ADMINISTRATIVE REPORT

TO:	Planning Committee
FROM:	Administration
DATE:	January 6, 2025
RE:	Public Hearing Report – Selkirk Water Treatment Plant Upgrades

ISSUE

Public Hearing Report on a bylaw 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.

REFERENCES

- Zoning Bylaw 2012-20
- Whitehorse 2040 Official Community Plan
- Trail Maintenance Policy 2021-02
- 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.

Bylaw 2024-48 received First Reading on November 12, 2024. The public hearing was held on December 9, 2024. Public hearing notifications were sent out in accordance with the Zoning Bylaw 2012-20, including:

- Newspaper advertisements were posted in the Yukon News on November 22, 2024 and November 29, 2024;
- Email notifications were sent to Kwanlin Dün First Nation, Ta'an Kwäch'än Council, Government of Yukon Land Management Branch, and the Riverdale Community Association;
- Notifications were delivered to property owners within 100 metres of the subject site; and
- Two notice signs were placed on the subject site.

A public hearing for this item was held on December 9, 2024. One person spoke to the amendment at the public hearing and no written input submissions were received before the deadline.

ALTERNATIVES

1. Proceed with the second and third readings under the bylaw process; or
2. Do not proceed with the second and third readings.

ANALYSIS

The following matters were raised in the public input submissions:

- Housing; and
- Trails.

Housing

A member of the public expressed that the OCP land use designation for the subject site is Residential – Urban and that housing would be a better use of the site due to its proximity to Downtown, the potential walkability of the site, and surrounding uses. They also expressed that a better location for the Selkirk Water Treatment Plant would be at the back of the Riverdale neighbourhood.

The OCP permits public utilities and infrastructure in any land use designation (policy 13.5). While the primary intent of the Residential - Urban OCP designation is to accommodate a wide range of residential housing forms, it allow for compatible uses.

The PS zone allows for housing as a conditional use. The proposed zoning therefore does not remove the ability to develop housing on the subject site. Since the Water Treatment Plant will only occupy a portion of the subject site, it is still possible that housing could be developed elsewhere on the site if the City considers this an appropriate use in the future.

Furthermore, the City does not own land at the back of the Riverdale neighbourhood so it is not possible to locate the new Water Treatment Plant there without the additional costs of purchasing land. The suggested location would also increase the facility costs and cause disruption to the Riverdale neighbourhood to transport water further from the source for treatment.

