

CITY OF WHITEHORSE – STANDING COMMITTEES

Monday, September 16, 2024 – 5:30 p.m.

Council Chambers, City Hall

CALL TO ORDER

ADOPTION OF AGENDA

PROCLAMATIONS

DELEGATIONS

CITY PLANNING COMMITTEE

1. Public Input Report – Wasson Place Extension Master Plan
2. Public Input Report – Ice Lake Road South Master Plan
3. Zoning Amendment – Whistle Bend Electrical Substation
4. Range Point Subdivision Approval
5. New Business

DEVELOPMENT SERVICES COMMITTEE

1. New Business

CITY OPERATIONS COMMITTEE

1. New Business

COMMUNITY SERVICES COMMITTEE

1. New Business

PUBLIC HEALTH AND SAFETY COMMITTEE

1. New Business

CORPORATE SERVICES COMMITTEE

1. New Business

CITY OF WHITEHORSE
CITY PLANNING COMMITTEE
Council Chambers, City Hall



Chair: Michelle Friesen

Vice-Chair: Dan Boyd

September 16, 2024

Meeting #2024-18

-
1. Public Input Report – Wasson Place Extension Master Plan
Presented by Peter Duke, Manager, Planning Services
 2. Public Input Report – Ice Lake Road South Master Plan
Presented by Peter Duke, Manager, Planning Services
 3. Zoning Amendment – Whistle Bend Electrical Substation
Presented by Peter Duke, Manager, Planning Services
 4. Range Point Subdivision Approval
Presented by Jacob Newkirk, Subdivision and Lands Coordinator, Land
and Building Services
 5. New Business

ADMINISTRATIVE REPORT

TO: City Planning Committee
FROM: Administration
DATE: September 16, 2024
RE: Public Input Report – Wasson Place Extension Master Plan

ISSUE

Public Input Session Report on the Wasson Place Extension Master Plan (the Plan), a document providing guidance and a framework for an expansion of the Hillcrest Industrial Area.

REFERENCES

- [Land Use Master Plan Policy 2024-04](#)
- [Wasson Place Extension Master Plan](#)
- Wasson Place Extension – Location Map (Attachment 1)
- Wasson Place Extension Master Plan – Excerpt Only (Attachment 2)

HISTORY

The Plan proposes to extend Wasson Place to provide approximately 5.3 ha of industrial/commercial area, which is anticipated to provide approximately fourteen lots. The Plan was introduced at the Standing Committee Meeting on June 17, 2024.

At the June 24 Council meeting, Council directed Administration to schedule a Public Input Session on the proposed Wasson Place Extension Master Plan. A Public Input Session was held on August 12, 2024, however notices were not distributed. Therefore, the Public Input Session was rescheduled for September 9, 2024 and notifications were sent out with the rescheduled date in accordance with the Land Use Master Plan Policy, including:

- Notices were published in the Yukon Star on August 23, 2024 and in the Yukon News on August 23 and August 30, 2024;
- A notice sign was placed at the intersection of Burns Road and the Alaska Highway;
- Property owners within 500 m of the subject site were notified by mail; and
- The YG Land Management Branch, Kwanlin Dün First Nation, Ta'an Kwäch'än Council, the Hillcrest Neighbourhood Association, and the Whitehorse Chamber of Commerce were notified by email.

The public input session for this item was held on September 9, 2024. No public input submissions were received and nobody registered for, or spoke to, the Plan at the public input session.

ALTERNATIVES

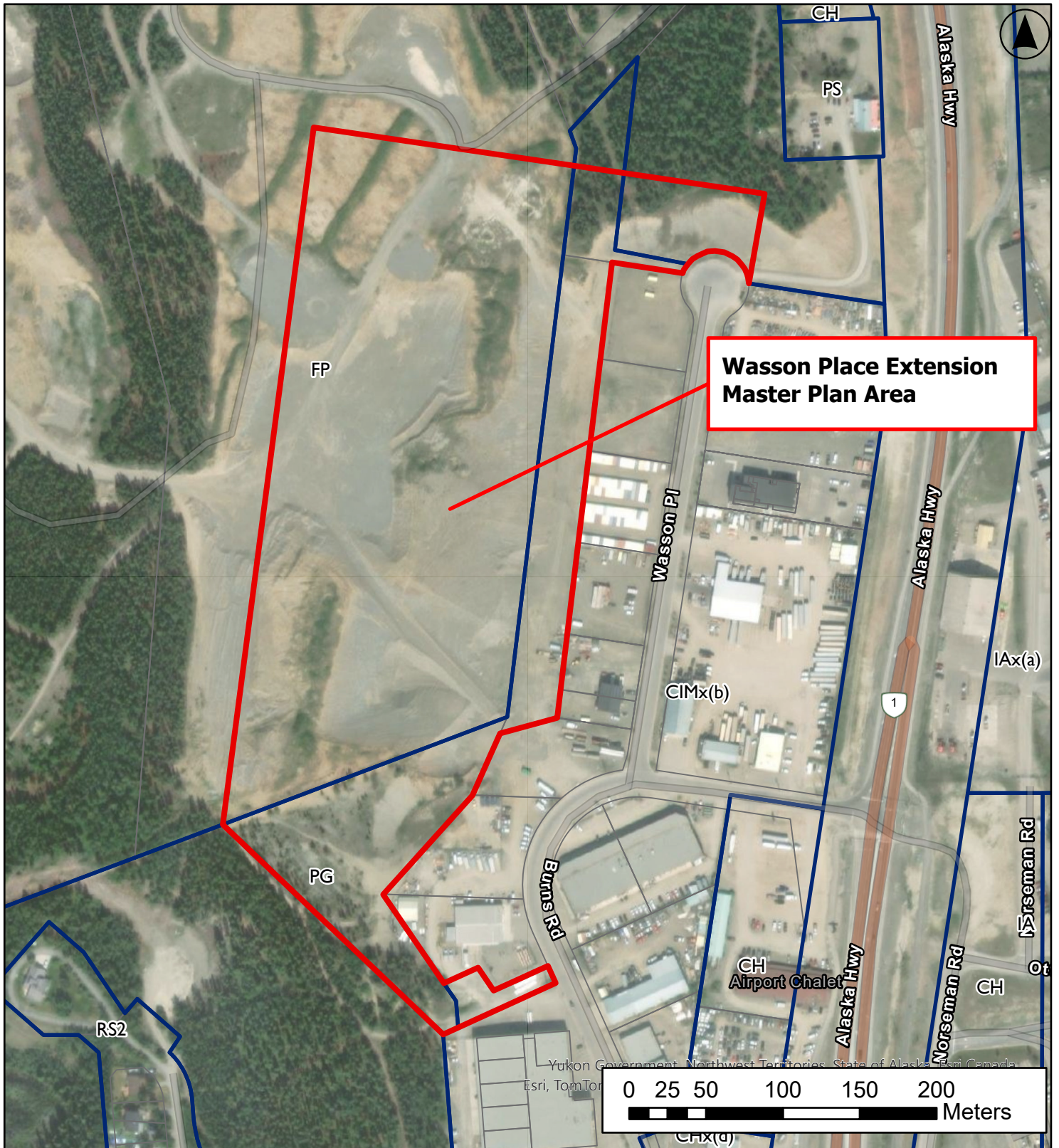
1. Approve the Plan; or
2. Refer the matter back to Administration.

ANALYSIS

No issues were raised with the Plan through the public input process and no changes were made following the public input session. If Council approves the Plan, the landowners can proceed with the City’s Zoning Bylaw amendment process.


ADMINISTRATIVE RECOMMENDATION

THAT Council approve the Wasson Place Extension Master Plan, a document providing guidance and a framework for an expansion of the Hillcrest Industrial Area.



DATE:
6/4/2024 12:31 PM

FILE:
Wasson Pl Extension MP -
Location Map

 Subject Site

CITY OF WHITEHORSE - PLANNING AND SUSTAINABILITY SERVICES

Wasson Place Extension Master Plan

Advancing the Wasson Place Extension Master Plan for Council approval on the design concept for an expansion of the Hillcrest Industrial Area.





