

ADMINISTRATIVE REPORT

TO: Planning Committee
FROM: Administration
DATE: December 4, 2023
RE: Public Hearing Report – Zoning Amendment – 68 Mascot Street

ISSUE

Public Hearing Report on a bylaw to amend the zoning at 68 Mascot Street, from RCS – Comprehensive Residential Single Family to RCSx – Comprehensive Residential Single Family (modified), to allow for the development of a living suite.

REFERENCES

- [Zoning Bylaw 2012-20](#)
- [2040 Official Community Plan](#)
- [Snow and Ice Control Policy](#)
- [2009 Whistle Bend Final Concept Plan](#)
- [2019 Downtown Parking Management Plan](#)
- [Traffic Bylaw 2013-34](#)
- Location Map (Attachment 1)
- Proposed Zoning Amendment Bylaw 2023-30 (Attachment 2)

HISTORY

The owner of 68 Mascot Street has applied to rezone their property from RCS – Comprehensive Residential Single Family to RCSx – Comprehensive Residential Single Family (modified). Although living suites are permitted in the RCS zone, the subject lot is approximately six per cent smaller than the minimum lot size required for living suites on lots without lane access (minimum lot size is 462 m²). Therefore, the special modification is to allow a living suite on a lot with an area of 436 m².

Bylaw 2023-30 received First Reading on October 10, 2023. 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 October 20 and October 27, 2023;
- Email notifications were sent to Kwanlin Dün First Nation, Ta'an Kwäch'än Council, and the Government of Yukon Land Management Branch;
- Mail notifications were sent to property owners within 100 metres of the subject site; and
- A notice sign was placed on the subject site.

A public hearing for this item was held on November 14, 2023. Two written submissions were received, one in support and one in opposition of the proposed zoning amendment. The proponent also spoke 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

The following matters were raised in the public submissions:

- On-street parking; and
- Whistle Bend Master Plan and Official Community Plan support.

On-street parking

A respondent raised concerns that the proposed living suite would potentially increase on-street parking in the area. Of particular concern was that in the winter the additional on-street parking would present a hazard for snow removal and safety.

The Zoning Bylaw specifies the number of parking spaces required for the various types of residential developments. Single detached houses must provide one off-street parking space per dwelling unit. A single detached house with a living suite, as is proposed, would be required to provide two off-street parking spaces onsite. This amendment would provide the lot owner the same benefit as the majority of the neighbouring properties.

In addition, the City is responsible for snow removal on municipal roads. Per policy 31 of the Snow and Ice Control Policy, the City has the ability to implement parking bans as required in order to provide for snow and ice removal operations.

The proponent suggested that the City consider issuing parking permits for on-street parking in response to the parking concerns. A residential parking permit program is currently only contemplated in the Downtown Parking Management Plan. Expansion of this program would require additional research and resources. The issuance and enforcement of residential on-street parking permits would be administered through an amendment to the Traffic Bylaw. Administration is updating the Zoning Bylaw and parking requirements will be reviewed as a part of that process.

Whistle Bend Master Plan and Official Community Plan (OCP)

A respondent advised that the proposed zoning amendment aligns with several planning documents, such as the Whistle Bend Master Plan and the OCP, as well as planning best practices in general.

Since 2006, when the planning for Whistle Bend began, it was envisioned that the neighbourhood would provide a wide range of housing types. Furthermore, OCP policy 9.8 supports the development of secondary suites and OCP policy 9.4 states that opportunities for affordable housing should be integrated into all neighbourhoods with preference given to locations within walking distance of Urban Centres. Secondary suites often provide affordable housing options and the subject lot is less than 0.5 km from the Whistle Bend Urban Centre.

ADMINISTRATIVE RECOMMENDATION

THAT Council direct that Bylaw 2023-30, a bylaw to amend the zoning of 68 Mascot Street from RCS – Comprehensive Residential Single Family to RCSx – Comprehensive Residential Single Family (modified) to allow for the development of a living suite, be brought forward at second and third reading under the bylaw process.