

From: [Simon Lapointe](#)
To: [Public Input](#)
Subject: Zoning Amendment – 68 Mascot Street
Date: Tuesday, October 24, 2023 5:25:41 PM

RE: Zoning Amendment – 68 Mascot Street

I'm the owner of [REDACTED], which abuts 68 Mascot Street. I would like to encourage Council to amend the zoning at 68 Mascot Street to allow for the development of a living suite, as brought forward by the proponent for consideration under the bylaw process.

As a registered professional urban planner (RPP), member of the Canadian Institute of Planners (MICP), and residential developer I strongly believe that single detached lots should be permitted to have secondary suites. The proposed amendment aligns perfectly with the 2017 2009 Whistle Bend Master Plan, the new OCP, and with a nation-wide movement to reform outdated zoning codes. Rejecting this proposed amendment would be counter to best urban planning practices planners have been trying to implement (i.e. increasing housing supply).

Thanks for the opportunity to provide comments regarding the proposed zoning amendment.

Sincerely,

Simon Lapointe, RPP, MCIP
Principal / Senior Planner

[REDACTED]



PLANNING + DESIGN + ENGAGEMENT

Working and living within the Traditional Territories of Kwanlin Dün First Nation and the Ta'an Kwäch'än Council.

From: [Jay Lester](#)
To: [Public Input](#)
Subject: Re:Notice of Public Hearing-Zoning Amendment-Bylaw File#Z-007-2023
Date: November 12, 2023 12:09:30 PM

Hello,

I am writing regarding the application to amend the zoning at 68 Mascot from RCS to allow for the development of a living suite.

I understand the perspective of the City of Whitehorse to encourage this development and strongly supporting it. However, as a resident of Evelyn Avenue and already dealing with high density from other residents and residential suites. The proposed amendment already has challenges due to no back-lane access. It is a corner lot at Mascot and Evelyn and next to a T-intersection with a stop sign on Mascot at Evelyn.

There is a stop sign at the corner of Mascot and Evelyn further restricting parking. The only access seems to be from Evelyn. This area is densely populated with foot traffic with the dog park at the Evelyn cul-de-sac. The corner further restricts parking. The street is narrow and produces many risks for pedestrians and vehicle traffic already.

In my view, allowing this zoning amended after the fact, in a well established neighbourhood is poor planing and will have a negative affect on the current residents. The lot has been vacant for over 2 years while the rest of the homes have been built and completed.

The lot itself, without lane acres will only lead to a more dense parking issue that the neighbourhood already is faced with. This application effects the original designs as much as the heated debate over the green streets in our area.

In my view this is zoned as a Comprehensive Residential Single Family and should remain so. This is an after the fact application and does not take into the consideration of the established residential homes and zoning or impact.

This application is not supported by us based the current impact that this densely populated area will increase and impact the current street parking by at least 4 more cars, trailers or RV's or other recreational vehicles. Also impacting plowing and street safety. Further, access to the home will be from Mascot or Evelyn only where all other houses on that street have lane access.

Thank-you,

Jay Lester and Daniela Ruf