

## **ADMINISTRATIVE REPORT**

<b>TO:</b> City Planning Committee
<b>FROM:</b> Administration
<b>DATE:</b> March 16, 2026
<b>RE:</b> Public Input Report – Conditional Use Application – 32 Wasson Place

### **ISSUE**

Public input report for Conditional Use approval to allow offices on the ground floor and more than 50% of the gross floor area of the building at 32 Wasson Place in Hillcrest Industrial Subdivision.

### **REFERENCE**

- [Zoning Bylaw 2012-20](#)
- Location Sketch (Attachment 1)
- Building Elevations (Attachment 2)

### **HISTORY**

The property at 32 Wasson Place 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.

Notification letters were sent to Government of Yukon Land Client Services, Kwanlin Dün First Nation and Ta'an Kwäch'än Council by e-mail. A notice of the proposed development was placed in the local newspapers on February 23, 2026.

A public input session was held on March 9, 2026. No submissions were received and no one appeared to speak to this application.

### **ALTERNATIVES**

1. Approve the Conditional Use application for 32 Wasson Place; or
2. Do not approve the Conditional Use application.

### **ANALYSIS**

No input was received and no conditions are recommended for this application. All development will meet the regulations set out in the Zoning Bylaw.

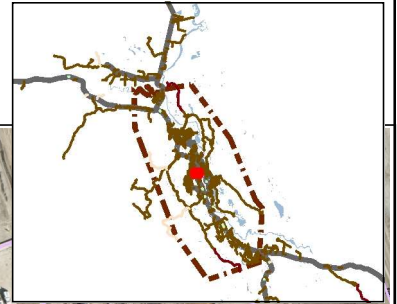
### **ADMINISTRATIVE RECOMMENDATION**

THAT Council approve the Conditional Use application to allow offices on the ground floor and more than 50% of the gross floor area of the building at 32 Wasson Place.