WASSON PLACE EXTENSION MASTER PLAN

A PORTION OF THE WHITEHORSE TANK FARM

Excerpt Only
Attachment 2



JUNE 17, 2024



1 INTRODUCTION

3Pikas was retained by 46447 Yukon Inc (“Owner”) to prepare a Master Plan for an industrial / commercial subdivision. As illustrated in Figure 1, the proposed subdivision is located immediately west of the full serviced Wasson Place mixed-use commercial / industrial subdivision. The site is in an ideal location near the Alaska Highway across from the Erik Nielson Whitehorse International Airport. It is located approximately 4.8 km from downtown Whitehorse via the Alaska Highway and Two-Mile Hill.

The TKC C-30B parcel is located to the north. A vacant parcel (Lot 421-128) is located south of the proposed subdivision. The lot is zoned Greenbelt and is located between the proposed subdivision and the mixed-use commercial / industrial properties on Burns Road. West of the site is the future Tank Farm residential subdivision, which is part of the Valleyview South Master Plan area.

This Plan provides a for the area, outlines the various policies and contextual factors that shape the development of this site, and establishes policies to guide and direct future development.

1.1 MASTER PLAN STUDY AREA

The study area contains a mix of private and government-owned land. As illustrated in Figure 2, it encompasses a portion of the Whitehorse Tank Farm (Lot 429), Lot 421-138 (YG), and Lot 426 (YG), as well as a surveyed buffer (City of Whitehorse) covering approximately 10.1 hectares of undeveloped land.

TABLE 1: STUDY AREA PARCELS, OWNERSHIP, SIZE, & % OF TOTAL AREA

PARCEL	HA	% OF TOTAL AREA
LOT 429 (46447 YUKON INC.)	6.9	69%
LOT 421-138 (YUKON GOVERNMENT)	1.5	14%
LOT 426 (YUKON GOVERNMENT)	0.7	7%
SURVEYED BUFFER (CITY OF WHITEHORSE)	1.0	10%
TOTAL	10.1	100%

1.2 PURPOSE & SCOPE

The Wasson Place Extension Master Plan establishes a comprehensive and implementable vision. The site’s prime location and recommended use are logical extensions of the existing adjacent Wasson Place and adjacent uses. It represents an opportunity to create approximately 14 lots and bring economic value and much-needed employment lands to support local and regional industries near the downtown core.

The Master Plan represents a comprehensive and long-range strategy designed to articulate and guide the vision, growth, and future development of the site. The Master Plan is crafted through professional analysis, offering recommendations that delineate, define, and structure growth and change. It strives to balance various environmental, social, cultural, and economic considerations.

The purpose of this Master Plan is to:

- Create a blueprint to facilitate the development of employment lands;
- Provide flexibility to meet continuously evolving commercial and industrial needs;
- Take full advantage of the proximity to the existing transportation system and infrastructure;
- Guide long-term investment in infrastructure development in the area;
- Provide direction to facilitate a land exchange between the City and the owner for the use of a portion of the City of Whitehorse buffer located between Wasson Place and the Tank Farm; and
- Implement an effective and efficient plan to extraction material from the site and prepare the site for subdivision development.

1.3 INTERPRETATION OF THE PLAN

The numerical and quantitative provisions, such as street right-of-ways, road alignment, lotting, and granular material presented in this Master Plan are conceptual and subject to further studies, engineering detailed design and City reviews and approval. The proposed lot sizes and configuration are subject to change following detailed design.

ADMINISTRATIVE REPORT

TO: City Planning Committee
FROM: Administration
DATE: September 16, 2024
RE: Public Input Report – Ice Lake Road South Master Plan

ISSUE

Public Input Session Report on the Ice Lake Road South Master Plan (the Plan), a document providing guidance and a framework for the future development of a new industrial/commercial subdivision.

REFERENCES

- [Whitehorse 2040 Official Community Plan](#)
- [2020 Commercial Industrial Land Study](#)
- [Ice Lake South Master Plan](#)
- Ice Lake Road South – Location Map (Attachment 1)
- Ice Lake Road South Master Plan – Excerpt Only (Attachment 2)

HISTORY

The City developed a plan for the future industrial/commercial subdivision in the currently undeveloped forested area located along the west side of the Alaska Highway, about 315 metres north of Robert Service Way. The Plan area includes vacant Yukon government (YG) Commissioner's land, KDFN Settlement land, and surveyed YG land.

The Plan was introduced at the Council Committee meeting of August 5, 2024. Council directed Administration to schedule a Public Input Session on the proposed Plan. Notices were published in the Yukon Star on August 23, 2024 and Yukon News on August 23 and 30, 2024. Two notice signs were placed around the Plan area along the Alaska Highway and Hamilton Boulevard, and property owners and residents within 500 m of the Plan area were notified by mail. The YG Land Management Branch, Kwanlin Dün First Nation (KDFN), and Ta'an Kwäch'än Council (TKC) were notified by email.

A Public Input Session was held on September 9, 2024. Two written submissions and one verbal submission were received.

ALTERNATIVES

1. Adopt the proposed Ice Lake Road South Master Plan; or
2. Refer the matter back to Administration.

ANALYSIS

The following topics were raised in the submissions:

- Water Quality;
- Compatibility with Surrounding Area;
- Project Feasibility and Location;

- Wildlife Corridor; and
- KDFN's Planning Authority

Water Quality

A concern was raised about the water quality in the area. It was mentioned that alkalinity has reached unsafe levels in nearby wells in the Metropolit Lane area, making the water unfit for drinking, which has forced some businesses and households to purchase water for drinking and cooking due to these high mineral levels. It was also mentioned that several wells in the area have either dried up or significantly decreased in water supply due to earth movement.

The Plan recommends conducting further investigations into servicing options in future design stages, including a detailed hydrogeological analysis to determine groundwater depth and the suitability of onsite septic systems for the subdivision. The Plan stipulates that land uses in the area must be compatible with the capacity for adequate water and sewer servicing on-site. It notes that more water-intensive uses (e.g., secondary caretaker suites) may not be feasible and recommends that a hydrogeological study be completed prior to permitting land uses that require substantial quantities of water and wastewater management, such as car washes, laundromats, and larger hotels.

Compatibility with Surrounding Area

A concern was expressed regarding the compatibility of the proposed uses with the surrounding quiet businesses, particularly with respect to potential noise, dust, odors, and additional water loss.

The Plan does not specify zoning beyond what is already defined for adjacent areas. The entire area in question is designated as Industrial/Commercial in the Official Community Plan. The recommended zones for this planning area are CH – Highway Commercial and CIM – Mixed Use Commercial/Industrial, which are consistent with the zones to the south and are considered compatible with the existing land use.

Project Feasibility and Location

A concern was raised regarding the project's financial feasibility, given that only 41 percent of the area is designated as commercial/industrial space with a limited number of parcels that will be available for sale. There were apprehensions that investing in a project with such a low proportion of usable land may not provide a sufficient return. While a need for industrial/commercial land was acknowledged, the question was raised whether an alternate location would be more suitable.

Based on the pre-design report, further studies, such as a hydrogeological study, Ice Lake Road North Development Feasibility studies, and a detailed geotechnical study (including septic field and well feasibility) are recommended to be completed prior to or in tandem with YESAB, rezoning, and detailed design to determine development opportunity and feasibility. This additional work will be carried out by the developers. The decision regarding the development and sale of future parcels will rest with the landowners.

The Ice Lake Road South area is the first site being considered based on the 2020 Commercial Industrial Land Study, which identified potential locations to meet growing demand for industrial and commercial land. As market needs continue to increase, it is important to have land planned and ready for development.

Wildlife Corridor

A concern was raised regarding the potential impact on a natural wildlife corridor through the planning area. This corridor is said to support a diverse range of wildlife, including moose, mink, grizzly and black bears, and lynx.

While the Plan does not specifically address the wildlife corridor in question, it retains a substantial amount of greenspace, contributing to environmental sustainability and retaining wildlife habitat. This issue will be further explored in future assessments, such as the Yukon Environmental and Socio-economic Assessment Board (YESAB) review. The YESAB review is expected to assess the impacts on wildlife and provide recommendations for mitigating impacts on wildlife if necessary.

KDFN's Planning Authority

While no concerns were raised regarding the proposed plan, KDFN clarified their authority in planning and zoning as outlined in their Self-Government Agreement (SGA) and Lands Act. While KDFN views the master plan as a City document, they do not intend to adopt it as a land use plan under their Lands Act. They emphasize that the full range of uses under the SGA designation remains available to them, as they don't have an immediate development proposal for C-86B.

