

## ADMINISTRATIVE REPORT

**TO:** City Planning Committee  
**FROM:** Administration  
**DATE:** May 5, 2025  
**RE:** Conditional Use Application – 122 Copper Road – *For Information Only*

### ISSUE

Application for Conditional Use approval to allow offices on the ground floor and more than 50% of the gross floor area of the building at 122 Copper Road (Lot 67, Whitehorse Industrial Sub Division, Plan 90-80 LTO YT).

### REFERENCE

- [Zoning Bylaw 2012-20](#)
- Attachment 1 – Location Sketch
- Attachment 2 – Elevations and Floor plan

### HISTORY

The property at 122 Copper Road is currently vacant and the applicant has proposed a 2-storey office building that will be rented by an Environmental Engineering Company. The Zoning Bylaw allows offices on the second floor as a principal use, but the offices proposed on the main floor, which are in excess of 50% of the gross floor area, require conditional use approval.

The proposed schedule for consideration of the Conditional Use application is:

Newspaper Ad	April 25, 2025	Public Input Session	May 12, 2025
Letter Notification	April 25, 2025	Report to Committee	May 20, 2025
Planning Committee	May 5, 2025	Council Decision	May 26, 2025

### ANALYSIS

#### Zoning Bylaw

The current zoning for the subject property is CIM – Mixed Use Commercial/ Industrial. The stated purpose of the CIM zone is “*To provide a transition zone for the development of service commercial and clean industrial uses near the city centre.*” The Zoning Bylaw does have ‘offices (above the ground floor)’ as a listed principal use in the CH zone, but ‘offices on the ground floor or more than 50% of the gross floor area of the building’ are listed as a conditional use in the CIM zone.

Section 4.9.5 of the Zoning Bylaw provides criteria for Council to consider when evaluating a conditional use application. These criteria include:

**Design and Character:** The building design and function of the lot is not out of character with other buildings in this neighbourhood.

**Parking and traffic:** The proposed site plan provides the required number of parking spaces for office use based on the amount of gross floor area of the proposed building.

**Capacity of Infrastructure:** The proposal has been reviewed by Engineering Services and deemed to meet relevant guidelines and bylaws.

**Impact on neighbouring properties:** Typically, office use does not produce effects that may impact neighbouring properties such as noise, odour, smoke, light, or vibration. The establishment of the commercial use will increase traffic as anticipated.

**Plans and Policies:** The Official Community Plan (OCP) designates this land industrial/commercial which is intended to accommodate a mix of light industrial and car-oriented commercial uses that occur primarily within enclosed buildings. The OCP also identifies a need for additional Industrial/Commercial land within the City boundary.

The proposed development will meet all other relevant regulations in the Zoning Bylaw, OCP and other City policies and bylaws.

### **PUBLIC INPUT SESSION SCHEDULED**

In accordance with section 4.8 of Zoning Bylaw 2012-20, a public input session has been scheduled for the regular Council meeting on May 12, 2025. Government of Yukon, Kwanlin Dün First Nation and the Ta'an Kwäch'än Council were notified by mail. A notice of the proposed development was placed in local newspapers on April 25, 2025, as per the notification requirements in the Zoning Bylaw.