



COUNCIL QUESTIONS & ANSWERS

Council Questions – Standing Committee August 5, 2024

1. Disposition Lot 520 Copper Ridge

a. What is the Yukon Government's (YG) plan to develop these properties?

To implement the approved master plan, YG plans to consolidate the properties into a single lot to dispose to a private developer through a tender process.

- When pricing lots for tender, the upset price is based on development cost or market value and the lot sold to the highest bidder.
- If no private sector developer is interested, YG will develop the parcel following their traditional land development model. YG Land Development Branch is very busy with many projects. Bringing in another developer to complement work being done by YG and First Nation development corporations, may help with timely lot supply. In this case the developer would be responsible for design, rezoning, subdivision and entering into a development agreement with the City.

b. Why is 5 years being provided to enter into a development agreement?

The estimated timeline to execution of all of the necessary approvals, concluding with the Development Agreement with the City: 23 – 39 months. Assuming the proposed disposition transfers Lot 520 to YG to release to one developer, the following processes need to be completed before a Development Agreement can be signed:

- Transfer of land to YG – including registration of transfer documents at LTO – 2 months
- Subdivision of Lot 518 (Copper Ridge Place) and placement of Lots 520 and 521 on the Public Property Regulations – 12-24 months
- Disposition Process – including preparation of procurement documents, advertising, execution of sales agreement – 2-3 months
- Rezoning – 4-6 months
- Subdivision – including negotiation of Development Agreement – 3-4 months

The timelines above are best estimates, a buffer was then built in to allow for unforeseen complications to the steps above, which results in the proposed five years.

c. Are there additional controls that can be placed in the sale agreement to ensure benefit to the City?

Currently, approximately two hectares is proposed to be transferred to the Yukon Government to help facilitate the development of the concept adopted with the Copper Ridge Development Master Plan. After the developer advances the plan for



COUNCIL QUESTIONS & ANSWERS

zoning and subdivision approval to Council, the City will receive the same amount of land back, to be used for public or other purposes, as decided by Council. Sales agreements include terms such as financial considerations, timing to receive deposits/full payments, or timelines to clear encumbrances as a requirement of disposition. Likewise, YG will also have an Agreement for Sale with the purchaser that would be structured to hold the purchaser to certain obligations and timelines prior to title being transferred.

2. Ice Lake Road South Master Plan

a. Will there be additional access to the highway and what will it look like?

Only one additional highway access is proposed to service the new subdivision. Future lots will have direct access to an internal road network which will lead to the highway through either a signalized intersection or a roundabout. The type of intersection will be confirmed at the detailed design stage. The intersection location will support highway-oriented commercial development, align with planned grader station development and access, and align with public input preference for a highway intersection rather than an access off Hamilton Boulevard. The proposed internal road network also includes a cul-de-sac at the north end to allow for a future connection to the anticipated development of the Ice Lake Road North area. This connection would provide connectivity between the developments and potential for an alternative Alaska Highway access point.

b. What is the nature of the use of the Rock Garden Trail?

The Rock Gardens Trail was built by the City as a mixed multi-use single-track trail to access the rock gardens from the City's trail network adjacent to Granger and Hillcrest. The trail terminates at the Rock Gardens without any other trail connections from that end, so it is used between the neighbourhoods and rock gardens for walkers/runners/cyclists.