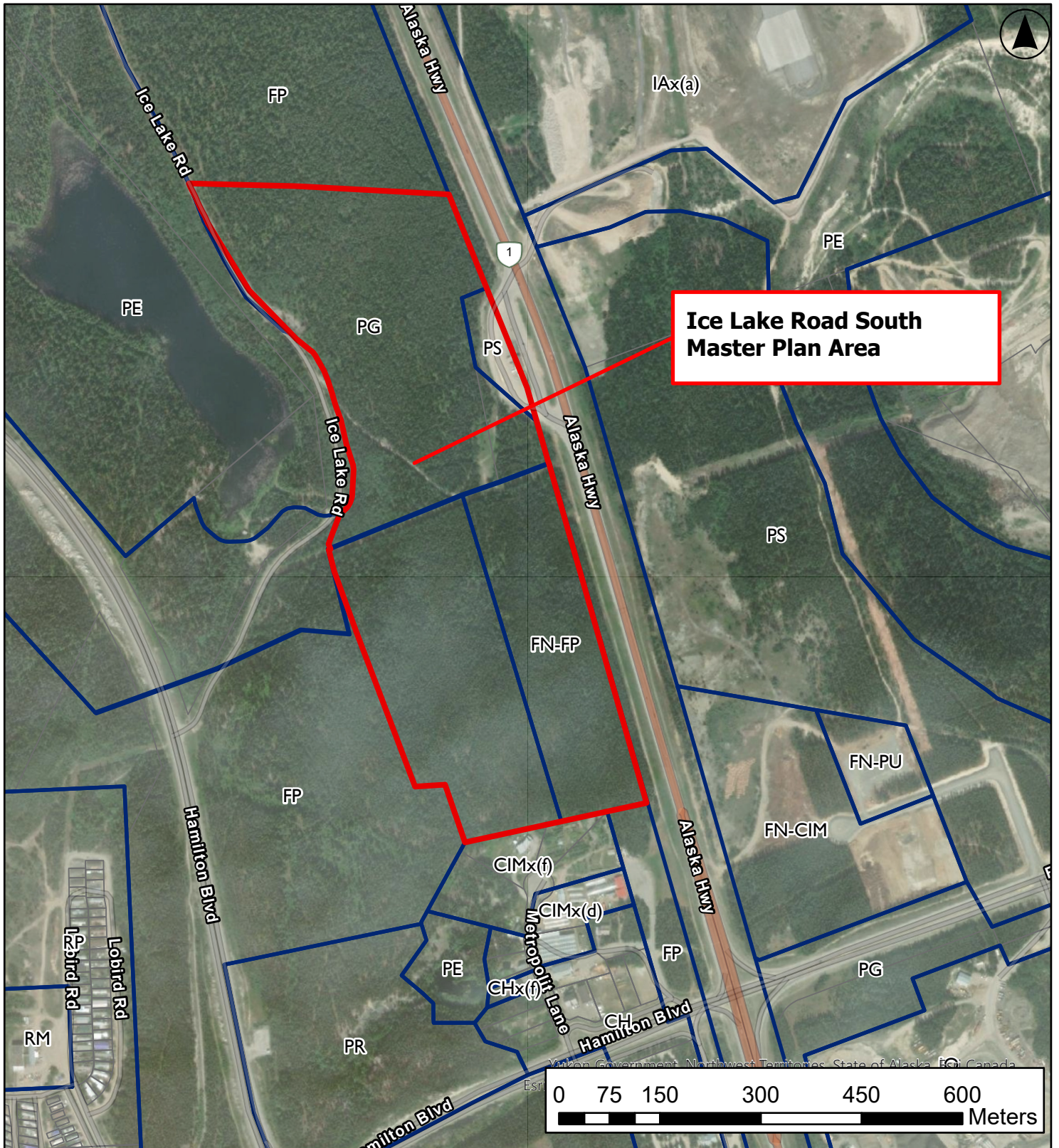
The clarification provided by KDFN regarding their planning and zoning authority under the Self-Government Agreement and the 2020 Lands Act is acknowledged. The intent behind the Plan is to provide guidance and a framework for the future development of this area of a new industrial/commercial subdivision. Ongoing efforts aim to ensure that any future development aligns with both the City's and KDFN's objectives.

Next Steps

If the Plan is approved by Council, the City will work with the landowners to implement the plan through additional detailed studies, assessment, permits, and approvals initiated by the developers.

ADMINISTRATIVE RECOMMENDATION

THAT Council approve the Ice Lake Road South Master Plan, a document providing guidance and a framework for the future development of the area.



**Ice Lake Road South
Master Plan Area**

DATE:
7/4/2024 6:13 PM

FILE:
Ice Lake Road South MP -
Location Map

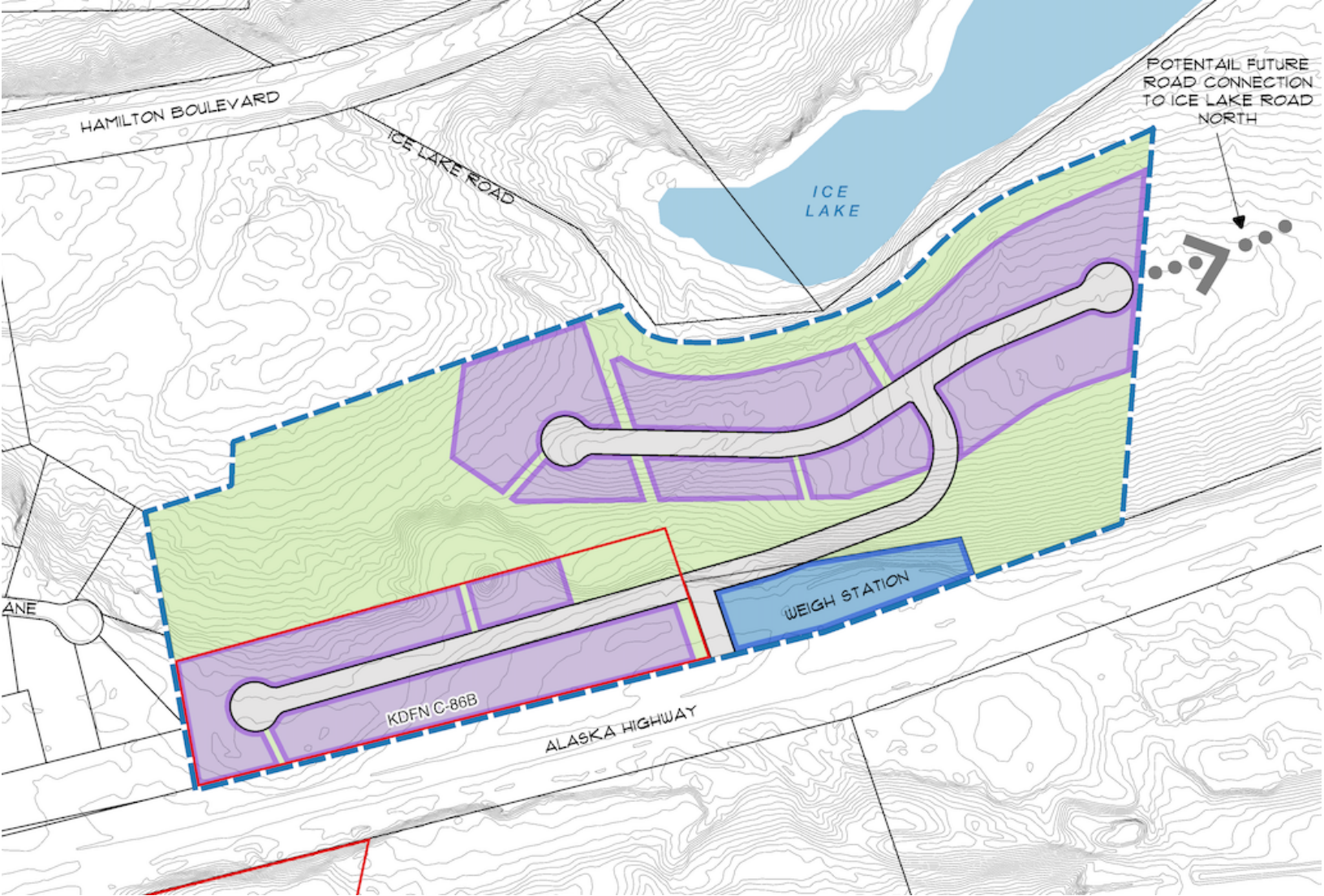
Subject Site

CITY OF WHITEHORSE - PLANNING AND SUSTAINABILITY SERVICES

Ice Lake Road South Master Plan

Advancing the Ice Lake Road South Master Plan for Council approval on the design concept for an new industrial/commercial subdivision.