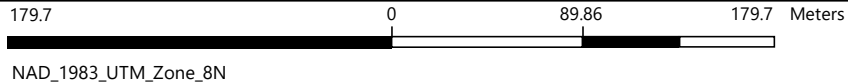


# 32 Wasson Place

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Subject Site



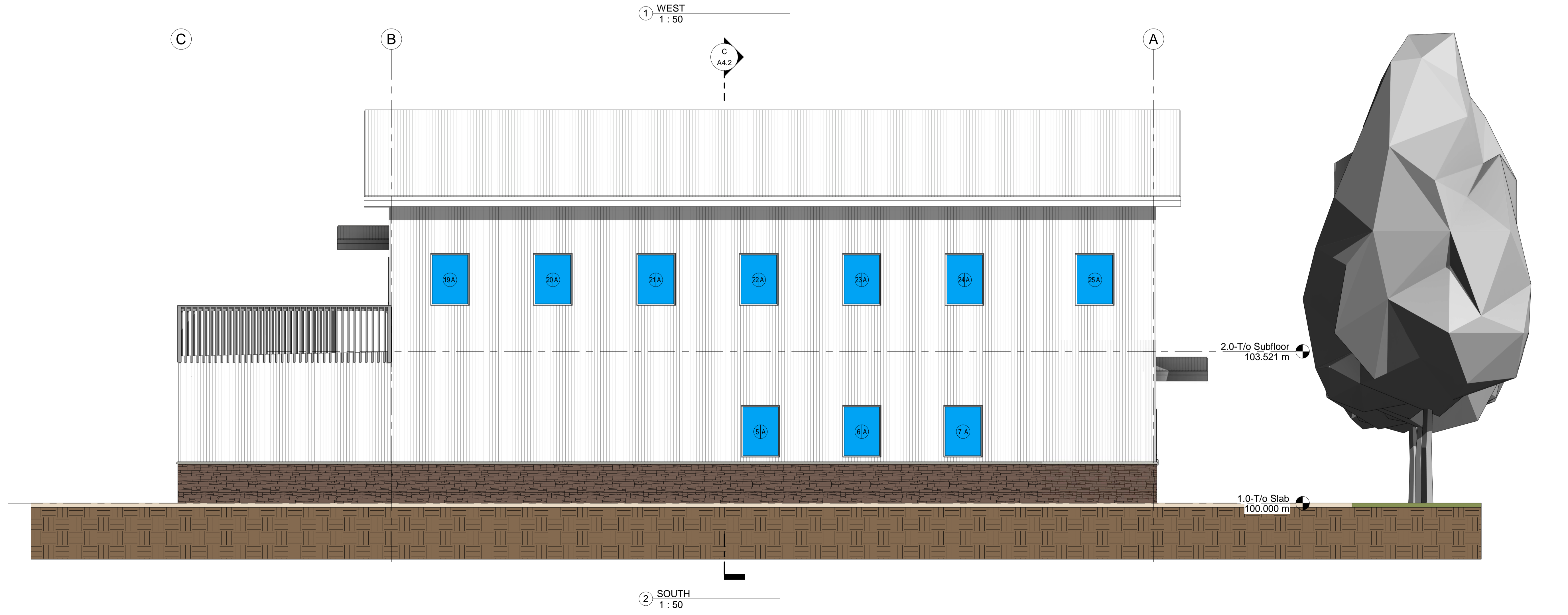
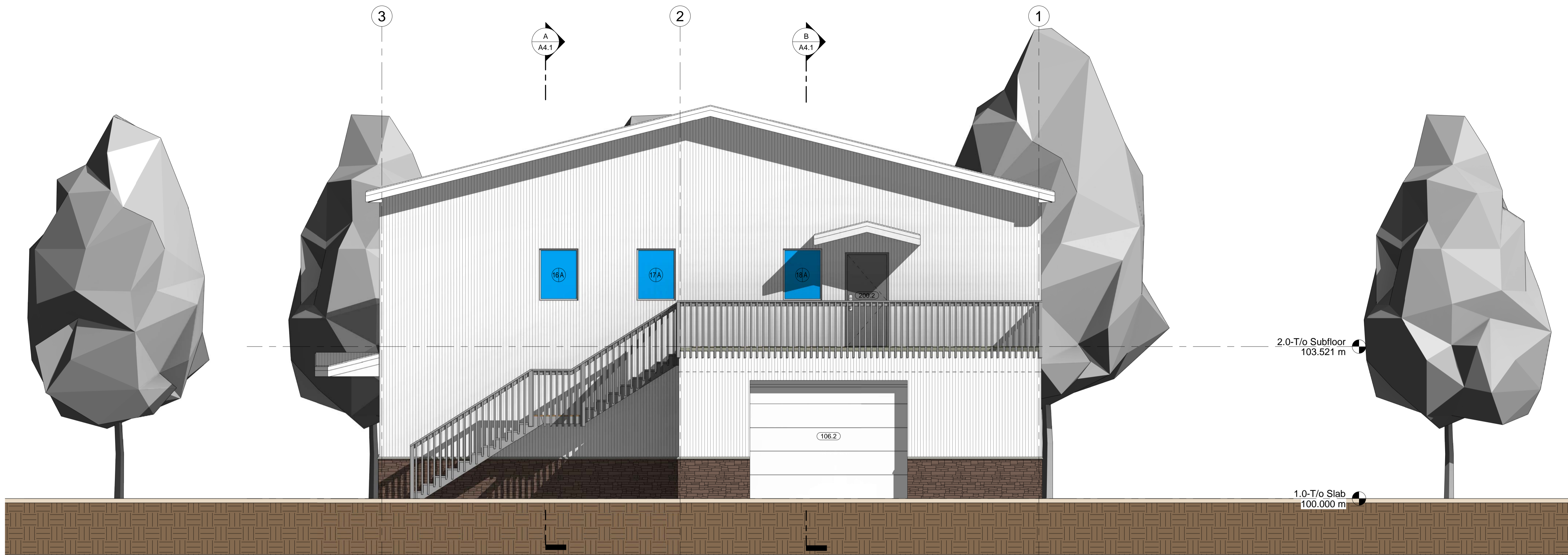
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1: 3,538



### Notes

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## Attachment 2

- notes:
1. Do not scale the drawings.
  2. Dimensions shown are to stud face on exterior and centerline of interior walls typ. unless shown otherwise.
  3. Drawings issued for construction may be subject to field changes due to site conditions and dimensions of selected fixtures and appliances.

