

ADMINISTRATIVE REPORT

TO: City Planning Committee
FROM: Administration
DATE: December 4, 2023
RE: Zoning Amendment – 1302 Centennial Street

ISSUE

An application to amend the zoning at 1302 Centennial Street from RS – Residential Single Detached to RMx(g) – Residential Multiple Housing (modified) to enable the development of up to 10 dwelling units.

REFERENCE

- [Whitehorse 2040 Official Community Plan](#)
- [Zoning Bylaw 2012-20](#)
- [2022 – 2024 City of Whitehorse Strategic Priorities](#)
- Location Map (Attachment 1)
- Proposed Zoning Amendment Bylaw 2023-33 (Attachment 2)

HISTORY

The applicant has applied to rezone 1302 Centennial from RS – Residential Single Detached to RMx(g) – Residential Multiple Housing (modified) to allow the development of 10 dwelling units. Per section 9.15.2 of the Zoning Bylaw, the RS zone does not allow for multiple housing as a principal use. Housing, multiple means any physical arrangement of three or more dwelling units. Multiple housing includes apartment, cottage cluster, courtyard, fourplex, townhouse, and triplex housing types.

On September 20, 2023, the Development Review Committee (DRC) reviewed the proposed amendment and minor concerns were raised about vegetative buffers, density and height allowances. Special modifications were added to the proposed amendment to address these concerns.

The proposed schedule for the Zoning Bylaw amendment is:

Planning Committee:	December 4, 2023
First Reading:	December 11, 2023
Newspaper Ads:	December 15 and December 22, 2023
Public Hearing:	January 15, 2024
Report to Committee:	February 19, 2024
Second and Third Reading:	February 26, 2024

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 on the east side of Centennial Street, near the intersection of Centennial and 12th Avenue East. The subject site is adjacent to RS zoning to the side and rear yards. On the opposite side of the street is CM2 – Mixed Use Commercial 2 zoning. Approximately 30 m north and 100 m south of the subject site there is RM zoning and similarly sized developments. In 2019 and 2020, the City approved similar zoning amendments 30 m north of the subject site to allow for comparable developments.

Currently, the site has a 70 year old single detached house and garage on the lot, both of which require extensive repairs. The applicant intends to demolish the single detached house and replace it with a 10-dwelling unit multiple housing development. The garage will be renovated and converted into storage units for the apartment.

Official Community Plan

The subject site is designated as Mixed Use – Neighbourhoods in the Official Community Plan (OCP). The intent of Mixed Use – Neighbourhoods designation is to assist in the creation of more Complete Communities by accommodating a mixture of multi-unit housing and commercial development at a scale that contributes to the vitality of neighbourhoods. Uses suitable for inclusion in the Mixed-Use Neighbourhood designation includes multi-unit residential. The proposed rezoning to RMx(g) conforms to this designation and would contribute to the development of a more Complete Community in Porter Creek by providing additional multi-unit housing.

The proposed amendment is supported by several policies in the Official Community Plan, including Policies 8.1 – 8.3, 8.39, and 9.1. The proposed amendment would allow for an intensification and compact development on an existing lot, making more efficient use of existing municipal services in the area and encouraging a more walkable and transit-friendly neighbourhood. This, in turn, contributes to the transition towards a more Complete Community where residents have easier access to amenities and services along Centennial Street and the nearby Urban Centre on Wann Road. Finally, the inclusion of multiple housing increases the diversity of housing options in the area, better reflecting the housing continuum.

Zoning Bylaw

The site is currently zoned RS, which is intended to provide single detached housing on urban lots. RMx(g) zoning is being proposed to allow for the development of up to 10 multiple housing units. Multiple housing is not a permitted use in the RS zone.

The proposed zoning includes several special modifications. Restrictions on maximum height (13 metres) and density (10 units) were added to mitigate the impact of intensification on the surrounding lots currently zoned RS. A special modification was also added to eliminate the requirement of a 3.0 m vegetative buffer along the side yards. This modification was added due to the infeasibility of the proposed development with the buffer imposed.

Strategic Priorities

The City of Whitehorse 2022 – 2024 Strategic Priorities identifies housing and development as a strategic priority. It states that every person deserves a safe and

affordable space to call home and to work to ensure a variety of housing is available and attainable now and into the future. Rezoning the site would allow for the development of 10 dwelling units and contribute to the fulfillment of this strategic priority.

ADMINISTRATIVE RECOMMENDATION

THAT Council direct that Bylaw 2023-33, a bylaw to amend the zoning of the 1302 Centennial Road to allow for the development of up to 10 dwelling units, be brought forward for consideration under the bylaw process.