ICE LAKE ROAD SOUTH MASTER PLAN

CITY OF WHITEHORSE

Excerpt Only

Attachment 2

July 9, 2024



Prepared by 3Pikas with:

Greenwood Engineering Solutions; ISL Engineering



I. EXECUTIVE SUMMARY

Ice Lake Road South is an undeveloped swath of land located on the Traditional Territory of Kwanlin Dün First Nation and Ta'an Kwäch'än Council. The 32.42-hectare site is located a few kilometres southwest of the downtown core and is bounded by undeveloped land to the north, Ice Lake Road to the West, Metropolit Lane to the south, and the Alaska Highway to the east. Ice Lake Road South is comprised of unsurveyed Yukon Land and Kwanlin Dün First Nation Settlement Land.

The City of Whitehorse created the Ice Lake Road South Master Plan as part of their strategic vision to meet current and future needs for commercial and industrial lands. It is envisioned that the Ice Lake Road South area will connect to the Ice Lake Road North area (master planning anticipated to begin in 2024) as well, creating one of the primary future employment and commercial goods and services nodes in Whitehorse.

Following the process outlined in section 2.1, the plan progressed through strategic visioning, the development of preliminary planning concepts, stakeholder and public engagement and input, land use scenario assessment, and finally, arriving at a final Ice Lake Road South Master Plan.

Key objectives of the Ice Lake Road South Master Plan include:

- Creating employment lands;
- Taking advantage of the site's proximity to the Alaska Highway, which is a major transportation and shipping supply corridor, and opportunity for highway oriented commercial uses;
- Providing flexibility to meet evolving commercial and industrial needs;
- Achieving high standards in planning and sustainable development;
- Guiding long-term investment in infrastructure development; and
- Implementing an effective and efficient use of the site.

Using these and other considerations, the Ice Lake Road South Master Plan will guide the transformation of Ice Lake Road South from undeveloped lands to Industrial/Commercial employment lands. The design is founded upon best practices to progressively integrate with the evolving surrounding land-use fabric and provide high quality employment land for the broader community.

In meeting the above objectives, key features of the Ice Lake Road South Master Plan include:

- Approximately 10 highway-oriented Industrial/Commercial lots with direct visual and transportation connections to the Alaska Highway;
- Approximately 11 mixed Industrial/Commercial lots with direct transportation connection to the Alaska Highway corridor (21 lots in total)

- Employment opportunities for approximately 68 individuals;
- Land use offering opportunities to work within the City's Urban Containment Boundary (i.e., closer to primary residential areas);
- A large green space for active community uses, amenity and park space buffers, and habitat functions;
- A development strategy that addresses adjacent land uses and trails in sensitive and responsive manner;
- Built-in flexibility through recommended phasing to support development feasibility, industry needs, and address variations in market demands.

ADMINISTRATIVE REPORT

TO: City Planning Committee
FROM: Administration
DATE: September 16, 2024
RE: Zoning Amendment – Whistle Bend Electrical Substation

ISSUE

An application to amend the zoning of a 0.75 ha parcel of vacant Commissioner’s land, located south of Phase 7 of Whistle Bend, from FP – Future Planning to PU – Public Utilities, to allow for the development of a new Electrical Substation to address increasing power demands.

REFERENCE

- [Zoning Bylaw 2012-20](#)
- [Whitehorse 2040 Official Community Plan](#)
- [2020 Planning & Preliminary Engineering Design Report for Whistle Bend Future Areas](#)
- Location Map (Attachment 1)
- Proposed Zoning Amendment Bylaw 2024-47 (Attachment 2)

HISTORY

An application was received to rezone a 0.75 ha parcel of vacant Commissioner’s land, located south of Phase 7 of Whistle Bend from FP – Future Planning to PU – Public Utilities to allow for the development of an Electrical Substation. The applicant is seeking the zoning amendment since electrical substations are not a permitted use in the FP zone.

The applicant has completed the Yukon Environment and Socio-economic Assessment process and conducted technical studies for this location, including a Noise Impact Assessment. Additionally, they have secured the lease agreement with the Yukon Government for the subject site.

The proposed zoning amendment application was reviewed by the Development Review Committee (DRC) on August 28, 2024. No issues were raised by the DRC.

The proposed schedule for the Zoning Bylaw amendment is:

Planning Committee:	September 16, 2024
First Reading:	September 23, 2024
Newspaper Ads:	October 25 and November 1, 2024
Public Hearing:	November 12, 2024
Report to Committee:	November 18, 2024
Second and Third Reading:	November 25, 2024

ALTERNATIVES

1. Proceed with the amendment under the bylaw process; or
2. Refer the amendment back to Administration.

ANALYSIS

Site Context

The subject site encompasses approximately 0.75 hectares and is located on vacant Commissioner's land, approximately 40 meters west of Lot 1246 in Whistle Bend (Plan No. 100043985), Whitehorse, within Quad 105 D/14 in the Whistle Bend neighbourhood. The site is zoned FP – Future Planning, the area to the east is designated RCS3 – Comprehensive Residential Single Family 3 and to the southwest, the zoning is PE – Environmental Protection, intersected by a power line. To the north lies the City's stormwater dry pond. The subject site is currently forested, and while the trees will need to be cleared to accommodate the substation, a treed buffer will be preserved around the substation. The surrounding area remains under development, with no residential structures currently constructed.

2040 Official Community Plan and 2020 Whistle Bend Plan

The subject site is designated as Residential – Urban in the OCP. The Residential – Urban area is intended to accommodate a wide range of residential housing forms and compatible uses, located primarily within the Urban Containment Boundary, and connected to municipal services. To ensure electrical services, the Substation is needed in order to connect the future phases of Whistle Bend and provide increased system capacity, restoration options, and proper backup for the only current Whistle Bend substation.

The 2020 Planning & Preliminary Engineering Design Report for Whistle Bend Future Areas guided the development of the Master Plan for phases 8 to 15. The Report indicated the placement of an electrical substation within this approximate area.

Zoning Bylaw

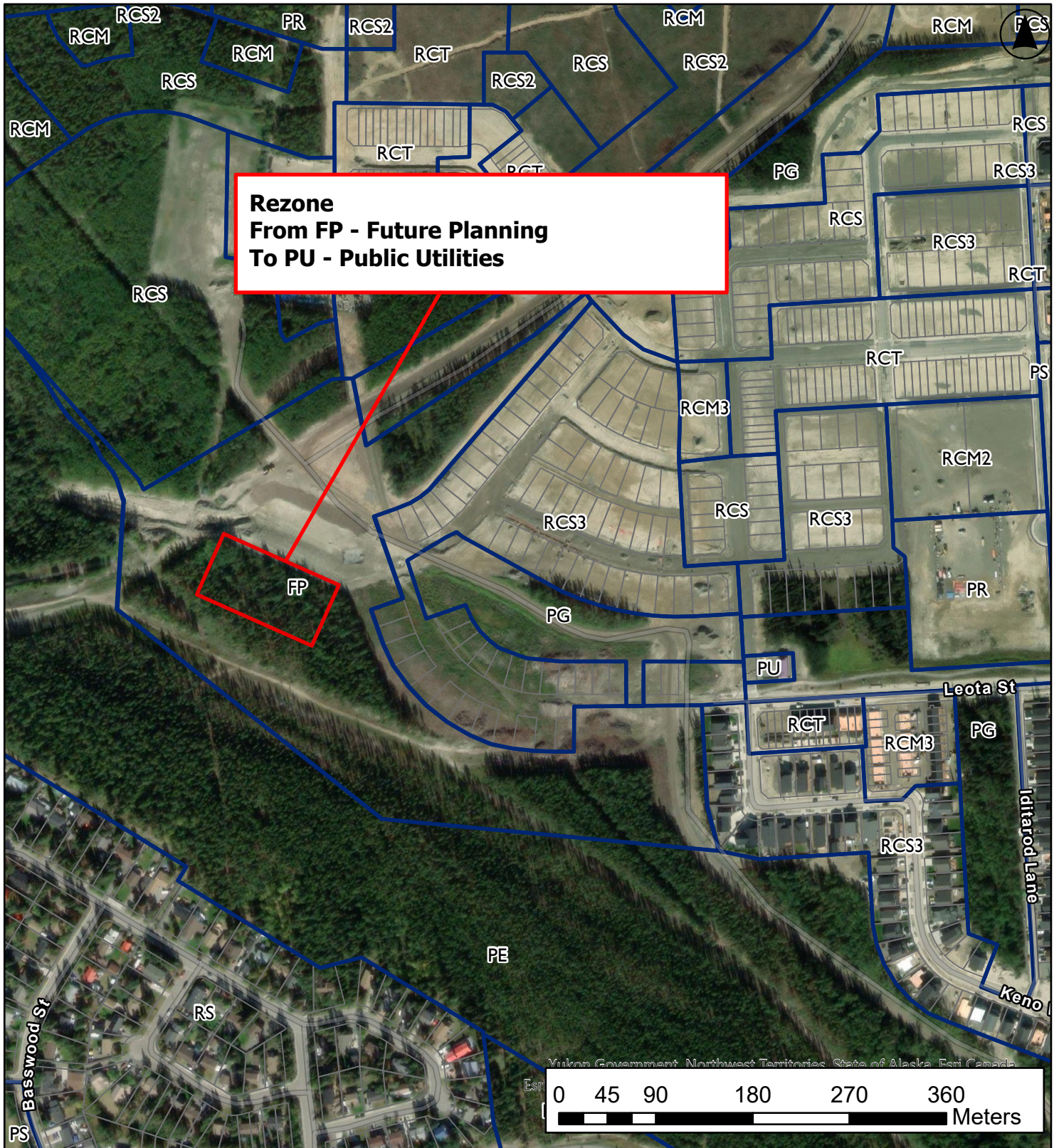
The purpose of the PU zone is to provide a zone for public utility installations and facilities involving disposal, recycling, or similar uses that may generate nuisance impacts for adjacent land uses. The PU zone allows for principal uses such as emergency and protective services and public utilities. Electrical Substations fall within the definition of Public Utilities in the Zoning Bylaw.

