

## ADMINISTRATIVE REPORT

**TO:** City Planning Committee  
**FROM:** Administration  
**DATE:** November 4, 2024  
**RE:** Zoning Amendment – Selkirk Water Treatment Plant Upgrades

### ISSUE

An application to amend the zoning of 18 Selkirk Street, from PS – Public Service to PSx – Public Service (modified), to allow for the development of the Selkirk Water Treatment Plant upgrades.

### REFERENCE

- [Zoning Bylaw 2012-20](#)
- [Land Use Master Plan Policy 2024-04](#)
- [Whitehorse 2040 Official Community Plan](#)
- [2020 KDFN Community Lands Plan](#)
- Location Map (Attachment 1)
- Proposed Zoning Amendment Bylaw 2024-48 (Attachment 2)

### HISTORY

An application was received from the City’s Water and Waste Services Department to rezone three parcels, municipally known as 18 Selkirk Street, from PS to PSx (modified) to allow for the development of the Selkirk Water Treatment Plant upgrades (Attachment 1). The special modification would allow Public Utilities as a principal use, provided that the Public Utilities use is limited to water treatment plants, pump house and station developments, and electrical substations. The planned upgrades will provide a reliable second source of drinking water supply and the ability to relieve volume stress on the aquifer.

In October 2023, Council authorized Administration to commence the procurement process for Phase 1 of the Selkirk Water Treatment Plant upgrades, which includes the planning and design work. Administration completed the procurement and entered into a progressive design-build agreement. In order to proceed with Phase 2, the construction of the upgrades, the zoning needs to be amended to accurately reflect the current and future principal uses.

#### **Development Review Committee**

The proposed zoning was reviewed by the Development Review Committee (DRC) on August 7, 2024. The DRC noted that Bell Mobility has a lease within the site however the lease site will not be negatively impacted by the upgrades and access to it will be maintained.

It was also noted that a Heritage Resources Impact Assessment (HRIA) may be required prior to land-altering activities due to the potential presence of historical unmarked graves.

After further review, the YG Heritage Resources Unit determined that monitoring at the subject site during project activities would better address their concerns.

### **Master Plan Waiver**

The subject lot is approximately 3.8 ha in size which triggers the master plan requirement in OCP policy 13.22. Per section 47 of the Land Use Master Plan Policy, a waiver was requested. The master plan waiver request was approved on August 23, 2024 as the proposed development will not result in new uses, it will bring existing uses into conformance with the Zoning Bylaw, and the project is required to ensure the integrity of the drinking water system which is in the greater public's interest.

### **Proposed Schedule**

The proposed schedule for the Zoning Bylaw amendment is:

Planning Committee:	November 4, 2024
First Reading:	November 12, 2024
Newspaper Ads:	November 22 and 29, 2024
Public Hearing:	December 9, 2024
Report to Committee:	January 6, 2025
Second and Third Reading:	January 13, 2025

### **ALTERNATIVES**

1. Proceed with the amendment under the bylaw process; or
2. Do not proceed with the amendment.

### **ANALYSIS**

#### **Site Context**

The subject lot is located between Lewes Boulevard and Selkirk Street in the Riverdale neighbourhood. The subject lot has an existing pump house, well houses, access road, a communications tower, electrical substation, power lines, and informal trails. The upgrades will include a new pump house to be constructed along Selkirk Street, adjacent to the existing pump house and communications tower.

Selkirk Elementary School and Gadzoosdaa Student Residence are located to the northwest of the subject lot and are also zoned PS. There are residential uses to the east and to the south. Kwanlin Dün First Nation (KDFN) Settlement Land parcels S-367B/D and C-77B/D, zoned FN-FP- First Nation Future Planning, are located to the southeast of the subject lot. There are also two forested YG lots to the east that are zoned PS.

#### **2040 Official Community Plan (OCP)**

The subject site is designated as Residential - Urban in the OCP. Although the proposed upgrades are not residential uses, they are necessary in order to ensure adequate levels of clean drinking water can be supplied to support the residential growth occurring in the city. Per OCP policy 13.5, public utilities and infrastructure are permitted in any land use designation.

### **KDFN Community Lands Plan**

KDFN Settlement Land parcels S-367B/D and C-77B/D are located immediately south of the subject lot. The undeveloped parcels are intended for residential development, public service infrastructure, and/or revenue generation in the Community Lands Plan.

### **Zoning Bylaw**

The purpose of the PS zone is to provide a zone for public and privately owned facilities of an institutional or community service nature. The proposed Selkirk Water Treatment Plant upgrades would fall under the definition of ‘public utilities’ which is not a permitted use in the PS zone.

The public utilities use includes a variety of services and facilities such as, but not limited to, landfills and waste treatment facilities, sewage treatment facilities, pump houses and stations, water treatment plants, drainage ponds, and electrical production facilities and substations. Not all public utility uses would be appropriate on the subject site due to its proximity to residential areas and schools. Therefore, Administration is recommending that a special modification be added to allow the public utility use, but limited to water treatment plants, pump house and station developments, and electrical substations in addition to the permitted uses in the PS zone.

The special modification to allow the aforementioned public utility uses is not expected to cause any more noise, traffic, or other nuisance factors to surrounding properties than the uses already permitted on the subject site under the current PS zone, such as emergency and protective services or exhibition and convention facilities.

### **ADMINISTRATIVE RECOMMENDATION**

THAT Council direct that Bylaw 2024-48, a bylaw to amend the zoning of 18 Selkirk Street, from PS – Public Service to PSx – Public Service (modified), be brought forward for consideration under the bylaw process.