

## **ADMINISTRATIVE REPORT**

<b>TO:</b> Planning Committee
<b>FROM:</b> Administration
<b>DATE:</b> March 20, 2023
<b>RE:</b> Public Hearing Report – Zoning Amendment – 10 Finch Crescent

### **ISSUE**

Public Hearing Report on a bylaw to amend the zoning at 10 Finch Crescent to allow a living suite as a secondary use and increase the maximum site coverage.

### **REFERENCE**

- [Proposed 2040 Official Community Plan \(January 2023\)](#)
- [Zoning Bylaw 2012-20](#)
- Proposed Zoning Bylaw Amendment 2023-01
- Location Map (Appendix A)

### **HISTORY**

The owners of 10 Finch Crescent have applied to rezone the property from RR – Restricted Residential Detached to RRx – Restricted Residential Detached (modified) to allow for a one-storey ground level living suite as a secondary use, and increase the maximum site coverage from 35 to 40 percent. The increase in the maximum site coverage is to accommodate the single storey living suite on the ground level, so that it is accessible to facilitate “aging in place”.

Bylaw 2023-01 received First Reading on January 30, 2023. Public Hearing notifications were sent out in accordance with the Zoning Bylaw 2012-20, including:

- Newspaper advertisements posted in the Whitehorse Star and Yukon News on February 3 and 10, 2023;
- Email notifications sent to the Government of Yukon, 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 February 27, 2023. One written submission was received in support of the zoning amendment and one individual spoke in support at the Public Hearing.

### **ALTERNATIVES**

1. Proceed with the Second and Third Reading under the bylaw process; or
2. Do not proceed with the Second and Third Reading.

### **ANALYSIS**

The following matters were raised in the public input submission and at the Public Hearing:

- Support for secondary suites and affordable housing; and
- Support for updates to the Zoning Bylaw.

### **Support for secondary suites and affordable housing**

Comments in support of the amendment noted that more housing supply is needed in the city, particularly affordable and accessible forms of housing. Secondary suites, such as the one proposed, were noted as a way to contribute to the supply of affordable housing and to increase density in areas with existing infrastructure.

### **Support for updates to the Zoning Bylaw**

Members of the public suggested that the RR zone is outdated and should be removed completely or updated to allow secondary suites. A city-wide amendment to the RR zone is outside of the scope of this zoning amendment. However, once the proposed OCP is adopted, Administration will begin the process of updating the Zoning Bylaw. Updates to the Zoning Bylaw will reflect the vision for land use and development set forth by the new OCP. Opportunities to expand the range of housing options, including secondary suites, will be considered and the public will have the opportunity to participate in that process.

In summary, no concerns with this zoning amendment application were raised as part of the Public Hearing process.

### **ADMINISTRATIVE RECOMMENDATION**

THAT Council direct that Bylaw 2023-01, a bylaw to amend the zoning of 10 Finch Crescent, to allow a one-storey ground level living suite as a secondary use, and to increase the maximum site coverage to 40 percent, be brought forward for Second and Third Reading under the bylaw process.