

1 **ADMINISTRATIVE REPORT**

2 **TO:** City Planning Committee  
3 **FROM:** Administration  
4 **DATE:** March 2, 2026  
5 **RE:** Conditional Use Application – 32 Wasson Place – *For Information Only*

6 **ISSUE**

7 Application for Conditional Use approval to allow offices on the ground floor and more than  
8 50% of the gross floor area of the building at 32 Wasson Place (Lot 21, Hillcrest Industrial  
9 Subdivision, Plan 2009-0107 LTO YT).

10 **REFERENCE**

- 11 • [Zoning Bylaw 2012-20](#)
- 12 • Location Sketch (Attachment 1)
- 13 • Site Plan, Floor Plan and Floor Plan (Attachment 2)

14 **HISTORY**

15 The property at 32 Wasson Place is currently vacant and the applicant has proposed a 2-  
16 storey office building that will be rented by an environmental engineering consultant. For  
17 this area, the Zoning Bylaw allows offices on the second floor as a principal use, but the  
18 offices proposed on the main floor, which are in excess of 50% of the gross floor area,  
19 require conditional use approval.

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

21 Newspaper Ad	February 23, 2026	Public Input Session	March 9, 2026
22 Letter Notification	February 23, 2026	Report to Committee	March 16, 2026
23 Planning Committee	March 2, 2026	Council Decision	March 23, 2026

24 **ANALYSIS**

25 **Zoning Bylaw**

26 The current zoning for the subject property is CIM – Mixed Use Commercial/ Industrial. The  
27 stated purpose of the CIM zone is “*To provide a transition zone for the development of*  
28 *service commercial and clean industrial uses near the city centre.*” The Zoning Bylaw does  
29 have ‘offices (above the ground floor)’ as a listed principal use in the CIM zone, but ‘offices  
30 on the ground floor or more than 50% of the gross floor area of the building’ are listed as a  
31 conditional use in the CIM zone. In the proposed new zoning bylaw, Offices on the ground  
32 floor or more than 50% of GFA in this zone are still considered a conditional use.

33 Section 4.9.5 of the Zoning Bylaw provides criteria for Council to consider when evaluating  
34 a conditional use application. These criteria along with Administration’s analysis of each as  
35 it relates to this application include:

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

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

40 **Capacity of Infrastructure:** The proposal has been reviewed by Engineering Services  
41 and deemed to not have an adverse impact on existing infrastructure and meets relevant  
42 guidelines and bylaws.

43 **Impact on neighbouring properties:** Typically, office use does not produce effects that  
44 may impact neighbouring properties such as noise, odour, smoke, light, or vibration. The  
45 establishment of the commercial use will increase traffic marginally and it is expected that  
46 no modifications to the transportation network are warranted.

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

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

### 53 **PUBLIC INPUT SESSION SCHEDULED**

54 In accordance with section 4.8 of Zoning Bylaw 2012-20, a public input session has been  
55 scheduled for the regular Council meeting on March 9, 2026. Government of Yukon,  
56 Kwanlin Dün First Nation and the Ta'an Kwäch'än Council were notified by mail. A notice  
57 of the proposed development was placed in local newspapers on February 23, 2026, as  
58 per the notification requirements in the Zoning Bylaw.