

ADMINISTRATIVE REPORT

TO:	City Planning Committee
FROM:	Administration
DATE:	June 3, 2025
RE:	Zoning Amendment – 10 Eldorado Drive

ISSUE

An application to amend the zoning of 10 Eldorado Drive, from PS – Public Service to PSx(f) – Public Service (modified), to allow for a 1.8 m fence in the front yard.

REFERENCE

- [Zoning Bylaw 2012-20](#)
- [Whitehorse 2040 Official Community Plan](#)
- Location Map (Attachment 1)
- Proposed Bylaw 2025-27 (Attachment 2)

HISTORY

An application was received to rezone 10 Eldorado Drive, the location of the Council of Yukon First Nations Family Preservation Wellness Centre (Wellness Centre), from PS – Public Service to PSx(f) – Public Service (modified). The special modification would allow for the development of a fence with a height of 1.8 m in the front yard to provide privacy and security to the residents. Currently, the maximum permitted height of a fence in the front yard of the subject site is 1.2 m.

Development Review Committee

The proposed zoning was reviewed by the Development Review Committee (DRC) on April 9, 2025. The DRC did not raise concerns relating to the proposed amendment.

Proposed Schedule

The proposed schedule for the Zoning Bylaw amendment is:

Planning Committee:	June 3, 2025
First Reading:	June 9, 2025
Newspaper Ads:	June 13 and 20, 2025
Public Hearing:	July 7, 2025
Report to Committee:	August 4, 2025
Second and Third Reading:	August 11, 2025

Potential Postal Delivery Disruption

On May 19, 2025, Canada Post strike notice from the Canadian Union of Postal Workers (CUPW) indicating that CUPW intends to begin strike activity on May 23rd. There is a potential that a postal delivery disruption may prevent the delivery of written notification letters to surrounding property owners as is required in the Zoning Bylaw. Zoning Bylaw regulation 15.5.1 states however that in the event of a postal delivery disruption, additional

methods or alternate notifications may be used, as directed by Council at First Reading. Administration recommends that Council authorize notifications of the public hearing be advertised on the City's social media platforms in the event that a postal delivery disruption prevents the delivery of mailed notifications.

ALTERNATIVES

1. Proceed with the amendment under the bylaw process and authorize the use of alternative notification methods in the event of a postal delivery disruption; or
2. Do not proceed with the amendment.

ANALYSIS

Site Context

The subject site is located on the corner of Eldorado Drive and Casca Boulevard in the Whistle Bend neighbourhood. There are residential uses to the south and west of the subject site. The areas to the north and east are largely undeveloped but are zoned as RCM – Comprehensive Residential Multiple Family and FP – Future Planning so development may occur in the future. Some properties to the south of the subject site have fences in their front yard however the fences are within the allowable maximum height.

2040 Official Community Plan (OCP)

The subject site is designated as Residential - Urban in the OCP. This designation is intended to accommodate a wide range of residential housing forms and compatible uses primarily within the Urban Containment Boundary. OCP policy 9.1 states that the City will encourage the construction of a variety of housing types across the city that reflect the housing continuum. The housing continuum considers that a full spectrum of housing options is required in a community including temporary housing. Furthermore, OCP policy 8.15 states that the location of supportive service facilities should ensure a safe and harmonious environment for clients accessing supportive social services, and surrounding community members.

The subject location will provide temporary housing and support for women and children who may be fleeing violence or experiencing homelessness. Ensuring that the vulnerable residents of the Wellness Centre can access the housing and support they require in a safe and secure environment is important. Allowing for the construction of a higher fence in the front yard is one element in achieving a safe and secure environment for residents of the Wellness Centre.

Zoning Bylaw

The purpose of the PS zone is to provide a zone for public and privately owned facilities of an institutional or community service nature. Regulation 5.5.3.4 b) states that fences and walls in the front yard of public or institutional zones shall not exceed 1.2 m in height.

Notwithstanding regulation 5.5.3.4 b), the special modification would allow a fence with a maximum height of 1.8 m in the front yard. The portion of proposed fence that would be within the front yard is approximately 12 m in length which is minimal given the approximately 100 m width of the lot and is necessary to facilitate the privacy and security

of the units on the southwest corner of the existing building. The increase in allowable fence height in the front yard of the subject site is not expected to negatively impact the surrounding area considering a majority of the proposed fence will be outside of the front yard and of a similar height to the small portion of proposed fence within the front yard.

ADMINISTRATIVE RECOMMENDATION

THAT Council direct that Bylaw 2025-27, a bylaw to amend the zoning of 10 Eldorado Drive, from PS – Public Service to PSx(f) – Public Service (modified), to allow for a 1.8 m fence in the front yard, be brought forward for consideration under the bylaw process; and

THAT Council authorize the use of alternative notification methods in the event of a postal delivery disruption.