

ADMINISTRATIVE REPORT

TO: Planning Committee
FROM: Administration
DATE: October 16, 2023
RE: Conditional Use Application – 22 Metropolit Lane – For Information Only

ISSUE

Application for Conditional Use approval to allow a 136 m² caretaker suite located at 22 Metropolit Lane (Lot 1160-1, Quad 105D/11, 96773 CLSR YT).

REFERENCE

- [Zoning Bylaw 2012-20](#)
- Attachment 1 – Location Sketch
- Attachment 2 – Proposed Site Plan
- Attachment 3 – Elevation Plan

HISTORY

The property located at 22 Metropolit Lane is currently used by Yukon Gardens as a nursery area for their landscaping business, permitted as General Contractor Services in the Zoning Bylaw. The owner and operator of Yukon Gardens has applied for a 136 m² caretaker residence on this property. There are currently no permitted structures on the property. The Zoning Bylaw allows caretaker residences up to 120 m² as a principal use and lists caretaker residences 121 m² to 297 m² in size as a conditional use, which Council can approve at their discretion. The proposed new structure proposes the 136 m² caretaker suite on the second storey and an office lunchroom and garage/shop on the ground floor.

The proposed schedule for consideration of the Conditional Use application is:

Newspaper Ad	September 29, 2023
Letter Notification	October 6
Planning Committee	October 16
Public Input Session	October 23
Report to Committee	November 6
Council Decision	November 14

ANALYSIS

Zoning Bylaw

The current zoning for the subject property is CIMx(f), Mixed Use Commercial/ Industrial. The purpose of the CIM zone is to provide a mix of commercial and industrial uses. The zoning bylaw allows caretaker residences between 121 m² and 297 m² as a conditional use, which Council can approve at their discretion.

Section 4.9.5 of the Zoning Bylaw provides criteria for Council to consider when evaluating a conditional use application. These criteria include:

Design and Character: The building design and function of the lot is not out of character with other buildings in this neighbourhood.

Parking and traffic: The building is set back from Metropolit Lane on a larger lot (3,898 m²) providing adequate parking on-site. The proposed conditional use will not generate traffic outside the normal expectations of the neighbourhood.

Impact on neighbouring properties: The use of caretaker suites was established to allow businesses to provide 24-hour security over their lots. The maximum size was established to act as an impediment to family uses in areas of town where residential use isn't planned and where nearby, adjacent commercial or industrial uses may impact on neighbouring properties by way of noise, odor, smoke, light, or vibration.

Strategic Priorities: This caretaker suite meets the identified strategic priority to improve the overall housing supply in Whitehorse through creating the ability for businesses to add staff housing on commercial and industrial lands.

PUBLIC INPUT SESSION SCHEDULED

In accordance with section 4.8 of Zoning Bylaw 2012-20, a public input session has been scheduled for the Council meeting on October 23, 2023. Government of Yukon, Kwanlin Dün First Nation and the Ta'an Kwäch'än Council were notified by mail and email. A notice of the proposed development was placed in local newspapers on September 29, 2023.