

ADMINISTRATIVE REPORT

TO: Planning Committee
FROM: Administration
DATE: March 4, 2024
RE: Public Hearing Report – Zoning Amendment – 2086 Second Avenue

ISSUE

Public Hearing Report on a bylaw to amend the zoning at 2086 Second Avenue, from CM2 – Mixed Use Commercial 2 to CM2x – Mixed Use Commercial 2 (modified), to allow for the development of a building with a maximum height of 25 m.

REFERENCES

- [Zoning Bylaw 2012-20](#)
- [Council Procedures Bylaw 2021-12](#)
- Location Map (Attachment 1)
- Zoning Bylaw 2012 Appendix C: Downtown Heights (Attachment 2)
- Proposed Zoning Amendment Bylaw 2024-09 (Attachment 3)

HISTORY

An application was received to rezone 2086 Second Avenue from CM2 – Mixed Use Commercial 2 to CM2x – Mixed Use Commercial 2 (modified). The special modification is to allow a maximum building height of 25 m on the subject site in order to develop a six storey building with retail services on the ground floor and office uses above.

The Zoning Bylaw currently allows for a maximum building height of 20 m on the subject site. However, the Official Community Plan (OCP) allows for building heights up to 25 m across the Mixed Use – Downtown Core area, while up to 30 m in height may be considered as well. The proposed zoning amendment seeks to develop to the additional height envisioned in the recently adopted OCP.

Bylaw 2024-09 received First Reading on January 15, 2024. 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 January 19 and January 26, 2024;
- Email notifications were sent to Kwanlin Dün First Nation, Ta'an Kwäch'än Council, Government of Yukon Land Management Branch, and the Downtown Residents Association;
- 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 February 12, 2024. No public input submissions were received and nobody registered for, or spoke to, the amendment at the public hearing. A written submission was received after the close of the Public Hearing which cannot be considered under the Council Procedures Bylaw.

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

No issues were raised with this proposed zoning amendment through the public hearing process and no changes to the application were made following the public hearing.

If Council approves this amendment, the proponent can proceed with the City's Development Permit process.

ADMINISTRATIVE RECOMMENDATION

THAT Council direct that Bylaw 2024-09, a bylaw to amend the zoning of 2086 Second Avenue from CM2 – Mixed Use Commercial 2 to CM2x – Mixed Use Commercial 2 (modified) to allow for the development of a building with a maximum height of 25 m, be brought forward at second and third reading under the bylaw process.