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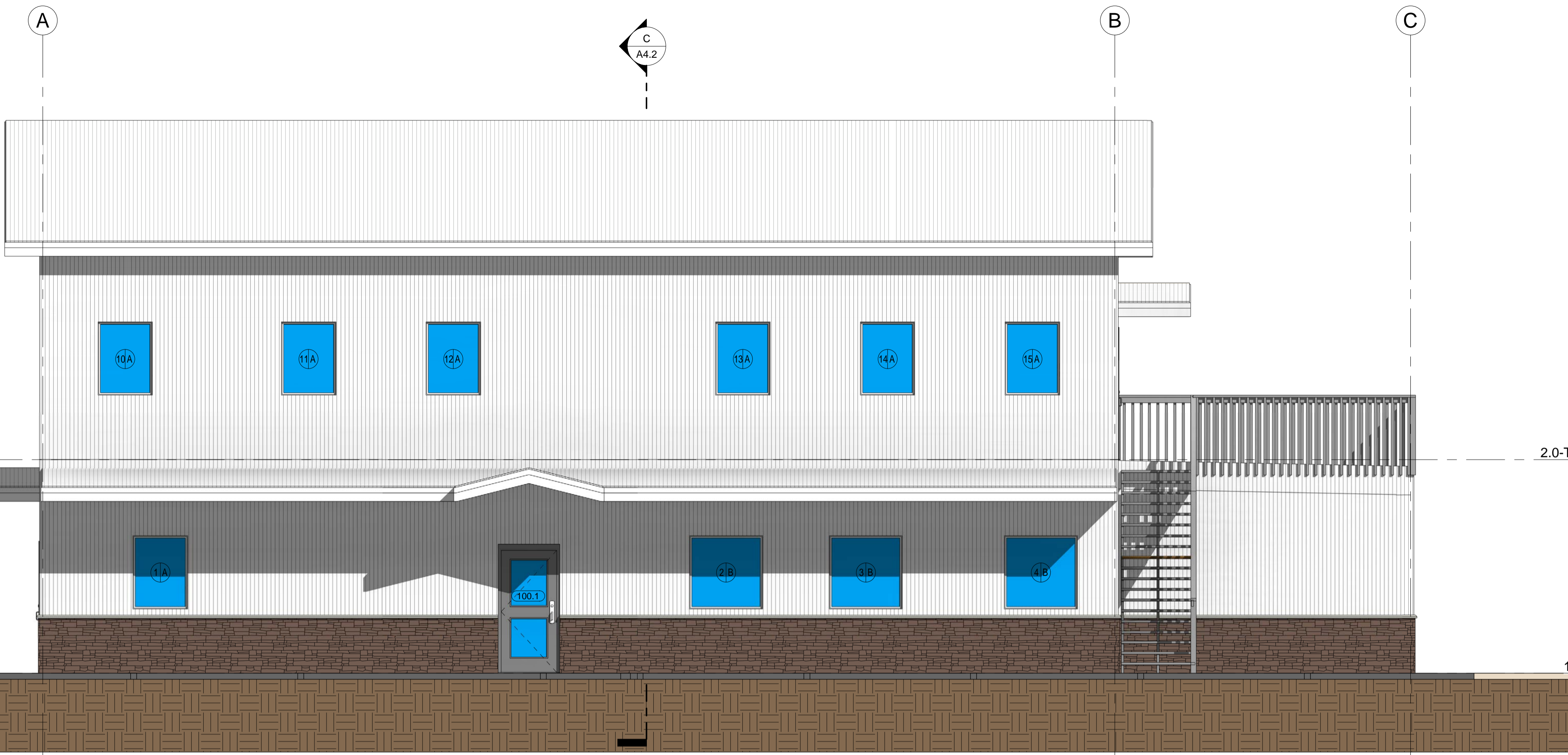
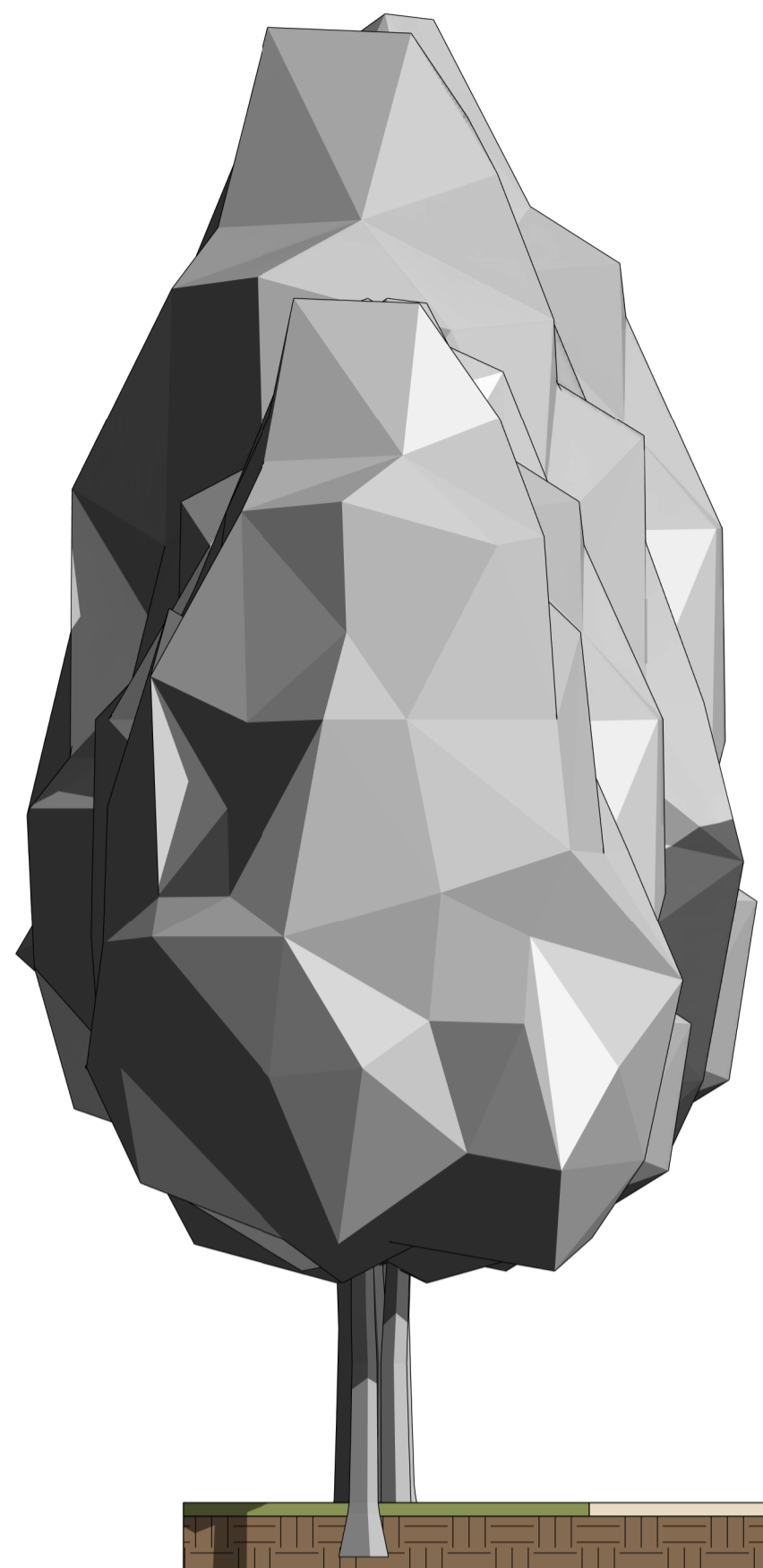
consultants:  
 Civil: Copperbelt Engineering Ltd.  
 Geotech: Tetra Tech  
 Structural: ISL Engineering  
 Electrical: Northern Climate Engineering