The proposed Electrical substation is an appropriate and necessary use for this area, aligning with the intent of the PU zone. The zoning designation is intended to allow uses that may involve potential nuisance impacts, such as noise or visual disturbances. The applicant has addressed these potential nuisances by conducting a Noise Impact assessment, retaining a treed buffer and situating the substation near existing power lines and the dry pond.

The substation will support the area's continued development by providing reliable electrical infrastructure, critical for both residential and commercial expansion. This use is fully compatible with the proposed zoning, aligns with the 2020 Planning & Preliminary Engineering Design Report for Whistle Bend Future Areas and is essential for meeting the future energy needs of the expanding community. As such, Administration considers an Electrical Substation an appropriate use on the subject site.

ADMINISTRATIVE RECOMMENDATION


THAT Council direct that Bylaw 2024-47, a bylaw to amend the zoning of the 0.75 ha parcel of vacant Commissioner's land, located south of Phase 7 of Whistle Bend, from FP – Future Planning to PU – Public Utilities to allow for the development of the new proposed Electrical Substation, be brought forward for consideration under the bylaw process.



**Rezone
From FP - Future Planning
To PU - Public Utilities**

DATE:
9/5/2024 3:17 PM

FILE:
Z-12-2024 - Location Map

 Subject Site

CITY OF WHITEHORSE - PLANNING AND SUSTAINABILITY SERVICES

Zoning Bylaw Amendment

A proposal to amend the zoning of a 0.75 ha parcel of vacant Commissioner's land, located south of Phase 7 of Whistle Bend from FP - Future Planning to PU - Public Utilities



CITY OF WHITEHORSE
BYLAW 2024-47

A bylaw to amend Zoning Bylaw 2012-20

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 allow for the development of an Electrical Substation in the 0.75 parcel of vacant Commissioner’s land, located south of Phase 7 of Whistle Bend; and

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 2012-20 are hereby amended by changing the zoning of the 0.75 parcel of vacant Commissioner’s land, located south of Phase 7 of Whistle Bend from FP – Future Planning to PU – Public Utilities 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:
PUBLIC NOTICE:
PUBLIC HEARING:
SECOND READING:
THIRD READING and ADOPTION:

Laura Cabott, Mayor

Corporate Services

MAP 6

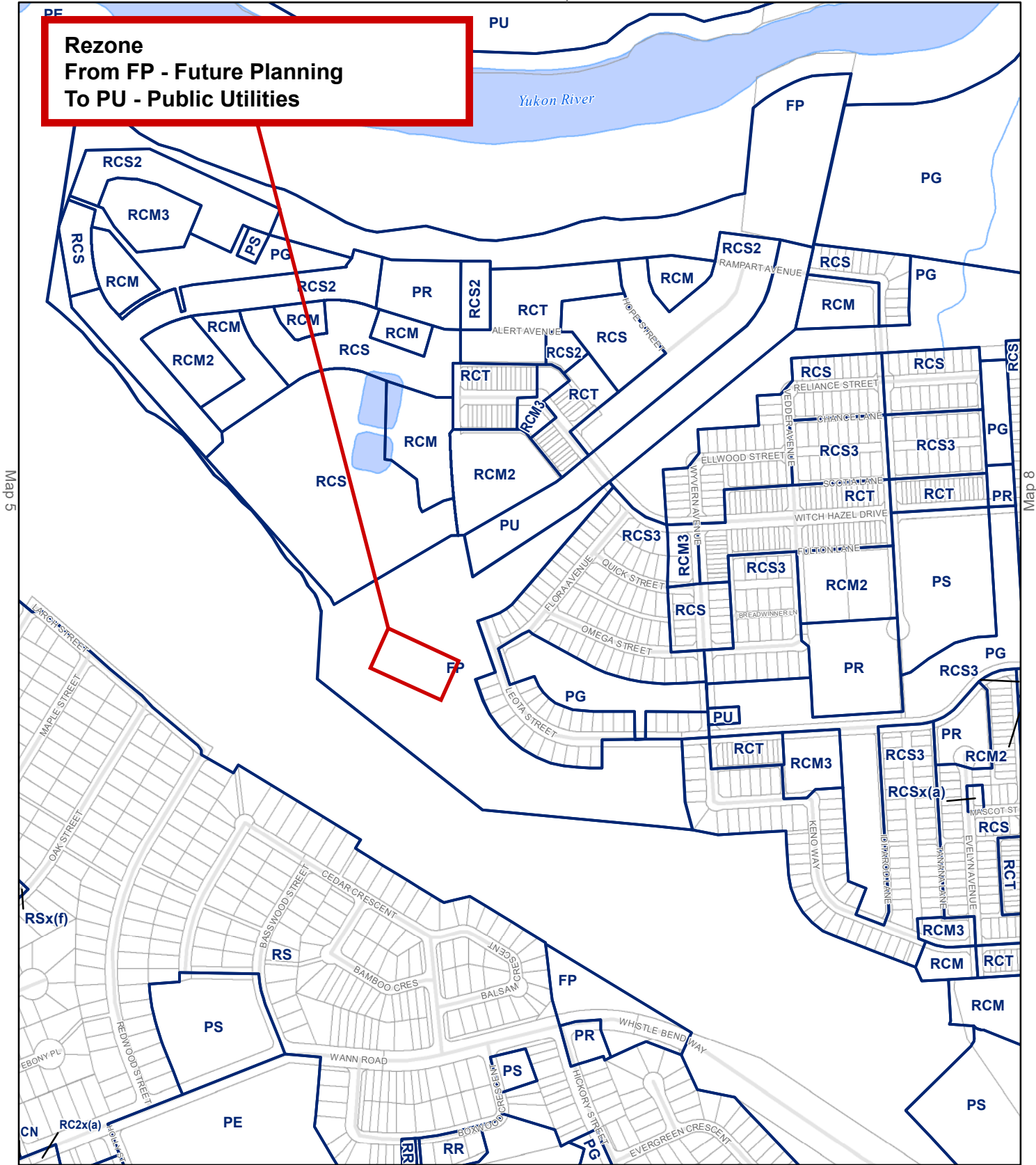
Appendix A, Bylaw Map
Bylaw 2024-47

WHISTLE BEND (WEST)

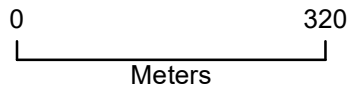
Map 8

**Rezone
From FP - Future Planning
To PU - Public Utilities**

Yukon River



Where a letter appears in brackets following a zoning designation, e.g. RSx(a), the letter corresponds to the 'special restrictions' subsection for that zone.



