

CITY OF WHITEHORSE

BYLAW 2024-26

A bylaw to amend the Whitehorse 2040 Official Community Plan

WHEREAS section 289 of the *Municipal Act* provides that a municipality shall by bylaw adopt an official community plan in accordance with Part 7, Division 1 of the Act; and

WHEREAS section 285 of the *Municipal Act* provides for amendment of an official community plan; and

WHEREAS it is deemed desirable that the Whitehorse 2040 Official Community Plan be amended to increase the maximum building height within the Mixed Use Downtown Core land use designation to 40 m.

NOW THEREFORE the council of the municipality of the City of Whitehorse, in open meeting assembled, hereby ENACTS AS FOLLOWS:

1. Policy 15.8.7 is hereby amended by replacing the current text with the following:

“The maximum building height allowed in the Mixed Use Downtown Core designation will be 25 metres (approximately 7-8 storeys); however, to promote the concentration of commercial and higher-density residential uses within the Downtown, buildings up to 40 metres (approximately 11-12 storeys) may be considered within this designation. The specific location and regulations for taller building heights within the designation will be identified in the Zoning Bylaw.

Where buildings greater than 25 m are permitted, they must include design elements to minimize shadow and wind impacts from the proposed development. Built-form studies prepared by a qualified professional may be required when considering any potential shadow and microclimatic (e.g. wind) impacts on the surrounding area of buildings greater than 25 m.

Provision of community benefits, such as affordable housing, may also be required as part of the development of buildings greater than 25 m.”

2. Appendix A - Ideas for Action is hereby amended by adding a ‘strategy or program type’ Idea for Action #40 to read as follows and renumbering the remaining Ideas for Action accordingly:

“The City may develop a policy for community benefits and guidelines to establish study requirements, acceptable levels of impact and benefits, and appropriate mitigation measures.”

Attachment 3 – Alternative Proposed Bylaw

3. This bylaw shall come into force and effect upon the final passing thereof.

FIRST READING:

PUBLIC NOTICE:

PUBLIC HEARING:

SECOND READING:

EXECUTIVE COUNCIL MEMBER APPROVAL:

THIRD READING and ADOPTION:

Laura Cabott, Mayor

Corporate Services