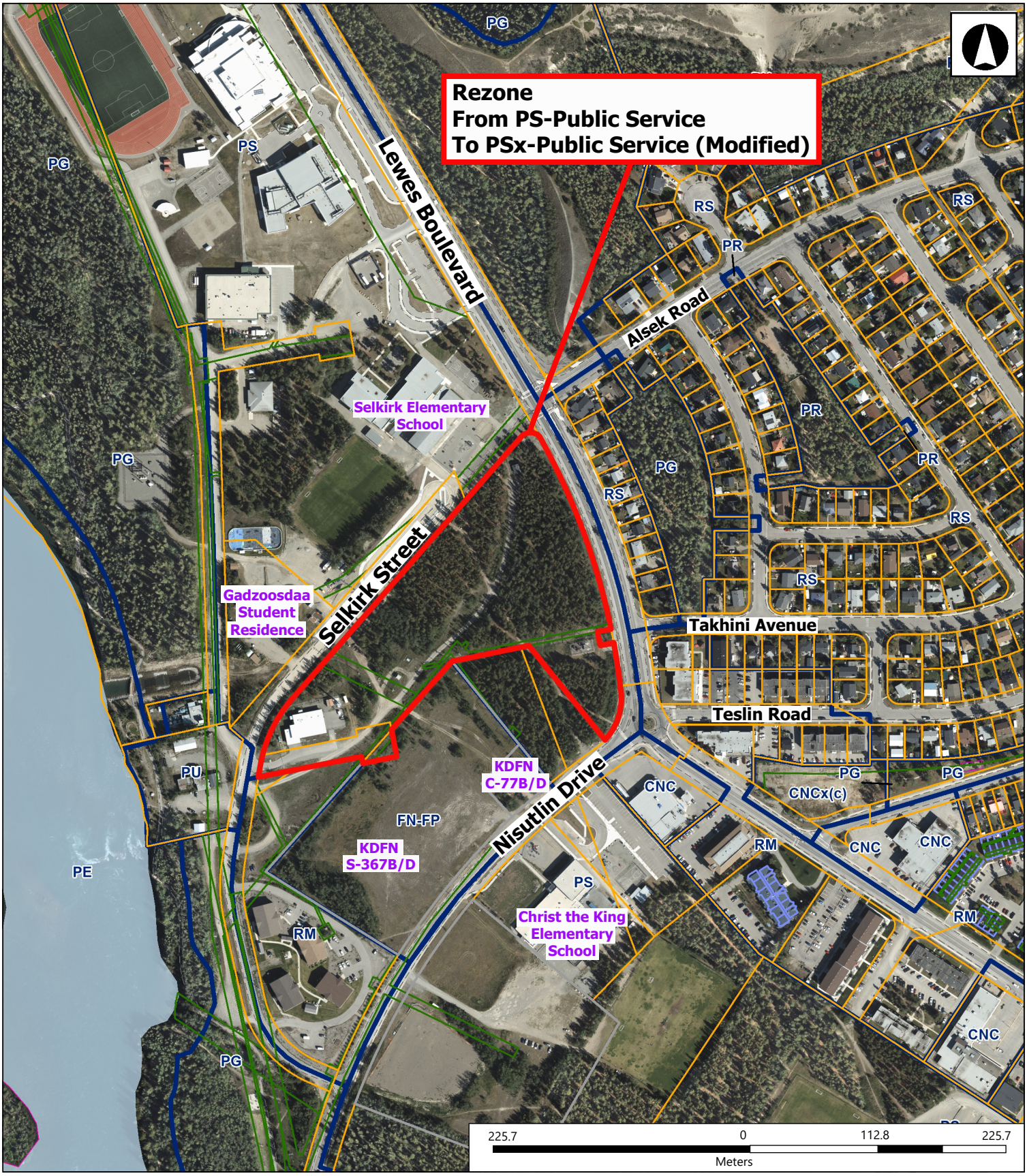
Trails

A member of the public expressed concerns that the trails located within the subject site could be impacted by the proposed development.

Trails can be observed from the vicinity of Selkirk Elementary School through the subject site to the parking lot area of Christ the King Elementary School. The proposed Selkirk Water Treatment Plant upgrades are proposed northeast of the existing communications tower along Selkirk Street. It is not anticipated that the trails will be impacted. Notwithstanding this, the City is not obligated to maintain the trails as they have not been adopted under the Trail Maintenance Policy.

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 at second and third reading under the bylaw process.



SCALE:
1: 4,514

DATE:
November 4, 2024

FILE:
Z-11-2024

CITY OF WHITEHORSE - PLANNING & SUSTAINABILITY SERVICES

Proposed Bylaw 2024-48

An application to amend the zoning of 18 Selkirk Street, from PS – Public Service to PSx – Public Service (modified).

Whitehorse
THE WILDERNESS CITY

Attachment 2

CITY OF WHITEHORSE

BYLAW 2024-48

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 Whitehorse Zoning Bylaw be amended to allow for the development of water treatment plant upgrades and bring current uses into conformance at Lot 1172, Quad 105D/11, Plan 84109 CLSR YT, Lot 341, Group 804, Plan 43448 CLSR YT, Parcel A Lot 332, Group 804, Plan 42448 CLSR YT, municipally known as 18 Selkirk Street;

NOW THEREFORE the council of the municipality of the City of Whitehorse, in open meeting assembled, hereby ENACTS AS FOLLOWS:

1. Section 12.4.7 of Zoning Bylaw 2012-20 is hereby amended by adding a new subsection 12.4.7 d), as follows:

   "d) Lot 1172, Quad 105D/11, Plan 84109 CLSR YT, Lot 341, Group 804, Plan 43448 CLSR YT, and Parcel A Lot 332, Group 804, Plan 42448 CLSR YT, located at 18 Selkirk Street, is designated PSx with the special modification being that Public Utilities is permitted as a principal use, provided that the Public Utilities use is limited to water treatment plants, the development of pump houses and stations, and electrical substations."

2. The zoning maps attached to and forming part of Zoning Bylaw 2012-20 are hereby amended by changing the zoning of 18 Selkirk Street from PS – Public Service to PSx(d) – Public Service (Modified) as indicated on Appendix A and forming part of this bylaw.