Consolidation date:
April 22, 2024

Projection: NAD 1983 UTM Zone 8

ADMINISTRATIVE REPORT

TO: City Planning Committee
FROM: Administration
DATE: September 16, 2024
RE: Subdivision Approval – Range Point Subdivision

ISSUE

Subdivision approval for 18.45 ha of vacant land comprised of Kwanlin Dün First Nation (KDFN) settlement B lands C-15B, Lot 262-6 GROUP 804, and vacant Commissioner's land.

REFERENCE

- [Subdivision Control Bylaw 2012-16](#)
- [Zoning Bylaw 2012-20](#)
- [Development Cost Charges Bylaw 2012-12](#)
- Location Sketch (Attachment 1)
- Subdivision Sketch C-15B (Attachment 2)
- Subdivision Sketch Lot 262-6 (Attachment 3)

HISTORY

The Range Point Subdivision area is 18.4 hectares in size, consisting of KDFN Settlement Land Parcel C-15B (14.8 ha), Government of Yukon (YG) Parcel 262-6 (3.3 ha), un-surveyed vacant Commissioner's land (0.3 ha).

This is a joint application from YG and KDFN, comprised of two subdivision sketches requiring approval. Attachment 2 includes the subdivision sketch for C-15B and Attachment 3 includes the subdivision sketch for Lot 262-6.

Efforts to develop the subject area began in 2020, which included several plans, studies, and assessments resulting in the Range Road Master Plan, approved in August 2023.

This subdivision approval is being proposed following approval of Bylaw 2023-29 to amend Zoning Bylaw 2012-20 for the subject area.

In accordance with the City's Subdivision Control Bylaw 2012-16, Council is the approving authority for subdivisions that result in the creation of six or more lots.

ALTERNATIVES

1. Approve the subdivision; or
2. Refer the subdivision back to Administration.

ANALYSIS

Lot Layout and Design

The subject area consists of 14.85 ha of KDFN settlement land, 3.30 ha of YG land, and 0.30 ha of surveyed Commissioner's land. The table on the following page provides details on the intended use of the lots:

Lot Types Range Point	Number (YG)	Number (KDFN)
Single Family/Duplex Lots	25 lots	34 lots
Multiple Family Lots (RCM/RCM2/RCM3)	6 lots	2 lots
Green Space/Buffer Space (PR and PG)	2 lots	2 lots
Public Utility (PS)	1 lot	1 lot
Green Space Access (PUL)	2 walkways	3 walkways
Total Lots	42 lots	40 lots
Estimated Number of Units*	75 - 240 units	60 - 180 units

**Range in number of units is due to minimum and maximum density requirements in multiple family zones.*

Street naming will be approved through a future bylaw during the detailed design phase of this development. This will allow KDFN to undertake an additional process to determine appropriate street names for this development.

All lots created through the proposed subdivision approval will be accessed by way of a network originating from Range Road. The roads and lanes shall be constructed as per the specifications of the City’s Servicing Standards Manual. All proposed development lots within the proposed subdivision area will be fully serviced.

Development Agreement

The development agreement will set out the engineering and development standards which are applicable to the subject area.

At this time, YG and KDFN have agreed to the Development Agreement in principle, which has been drafted based on the successful Whistle Bend model. Execution of a Development Agreement will be a condition of subdivision approval.

Public Use Land Dedication and Development Cost Charges (DCCs)

The proposed subdivision is subject to the Public Use Land Dedication (PULD) requirements of Subdivision Control Bylaw 2012-16. The land dedication proposed through this subdivision will be met through the development of greenspace areas and buffers throughout the subject area amounting to 25% of the subject area or 4.58 ha.

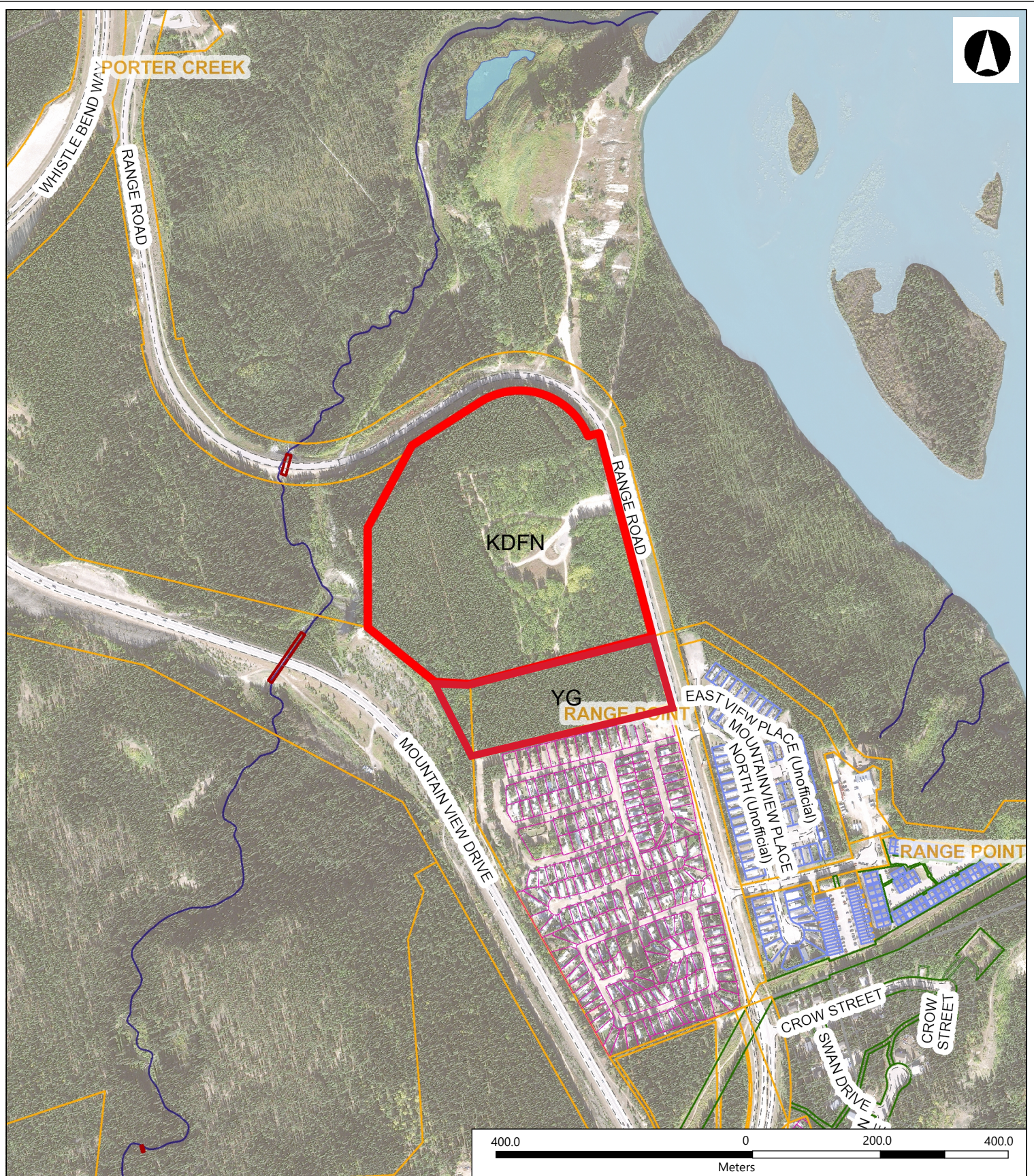
KDFN cannot transfer settlement lands to the City. However, further discussions will occur to address City maintenance of the infrastructure and access to greenspaces via agreement and/or easement.

Lands in the YG portion of the subject area that are slated for PULD will be transferred to the City, as would normally happen in subdivision.

Residential Development Cost Charges for the residential lots will be collected at the time of building permit application.

ADMINISTRATIVE RECOMMENDATION

THAT Council approve the subdivision of approximately 18.45 ha of land for the creation of new residential lots, greenbelts, public utility lots, lanes, and roads for the areas known as Range Point, as shown on the two proposed subdivision sketches, subject to the condition that the Government of Yukon and Kwanlin Dün First Nation enter into a Development Agreement with the City of Whitehorse for the construction of underground utilities, roads and lanes to service the proposed subdivision area and other areas of Range Point Subdivision, as well as other specified on- and off-site works.



