) of 10 per cent of the entirety of these two lots is required which equates to 3.9 ha. The allocation and location of PULD will be confirmed at the subdivision application stage.

The proposed lots do not currently have direct access to a public road. A road is proposed that goes through the middle of the Mobile Home Park veering west after the Radar Apartment to the subject lots. More detailed design work is required to determine the exact location of the road but it will be built to City standards, subdivided, and transferred to the City.

It is acknowledged that the proposed access would go through the Lobird Mobile Home Park, essentially dividing the existing residential development in half and directing additional traffic through a highly used area by local residents. Through detailed design, the applicant will need to clearly delineate the new public road from adjacent private properties and ensure it does not negatively affect the existing Lobird Mobile Home Park.

Official Community Plan, Strategic Priorities, and Housing Needs Assessment

The Plan aligns with OCP policy 9.1 to encourage the construction of a variety of housing types that reflect the housing continuum. It also generally aligns with the Residential – Country OCP land use designation which is primarily intended to provide single-detached housing on large lots that are privately serviced. The Plan also aligns with the City Strategic Priority to support growth and new land development.

The 2026 Whitehorse Housing Needs Assessment (HNA) estimates that Whitehorse has an existing housing deficit of 2,800 dwelling units. In addition, 6,915 are needed to

accommodate growth to 2040, based on the HNA's medium growth scenario, for a total of 9,225 units. The Plan will help address this need by proposing 16 new country residential units.

Concerns with the Plan

There are two aspects of the Plan that raise concerns, namely the size of the proposed lots and the grade of the proposed road.

Lot Sizes

The Plan proposes minimum 0.5 ha lots and RC2 zoning. Policy 15.15.4 in the OCP states that in order “to ensure adequate lot area for onsite sewage disposal, the minimum size for lots located in Residential – Country areas is 1.0 hectare.” The policy also states that “new residential development may occur with lot sizes below 1.0 hectares to a minimum of 0.5 hectares so long as the applicant is able to adequately demonstrate the site and aquifer area has the capacity to accommodate long-term on-site servicing.” The applicant has committed to providing this information at the subdivision stage.

While the minimum lot size in the RC2 zone is a minimum and lots could be larger, the applicant has not provided a parcel-by-parcel geotechnical study to demonstrate that each of the proposed 0.5 ha lots can adequately accommodate on-site servicing. If the studies show that some, or all of, the lots need to increase in size to provide on-site servicing, the layout of the Plan may require adjustments. Without a parcel-by-parcel geotechnical assessment confirming the suitability of 0.5 ha lots in this location, Council could be approving a master plan that cannot be developed as shown.

On August 31, 2026, Council referred a previous version of the Plan back to Administration to request that the applicant provide a parcel-by-parcel geotechnical study at the master planning stage, in addition to constructing a road to City standards and developing fee simple lots. As the applicant has fulfilled two of these requests and committed to providing the geotechnical study at a subsequent regulatory approval step, Administration recommends Council accept the deferral of that item at the master plan stage, with the understanding that Administration will be requesting the geotechnical study at rezoning not at subdivision in order to recommend supporting any amendment to Residential – Country type zoning.

Road Grade

The grade of the proposed road in the Plan is 12 per cent, which may present challenges for structural fire suppression efforts as well as for winter road maintenance and safety. For comparison purposes, a portion of Two Mile Hill has a grade of approximately 10 per cent. Through detailed design of the road, the grade may need to be reduced. This could require an amendment to the Plan if the reduced grade requires an alternate road location or layout of the proposed lots.

Next Steps

If the Plan is approved by Council, Administration will work with the applicant on the required rezoning, subdivision, and development and building permit applications, subject to assessment and regulatory approvals, and review them for alignment with the approved Plan and other applicable City plans and policies.

