

ADMINISTRATIVE REPORT

TO: Planning Committee
FROM: Administration
DATE: November 21, 2022
RE: Zoning Amendment – 2 Klondike Road

ISSUE

An application to amend the zoning of 2 Klondike Road from PS – Public Services and a portion of Lot 309, Plan 21330 LTO from PG – Greenbelt to CNCx – Comprehensive Neighbourhood Commercial (Modified) to allow for a boundary realignment and consolidation of five lots.

REFERENCES

- [2010 Official Community Plan](#)
- [2040 Proposed Official Community Plan \(November 2022\)](#)
- [2015-2025 Housing Action Plan](#)
- [2022-2024 Strategic Priorities](#)
- [Zoning Bylaw 2012-20](#)
- Location Map (Appendix A)
- Proposed Zoning Amendment Bylaw 2022-49

HISTORY

The Government of Yukon (YG) has applied to rezone five lots, known municipally as 2 Klondike Road, from PS – Public Services to CNCx – Comprehensive Neighbourhood Commercial (Modified). YG is also proposing to rezone a portion of the PG – Greenbelt lot to the east to CNCx (Modified). The special modification requires that a mixed-use development have commercial uses on the ground floor with residential uses above.

The subject site was the former location of the Macaulay Lodge which was an extended care facility. The building has now been demolished and the subject site is no longer being used. The lots included in the proposed rezoning are:

- Lots 19 – 23, Plan 29528 LTO; and
- A portion of Lot 309, Plan 21330 LTO (approximately 570 m²).

On September 7, 2022, the rezoning application was reviewed by the Development Review Committee (DRC). The DRC preferred that the lots be consolidated as there may be access issues if they were to be sold separately. The DRC recommended that a boundary realignment be considered as the former building encroached substantially onto the PG parcel to the east. YG amended their application to realign the boundary to the east to the extent that the former Macaulay Lodge encroached onto the PG parcel and consolidate the lots.

YG intends to sell the consolidated lot through a public method such as a lottery or tender. The rezoning, boundary realignment, and consolidation would enable a wider range of uses for the purchaser and allow for a larger, more cohesive development. YG revised their proposal to account for the suggested boundary realignment.

The proposed schedule for the Zoning Bylaw amendment is:

Planning Committee:	November 21, 2022
First Reading:	November 28, 2022
Newspaper Ads:	December 2 and December 9, 2022
Public Hearing:	January 16, 2023
Report to Committee:	February 6, 2023
Second and Third Reading:	February 13, 2023

ALTERNATIVES

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

ANALYSIS

Site Context

The subject site is located at the intersection of Klondike Road and Lewes Boulevard in Riverdale (Appendix A). Properties to the north and west are zoned RM – Residential Multiple Housing. Properties on the other side of Lewes Boulevard are zoned RM and CNC. The lot to the east is zoned PG. Rezoning the subject property to CNCx (Modified) would complement the surrounding land uses in the area.

2010 Official Community Plan, Proposed Whitehorse 2040 Official Community Plan (November 2022) and 2022-2024 Strategic Priorities

The subject site is designated as Residential – Urban in the 2010 Official Community Plan (OCP) as well as in the proposed 2040 OCP. This designation, in the 2010 OCP, allows for a variety of residential housing forms and compatible non-residential uses that support the creation of complete neighbourhoods. Complete neighbourhoods are intended to meet the basic needs of residents by encompassing a mix of residential, commercial, recreational, and community uses.

The proposed 2040 OCP encourages the transition of existing neighbourhoods to more complete communities by introducing opportunities for new land uses or mixed-use nodes described as urban centres. Urban centres consist of higher-density residential and commercial uses co-located in a central area. The subject site is within a proposed urban centre. The proposed OCP stipulates that mixed-use buildings proposed in urban centres will have commercial uses on the ground floor with residential uses above. The special modification ensures that mixed-use developments will have commercial uses on the ground floor with residential uses above.

The proposal also aligns with Council's 2022-2024 Strategic Priorities to improve the housing supply and create more opportunities for commercial land development.

Yukon Housing Action Plan

The Yukon Housing Action Plan (YHAP) is designed to guide governments and stakeholders towards a shared housing vision to 2025. The YHAP identifies an objective to increase the availability and diversity of land for residential development. It also encourages the construction of smaller, more affordable homes. The proposed rezoning is in line with the YHAP.

Zoning Bylaw

The purpose of the CNC zone is to provide a compatible mix of low intensity commercial and residential uses that are appropriate for the transitional area around the periphery of a residential neighbourhood. It permits a variety of commercial principal uses and apartments and residential care homes as secondary uses.

The CNC zone allows mixed-use developments in one building or in separate buildings on the same lot. Since it is anticipated that the proposed OCP will be adopted prior to the sale of the subject site, as noted previously, a mixed-use building on the site will need to have commercial uses on the ground floor and residential uses above. Rezoning to CNCx (Modified) will allow for the purchaser to comply with the proposed OCP if they proceed with the development of the site prior to the Zoning Bylaw rewrite.

ADMINISTRATIVE RECOMMENDATION

THAT Council direct that Bylaw 2022-49, a bylaw to amend the zoning of 2 Klondike Road and a portion of Lot 309, Plan 21330 LTO, to allow for a boundary realignment and consolidation of five lots, be brought forward for consideration under the bylaw process.