3. This bylaw shall come into force and effect upon the final passing thereof.

FIRST READING:	November 12, 2024
PUBLIC NOTICE:	November 22 and 29, 2024
PUBLIC HEARING:	December 9, 2024
SECOND READING:	
THIRD READING and **ADOPTION**:	

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Kirk Cameron, Mayor

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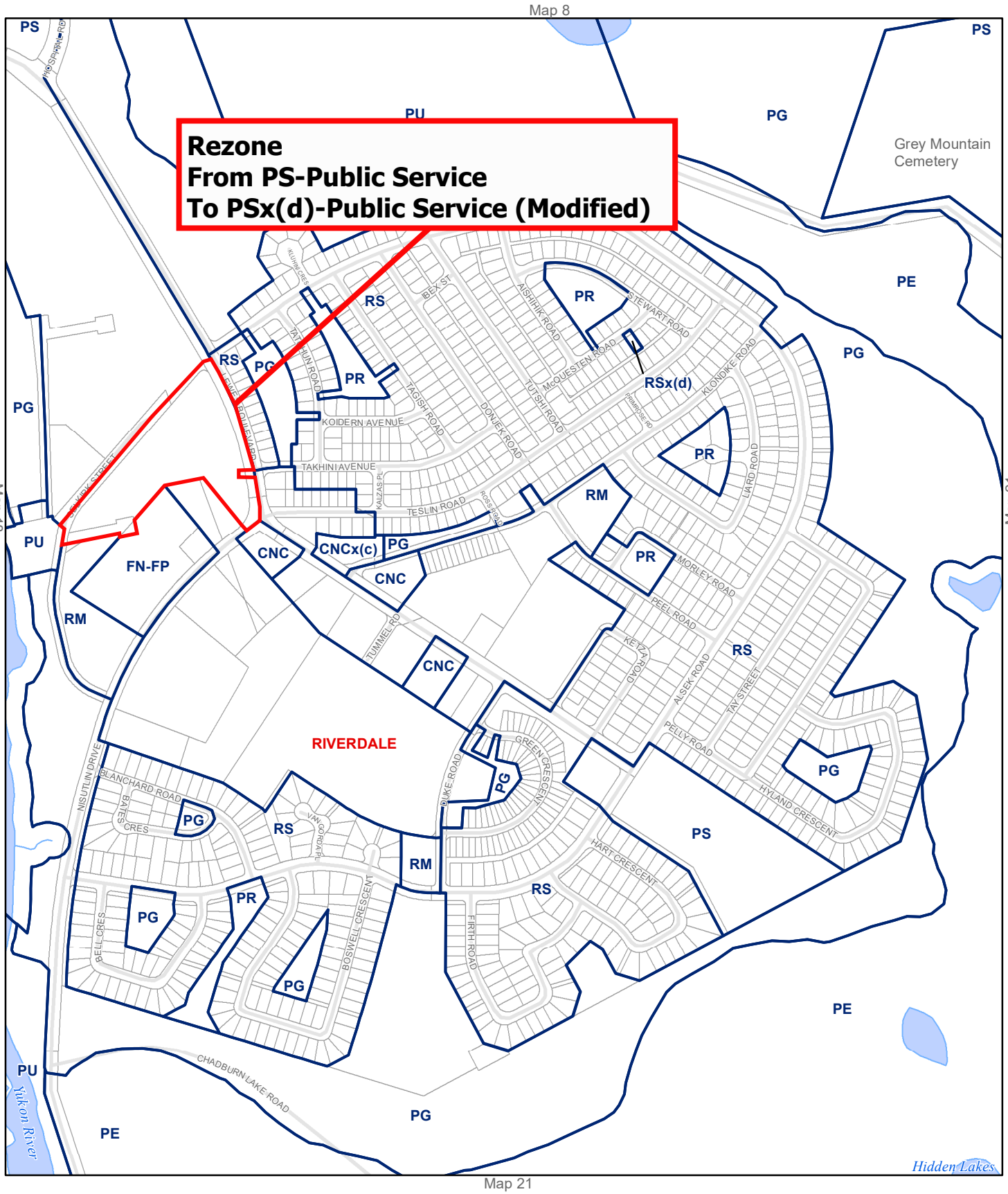
Corporate Services

MAP 16

Appendix A, Bylaw Map
Bylaw 2024-48

RIVERDALE



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.

0 370
Meters
Projection: NAD 1983 UTM Zone 8

Consolidation date:
April 22, 2024