

ADMINISTRATIVE REPORT

TO: Planning Committee
FROM: Administration
DATE: February 6, 2023
RE: Public Hearing Report –Zoning Amendment – 19 Drift Drive

ISSUE

Public Hearing Report on a bylaw to amend the zoning at 19 Drift Drive from RR – Restricted Residential Detached to RS – Residential Single Detached to allow a living suite as a secondary use.

REFERENCES

- [2010 Official Community Plan](#)
- Proposed 2040 Official Community Plan (January 2023)
- [Zoning Bylaw 2012-20](#)
- Location Map (Appendix A)
- Proposed Zoning Amendment Bylaw 2022-48

HISTORY

The owner of 19 Drift Drive has applied to rezone their property from RR – Restricted Residential Detached to RS – Residential Single Detached to allow a living suite as a secondary use. The owner would like to change the zoning in order to address an existing non-compliant use. A living suite is a separate, self-contained, dwelling unit within a single detached house. The current RR zone does not permit secondary suites.

Bylaw 2022-48 received First Reading on November 28, 2022. Public Hearing notifications were sent out in accordance with the Zoning Bylaw 2012-20, including:

- Newspaper advertisements were posted in the Whitehorse Star and Yukon News on December 2 and December 9, 2022;
- Email notifications were sent to the Government of Yukon Land Management Branch, Kwanlin Dün First Nation, and Ta’an Kwäch’än Council;
- Mail notifications were sent to property owners within 100 m of the subject site; and
- A notice sign was placed on the subject site.

A Public Hearing for this item was held on January 16, 2023. No delegates registered for, or spoke to, the item at the Public Hearing.

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

No issues with this item were raised as part of the Public Hearing process and no changes to the amendment are recommended following the Public Hearing.

The subject lot is designated as Residential – Urban in the 2010 Official Community Plan (OCP), as well as in the proposed 2040 OCP. Both OCPs allow for a variety of residential development in close proximity to services and amenities.

The rezoning will align with the intent of the 2010 OCP policies which promote a compact development pattern city-wide to ensure existing infrastructure is used most efficiently. The rezoning also aligns with policies supporting the creation of inclusive neighbourhoods by providing a diversity of housing types that may be accessible to a wide range of people.

The proposed 2040 OCP also supports the development of various rental housing types, as a means of increasing affordability and expanding the range of housing options in Whitehorse.

ADMINISTRATIVE RECOMMENDATION

THAT Council direct that Bylaw 2022-48, a bylaw to amend the zoning of 19 Drift Drive, to allow a living suite as a secondary use, be brought forward at Second and Third Reading under the bylaw process.