The applicant has agreed to provide the parcel-by-parcel geotechnical studies as part of the subdivision application. If the studies show that some or all of the proposed 0.5 ha lots are infeasible, or if the proposed road cannot be developed as shown, amendments to the Master Plan and zoning may be required.

ADMINISTRATIVE RECOMMENDATION

THAT Council approve the Highland Estates Master Plan.

Updated 25/08/20, 9:28 AM By: STAFFORD

C:\USERS\STAFFORD\STANTEC\BC 1449 - 144903382_LOBIRD_PLANNING\CONCEPT PLAN\WHITEHORSE_MF.DWG



NOT TO SCALE

December 10, 2025

Highland Estates

Excerpt Only

Master Plan
v8

Prepared for:
City of Whitehorse

October 7, 2026

Prepared by:
Stantec Consulting

Project/File:
115825012



Disclaimer

The conclusions in the Report titled Highland Estates are Stantec's professional opinion, as of the time of the Report, and concerning the scope described in the Report. The opinions in the document are based on conditions and information existing at the time the scope of work was conducted and do not take into account any subsequent changes. The Report relates solely to the specific project for which Stantec was retained and the stated purpose for which the Report was prepared. The Report is not to be used or relied on for any variation or extension of the project, or for any other project or purpose, and any unauthorized use or reliance is at the recipient's own risk.

Stantec has assumed all information received from City of Whitehorse (the "Client") and third parties in the preparation of the Report to be correct. While Stantec has exercised a customary level of judgment or due diligence in the use of such information, Stantec assumes no responsibility for the consequences of any error or omission contained therein.

This Report is intended solely for use by the Client in accordance with Stantec's contract with the Client. While the Report may be provided by the Client to applicable authorities having jurisdiction and to other third parties in connection with the project, Stantec disclaims any legal duty based upon warranty, reliance or any other theory to any third party, and will not be liable to such third party for any damages or losses of any kind that may result.

Prepared by:



Signature

Zoë Morrison

Reviewed by:



Signature

Gord Lau

Master Plan – Table of Contents

Disclaimer	ii
1 Introduction	1
1.1 Purpose	1
1.2 Master Plan Area	1
1.3 Plan Interpretation.....	1
1.4 Land Ownership and History.....	2
2 Existing Site Conditions.....	5
2.1 Surrounding Land Uses	5
2.2 Site Description	5
2.3 Heritage.....	6
2.4 Geotechnical Assessment.....	6
2.5 Environmental Site Assessment Phase 1	7
3 Planning Context.....	9
3.1 Official Community Plan.....	9
3.2 South Growth Area.....	11
3.3 Planning Process to Date.....	12
3.4 Community and Stakeholder Engagement	12
4 Development Plan.....	13
4.1 Concept Plan.....	13
4.2 Topography	14
4.3 Future development and connections.....	14
4.4 Zoning	15
5 Open Spaces and Community Amenities.....	19
5.1 Existing Open Space.....	19
5.2 Public Use Dedication	19
6 Transportation Network.....	21
6.1 Roadway	21
6.2 Roadway Considerations	22
7 Servicing	25
7.1 Water.....	25
7.2 Sanitary Services	26
7.3 Stormwater.....	29
7.4 Fire Protection	29
7.5 Parcel Grading	29
7.6 Electrical and Telecommunications Utilities.....	30
8 Implementation and Phasing	34
8.1 Phasing	34
8.2 Next Steps.....	34
Appendix A Proof of Title.....	1
Appendix B Permission to Act for Landowner	2
Appendix C Letter of Permission for a Site Visit.....	3

Appendix D	Heritage Resources Overview Assessment	4
Appendix E	Geotechnical Assessment	5
Appendix F	Environmental Site Assessment	6
Appendix G	Engagement Overview	7
Appendix H	What We Heard Report.....	11

Full plan can be found here:

<https://www.whitehorse.ca/wp-content/uploads/2026/10/PENDING-Highland-Estates-Master-Plan-V8-Electronic-Upload.pdf>