SCALE:
1:8,000

DATE:
Sep 16, 2024

DWN BY:
JN

REV NO:
1

CITY OF WHITEHORSE - PLANNING & SUSTAINABILITY SERVICES

Attachment 1

Proposed Development Incentive Agreement - Location Sketch

No Address Defined



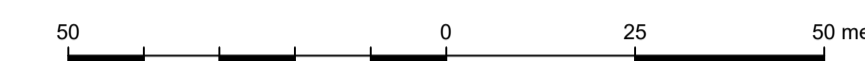
Attachment 2

SKETCH OF PROPOSED SUBDIVISION

OF LOT 262-6, GROUP 804, PLAN 71449 CLSR, 88-109 LTO AND YUKON LAND

CITY OF WHITEHORSE
YUKON

SCALE 1 : 1000



LEGEND

BEARINGS ARE UTM GRID AND ARE DERIVED FROM CADASTRAL DATA PROVIDED BY NATURAL RESOURCES CANADA.

DISTANCES ARE HORIZONTAL AT GROUND LEVEL AND ARE EXPRESSED IN METERS.

LANDS DEALT WITH BY THIS SKETCH SHOWN THUS

GEOTECHNICAL SETBACK PROVIDED BY YUKON GOVERNMENT

LOT 1469 HATCH

LOT 262-6 HATCH

YUKON LAND HATCH

"P." DENOTES "PROPOSED"

"BUFF" DENOTES "TREADED BUFFER / GATEWAY LANDSCAPING"

"WALK" DENOTES "WALKWAY"

THE PLOT SIZE THAT WILL PROVIDE TRUE SCALE AND OPTIMUM READABILITY FOR THIS SKETCH IS 609 mm BY 950 mm.

KDFN DENOTES KWANLIN DUN FIRST NATION

APPROPRIATE STREET NAMES WILL BE ADDED AT A LATER DATE

THIS SKETCH SHOWS:

- 37 NEW LOTS
- 1 NEW ROAD
- 2 NEW WALKWAYS
- 2 NEW BUFFERS

42 TOTAL

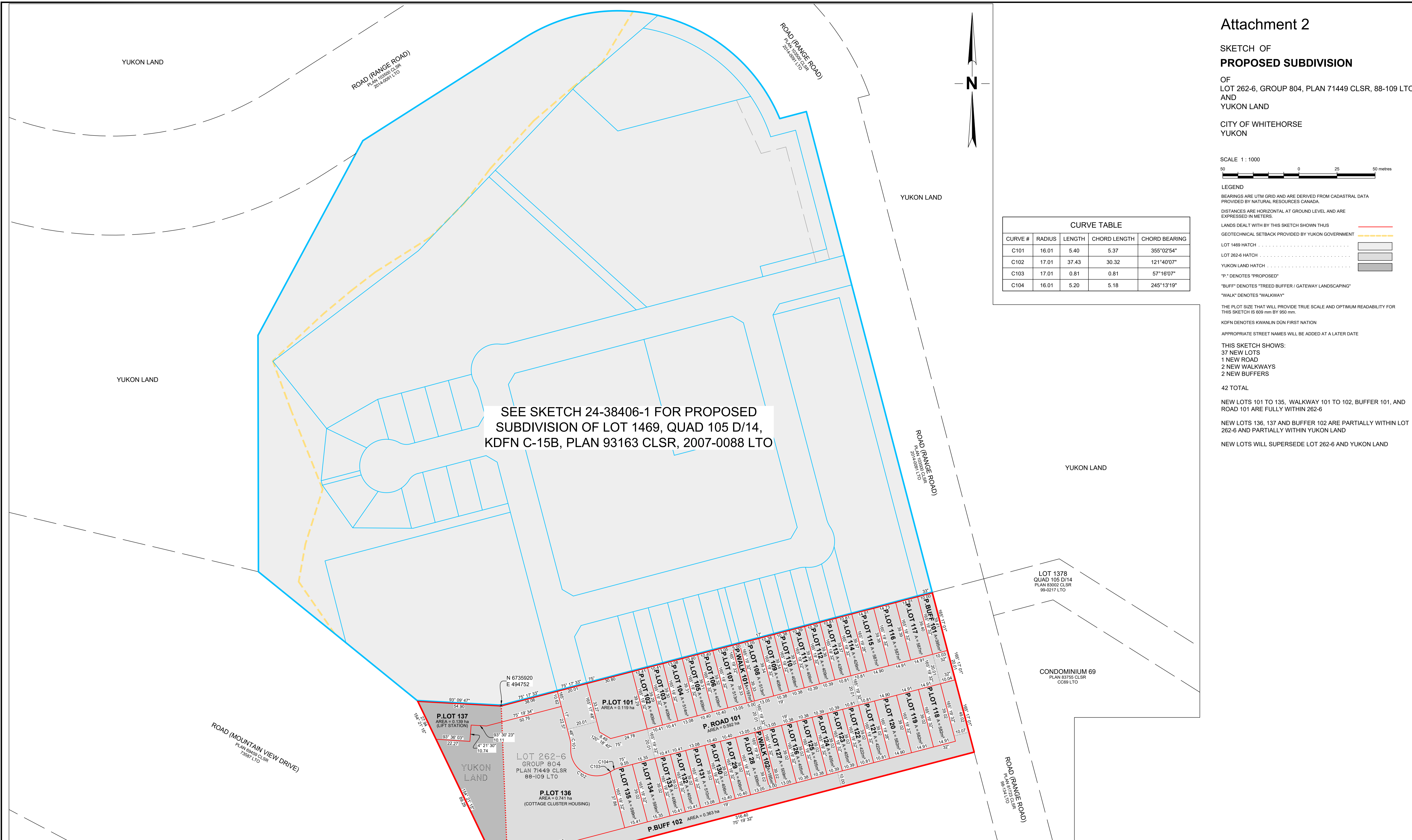
NEW LOTS 101 TO 135, WALKWAY 101 TO 102, BUFFER 101, AND ROAD 101 ARE FULLY WITHIN 262-6

NEW LOTS 136, 137 AND BUFFER 102 ARE PARTIALLY WITHIN LOT 262-6 AND PARTIALLY WITHIN YUKON LAND

NEW LOTS WILL SUPERSEDE LOT 262-6 AND YUKON LAND

CURVE TABLE				
CURVE #	RADIUS	LENGTH	CHORD LENGTH	CHORD BEARING
C101	16.01	5.40	5.37	355°02'54"
C102	17.01	37.43	30.32	121°40'07"
C103	17.01	0.81	0.81	57°16'07"
C104	16.01	5.20	5.18	245°13'19"

SEE SKETCH 24-38406-1 FOR PROPOSED SUBDIVISION OF LOT 1469, QUAD 105 D/14, KDFN C-15B, PLAN 93163 CLSR, 2007-0088 LTO



SUBJECT TO THE LIMITATIONS HEREON:
1. THIS SKETCH IS NOT TO BE USED TO DEFINE PROPERTY BOUNDARIES.

