

ADMINISTRATIVE REPORT

TO: City Planning Committee
FROM: Administration
DATE: July 2, 2024
RE: Public Hearing Report – 6119 6 th Avenue

ISSUE

Public Hearing Report on a bylaw to amend the zoning of 6119 6th Avenue, from CC – Core Commercial to CCx – Core Commercial (modified), to allow for a childcare centre.

REFERENCES

- [Zoning Bylaw 2012-20](#)
- Location Map (Attachment 1)
- Proposed Bylaw 2024-31 (Attachment 2)

HISTORY

An application was received to rezone 6119 6th Avenue from CC – Core Commercial to CCx – Core Commercial (modified). The special modification is to allow for a childcare centre as a principal use. There is an existing building on the property that the applicant intends to modify to accommodate a childcare centre within part of the building.

Bylaw 2024-31 received First Reading on May 13, 2024. The public hearing was originally scheduled for June 11, 2024 however notices and advertisements were distributed with an incorrect public hearing date. The public hearing was therefore rescheduled to June 24, 2024. New public hearing notifications were sent out with the rescheduled date in accordance with the Zoning Bylaw 2012-20, including:

- Newspaper advertisements were posted in the Yukon News on June 7, 2024 and June 14, 2024;
- Email notifications were sent to Kwanlin Dün First Nation, Ta’an Kwäch’än Council, Government of Yukon Land Management Branch, and the Downtown Residents Association;
- Mail notifications were sent to property owners within 100 metres of the subject site; and
- A notice sign was placed on the subject site.

A public hearing for this item was held on June 24, 2024. One public input submission was received and no one registered for, or spoke to, the amendment at the public hearing.

ALTERNATIVES

1. Proceed with the second and third readings under the bylaw process; or
2. Do not proceed with the second and third readings.

ANALYSIS

A member of the public provided support for the proposed amendment as they believe a childcare centre would be an appropriate use in this location.

No issues were raised with this proposed zoning amendment through the public hearing process and no changes to the application were made following the public hearing.

If Council approves this amendment, the proponent can proceed with the City's Development Permit process.

ADMINISTRATIVE RECOMMENDATION


THAT Council direct that Bylaw 2024-31, a bylaw to amend the zoning of 6119 6th Avenue from CC – Core Commercial to CCx – Core Commercial (modified) to allow for a childcare centre, be brought forward at second and third reading under the bylaw process.



**Rezone
From CC - Core Commercial
To CCx - Core Commercial (Modified)**

DATE:
May 6, 2024

FILE NO:
Z-02-2024

 Subject Site

CITY OF WHITEHORSE - PLANNING AND SUSTAINABILITY SERVICES

Bylaw 2024-31

A Bylaw to amend the zoning of 6119 6th Avenue from CC – Core Commercial to CCx – Core Commercial (Modified)



CITY OF WHITEHORSE
BYLAW 2024-31

A bylaw to amend Zoning Bylaw 2012-20

WHEREAS section 289 of the *Municipal Act* provides that a zoning bylaw may prohibit, regulate and control the use and development of land and buildings in a municipality; and

WHEREAS section 294 of the *Municipal Act* provides for amendment of the Zoning Bylaw; and

WHEREAS it is deemed desirable that the Whitehorse Zoning Bylaw be amended to allow for the development of a childcare centre at Lot 14, Block 46, Plan 71458 CLSR YT, municipally known as 6119 6th Avenue;

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

1. Section 10.1 of Zoning Bylaw 2012-20 is hereby amended by adding a new subsection, 10.1.7 Special Modifications, as follows:

“10.1.7 Special Modifications

- a) Lot 14, Block 46, Plan 71458 CLSR YT, located at 6119 6th Avenue in the Downtown area, is designated CCx(a) with the special modification being that childcare centres are permitted as a principal use.”

2. The zoning maps attached to and forming part of Zoning Bylaw 2012-20 are hereby amended by changing the zoning of 6119 6th Avenue from CC – Core Commercial to CCx(a) – Core Commercial (Modified) as indicated on Appendix A and forming part of this bylaw.

