

## ADMINISTRATIVE REPORT

<b>TO:</b> City Planning Committee
<b>FROM:</b> Administration
<b>DATE:</b> December 2, 2023
<b>RE:</b> Zoning Amendment – 1702 Centennial Street

### ISSUE

An application to amend the zoning at 1702 Centennial Street from CH – Highway Commercial to CM2x(l) – Mixed Use Commercial 2 (modified) to enable residential development.

### REFERENCE

- [Whitehorse 2040 Official Community Plan](#)
- [Zoning Bylaw 2012-20](#)
- Location Map (Attachment 1)
- Proposed Zoning Amendment Bylaw 2024-57 (Attachment 2)
- Housing Accelerator Fund Contribution Agreement

### HISTORY

The applicant has applied to rezone 1702 Centennial Street from CH – Highway Commercial to CM2x(l) – Mixed Use Commercial 2 (modified) to develop a 10-dwelling unit housing development, similar to recent developments to the south of the subject site at 1302 and 1306 Centennial Street. The CH zone does not allow housing as a principal use.

On October 30, 2024, the Development Review Committee (DRC) reviewed the proposed amendment and comments were made regarding on-site servicing upgrade requirements and procedure. No issues were raised with the proposed zoning amendment itself.

The proposed schedule for the Zoning Bylaw amendment is:

Planning Committee:	December 2, 2024
First Reading:	December 9, 2024
Newspaper Ads:	December 13 and December 20, 2024
Public Hearing:	January 13, 2025
Report to Committee:	February 17, 2025
Second and Third Reading:	February 24, 2025

### 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 currently vacant and is located at the northeast corner of Centennial Street and 17<sup>th</sup> Avenue East. The subject site is adjacent to CH zoning to the north and

RM zoning to the east. To the south of the parcel, across 17<sup>th</sup> Avenue East, is CM2x(a) zoning. On the opposite side of the street is the right of way for the Alaska Highway. The subject site is within approximately 500 m of the Porter Creek Urban Centre on Wann Road.

### **Official Community Plan**

The subject site is designated as Mixed Use – Neighbourhoods in the Official Community Plan (OCP). The intent of the 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 include multi-unit residential. The proposed rezoning to CM2x(l) conforms to this designation and would contribute to the development of a more Complete Community in Porter Creek by providing additional multi-unit housing while retaining the allowance of commercial options.

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 CH, which is intended to provide high quality commercial development primarily along arterial roadways. CM2x(l) zoning is being proposed to allow for multiple housing development whilst providing options for commercial uses that serve the neighbourhood.

The proposed zoning includes several special modifications. Restrictions on maximum height (15 m) and setbacks were added, similar to restrictions within the CM2(a) zone. A required 3.0 m vegetative buffer was also added to mitigate the impact of intensification on the surrounding lots currently zoned RM. A special modification was also added to not permit retail services, restricted, in alignment with CM2x(a) zoning south of the subject site.

### **Housing Accelerator Fund**

The City of Whitehorse's Housing Accelerator Fund Action Plan has an overall growth target of 1498 dwelling units between February 2024 and February 2027, including a target of 56 missing middle dwelling units. Rezoning the site would allow for missing middle residential development and contribute to the City's HAF Action Plan targets.

### **ADMINISTRATIVE RECOMMENDATION**

THAT Council direct that Bylaw 2024-57, a bylaw to amend the zoning of 1702 Centennial Street, be brought forward for consideration under the bylaw process.