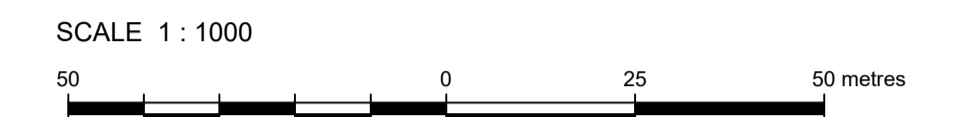
CHALLENGER GEOMATICS LTD.	www.challengegeomatrics.com Edmonton Calgary Yellowknife Whitehorse Fort McMurray	DRAWN BY : NC	JOB#: 38406
		CHECKED BY : MG	DRAWING: 24-38406-2
		JULY 23, 2024	R2

Attachment 3

SKETCH OF PROPOSED SUBDIVISION

WITHIN
 LOT 1469, QUAD 105 D/14,
 KWANLIN DŪN FIRST NATION SETTLEMENT LAND
 SELECTION C-15B,
 PLAN 93163 CLSR, 2007-0088 LTO

CITY OF WHITEHORSE
 YUKON



- LEGEND**
- BEARINGS ARE UTM GRID AND ARE DERIVED FROM CADASTRAL DATA PROVIDED BY NATURAL RESOURCES CANADA.
 - DISTANCES ARE HORIZONTAL AT GROUND LEVEL AND ARE EXPRESSED IN METERS.
 - LANDS DEALT WITH BY THIS SKETCH SHOWN THUS
 - GEOTECHNICAL SETBACK PROVIDED BY YUKON GOVERNMENT
 - LOT 1469 HATCH
 - LOT 262-6 HATCH
 - YUKON LAND HATCH
 - "P." DENOTES "PROPOSED"
 - "BUFF" DENOTES "TREED BUFFER / GATEWAY LANDSCAPING"
 - "WALK" DENOTES "WALKWAY"

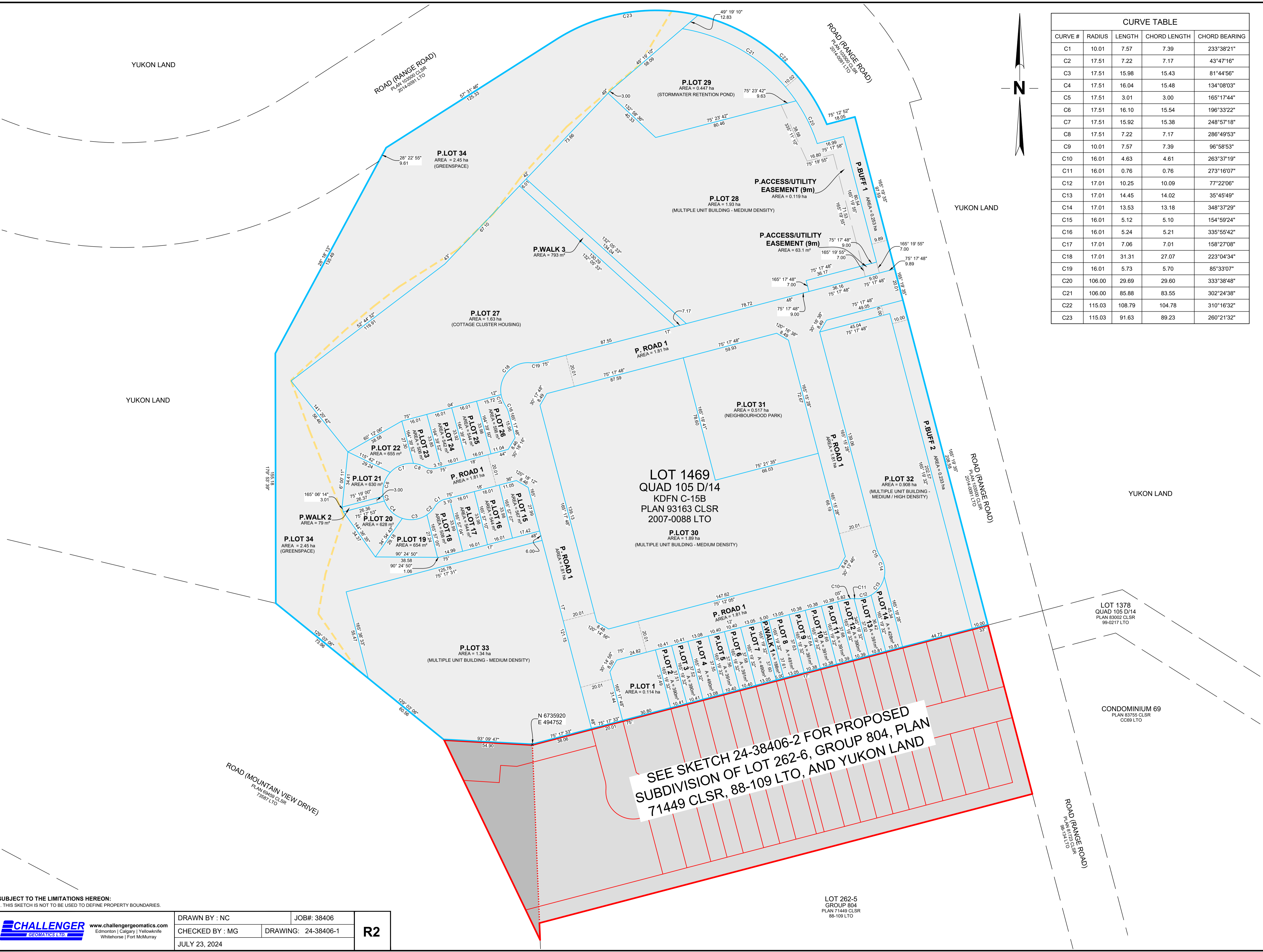
THE PLOT SIZE THAT WILL PROVIDE TRUE SCALE AND OPTIMUM READABILITY FOR THIS SKETCH IS 609 mm BY 950 mm.

KDFN DENOTES KWANLIN DŪN FIRST NATION
 APPROPRIATE STREET NAMES WILL BE ADDED AT A LATER DATE

THIS SKETCH SHOWS:
 34 NEW LOTS
 1 NEW ROAD LOT
 3 NEW WALKWAY LOTS
 2 BUFFER LOTS
 2 ACCESS / UTILITY EASEMENT

40 TOTAL
 NEW LOTS ARE WITHIN LOT 1469.

CURVE TABLE				
CURVE #	RADIUS	LENGTH	CHORD LENGTH	CHORD BEARING
C1	10.01	7.57	7.39	233°38'21"
C2	17.51	7.22	7.17	43°47'16"
C3	17.51	15.98	15.43	81°44'56"
C4	17.51	16.04	15.48	134°08'03"
C5	17.51	3.01	3.00	165°17'44"
C6	17.51	16.10	15.54	196°33'22"
C7	17.51	15.92	15.38	248°57'18"
C8	17.51	7.22	7.17	286°49'53"
C9	10.01	7.57	7.39	96°58'53"
C10	16.01	4.63	4.61	263°37'19"
C11	16.01	0.76	0.76	273°16'07"
C12	17.01	10.25	10.09	77°22'06"
C13	17.01	14.45	14.02	35°45'49"
C14	17.01	13.53	13.18	348°37'29"
C15	16.01	5.12	5.10	154°59'24"
C16	16.01	5.24	5.21	335°55'42"
C17	17.01	7.06	7.01	158°27'08"
C18	17.01	31.31	27.07	223°04'34"
C19	16.01	5.73	5.70	85°33'07"
C20	106.00	29.69	29.60	333°38'48"
C21	106.00	85.88	83.55	302°24'38"
C22	115.03	108.79	104.78	310°16'32"
C23	115.03	91.63	89.23	260°21'32"



SEE SKETCH 24-38406-2 FOR PROPOSED
 SUBDIVISION OF LOT 262-6, GROUP 804, PLAN
 71449 CLSR, 88-109 LTO, AND YUKON LAND

SUBJECT TO THE LIMITATIONS HEREON:
 1. THIS SKETCH IS NOT TO BE USED TO DEFINE PROPERTY BOUNDARIES.

	DRAWN BY : NC	JOB#: 38406	R2
	CHECKED BY : MG	DRAWING: 24-38406-1	
	JULY 23, 2024		

CITY OF WHITEHORSE
DEVELOPMENT SERVICES COMMITTEE
Council Chambers, City Hall



Chair: Dan Boyd

Vice-Chair: Mellisa Murray

September 16, 2024

Meeting #2024-18

-
1. New Business

CITY OF WHITEHORSE
CITY OPERATIONS COMMITTEE
Council Chambers, City Hall



Chair: Jocelyn Curteanu

Vice-Chair: Michelle Friesen

September 16, 2024

Meeting #2024-18

-
1. New Business

CITY OF WHITEHORSE
COMMUNITY SERVICES COMMITTEE
Council Chambers, City Hall



Chair: Kirk Cameron

Vice-Chair: Ted Laking

September 16, 2024

Meeting #2024-18

1. New Business

CITY OF WHITEHORSE
PUBLIC HEALTH AND SAFETY COMMITTEE
Council Chambers, City Hall



Chair: Mellisa Murray

Vice-Chair: Kirk Cameron

September 16, 2024

Meeting #2024-18

-
1. New Business

CITY OF WHITEHORSE
CORPORATE SERVICES COMMITTEE
Council Chambers, City Hall



Chair: Ted Laking

Vice-Chair: Jocelyn Curteanu

September 16, 2024

Meeting #2024-18

1. New Business