

ADMINISTRATIVE REPORT

TO: City Planning Committee
FROM: Administration
DATE: February 3, 2025
RE: Public Hearing Report – Zoning Amendment – 1702 Centennial Street

ISSUE

Public Hearing Report on a bylaw to amend the zoning at 1702 Centennial Street from CH – Highway Commercial to CM2x(l) – Mixed Use Commercial 2 (modified) to allow for residential development.

REFERENCES

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

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-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.

Bylaw 2024-57 received First Reading on December 9, 2024. Public Hearing notifications were sent out in accordance with the Zoning Bylaw 2012-20, including:

- Newspaper advertisements were posted in the Yukon News on December 20 2024 and January 3, 2025;
- Email notifications were sent to Kwanlin Dün First Nation, Ta’an Kwäch’än Council, Government of Yukon Land Management Branch, and the Porter Creek Community Association;
- Mail notifications were sent to property owners within 100 metres of the subject site; and
- Notice signs were placed on the subject site.

A public hearing for this item was held on January 13, 2025. No public input submissions were received and nobody spoke to the amendment 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

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 2024-57, a bylaw to amend the zoning of 1702 Centennial Street from CH – Highway Commercial to CM2x(I) – Mixed Use Commercial 2 to allow for residential development, be brought forward for second and third reading under the bylaw process.