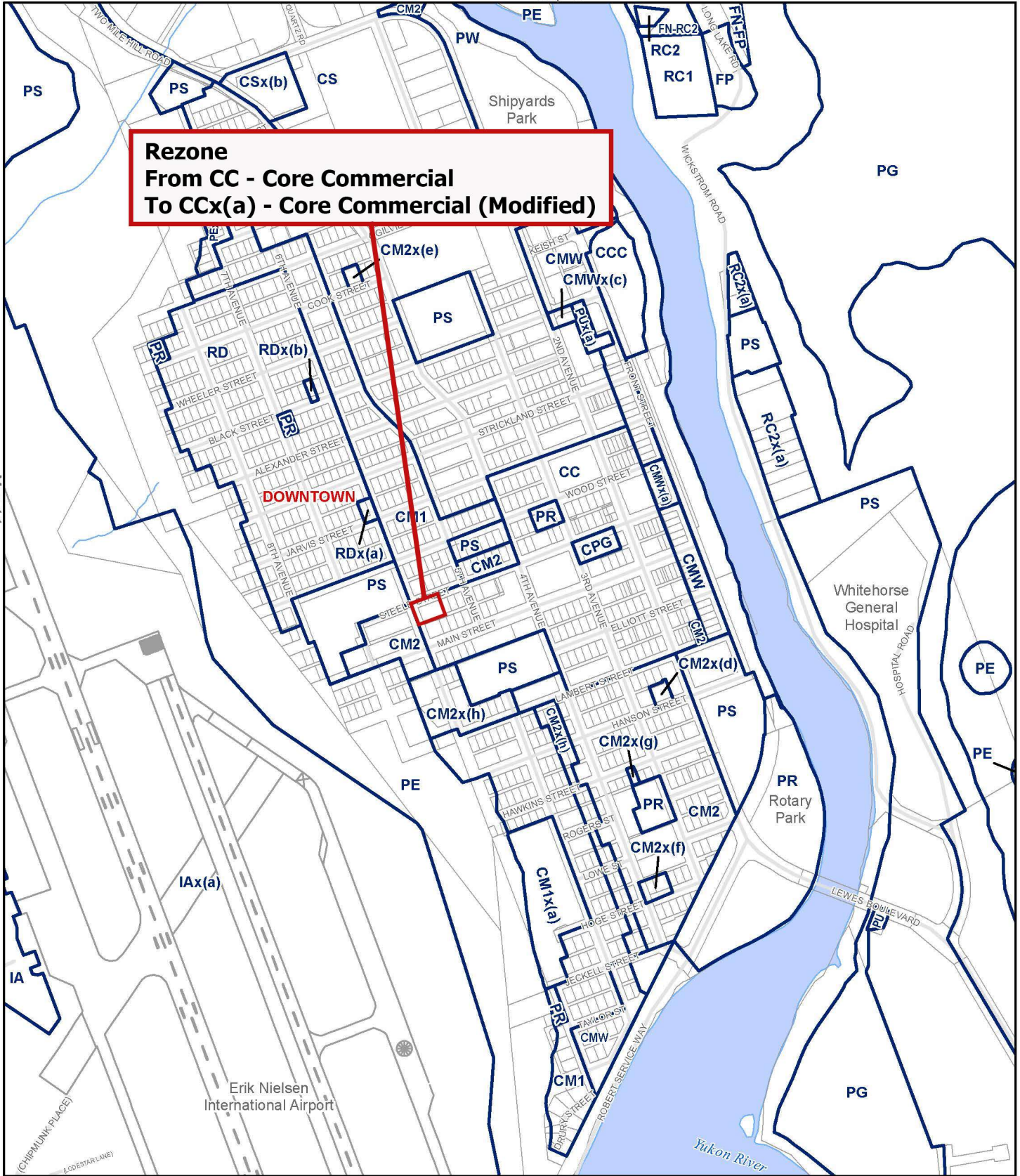
3. This bylaw shall come into force and effect upon the final passing thereof.

FIRST READING:	May 13, 2024
PUBLIC NOTICE:	June 7, 2024 and June 14, 2024
PUBLIC HEARING:	June 24, 2024
SECOND READING:	
THIRD READING and ADOPTION:	

Laura Cabott, Mayor

Corporate Services

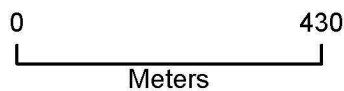
Map 11



Map 18

Map 16

Where a letter appears in brackets following a zoning designation, e.g. RSx(a), the letter corresponds to the 'special restrictions' subsection for that zone.



Consolidation date:
June 15, 2023

Projection: NAD 1983 UTM Zone 8