issue | revisions

project number: Project Number  
 date: Jan '26 scale: 1 : 50  
 drawn: F. van Delft checked: D. Mayr

32 WASSON PLACE  
 WHITEHORSE, YUKON

NOT FOR CONSTRUCTION  
 ELEVATIONS

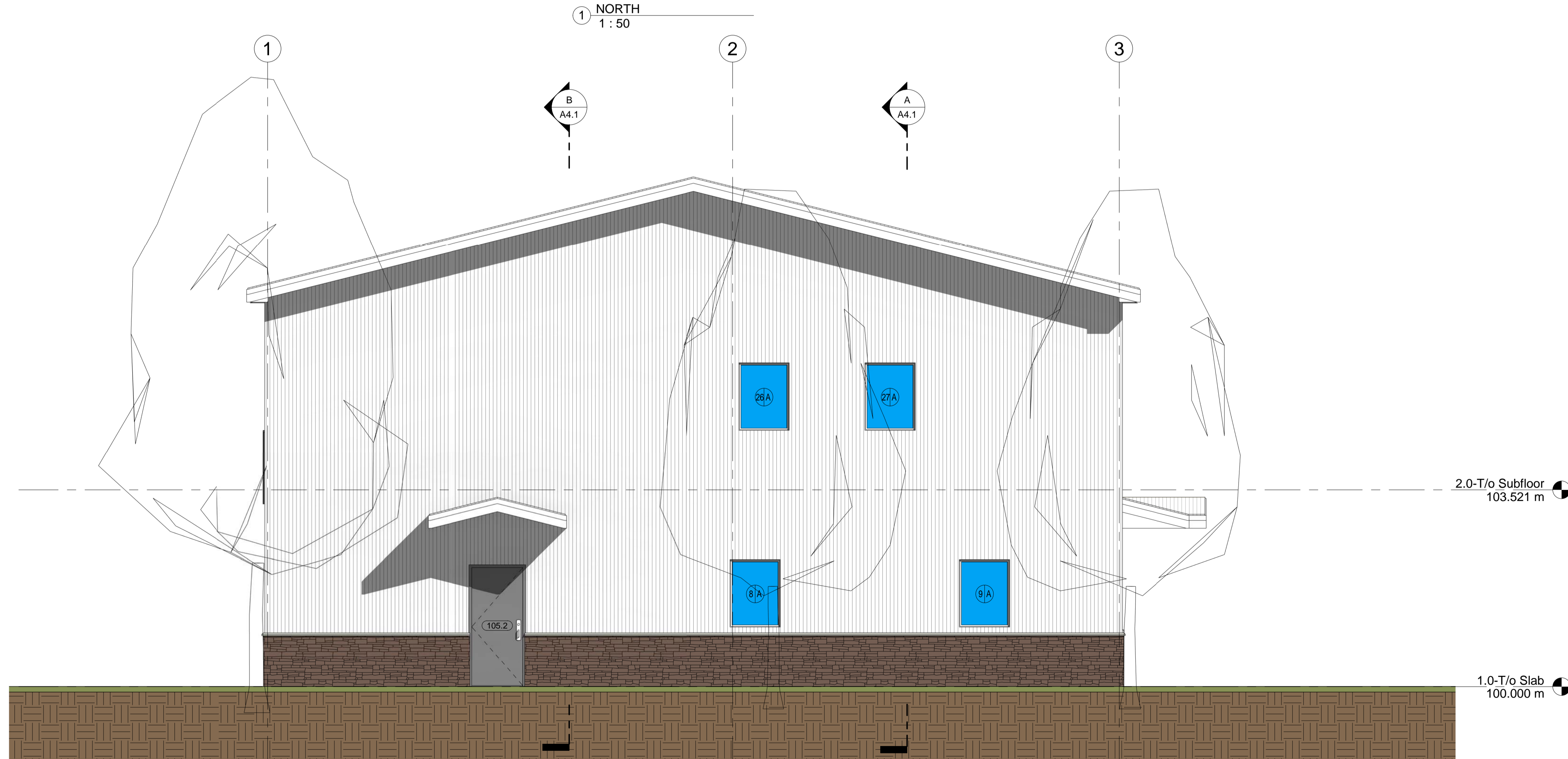


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32 WASSON PLACE  
 WHITEHORSE, YUKON

NOT FOR CONSTRUCTION

ELEVATIONS

1 NORTH  
 1 : 50

2 EAST  
 1 : 50