



City of Whitehorse

2121 - 2nd Avenue, Whitehorse, Yukon Y1A 1C2 Bus: (867) 667-6401 Fax: (867) 668-8398

March 2, 2018

Dear Prospective Owner:

The City of Whitehorse is pleased to provide information to prospective landowners for Single Family lots being released for sale by lottery in Whistle Bend Subdivision. The lots in this lottery are zoned **RCS2** and **RR**. The RCS2 zoning is meant to provide medium density, more energy efficient urban housing that is developed as part of a complete neighbourhood, while the RR zoning is meant to provide single detached housing on larger urban serviced lots with a restricted range of permitted residential housing forms and associated uses.

In this information package, you will find map 6 and the RCS2 and RR zone regulations from Bylaw 2012-20, which includes the purpose statement, a list of principal, secondary and conditional uses, as well as development and other regulations. You will also find specific use regulations including living suite, garden suites, and the recently amended Comprehensive Zone regulations.

Please ensure that all development, building and plumbing permits are issued prior to any site development or construction. Questions directly related to the permitting and inspection process can be directed to the Building Inspection office at 668-8340. For additional information related to the development of lots, please refer to the complete Zoning Bylaw that is available online at www.whitehorse.ca, in person for a nominal fee at the Land and Building Services Department at 4210-4th Avenue, or contact a Development Officer at 668-8346.

If you have any questions, please call Land and Building Services at 668-8346.

Sincerely,

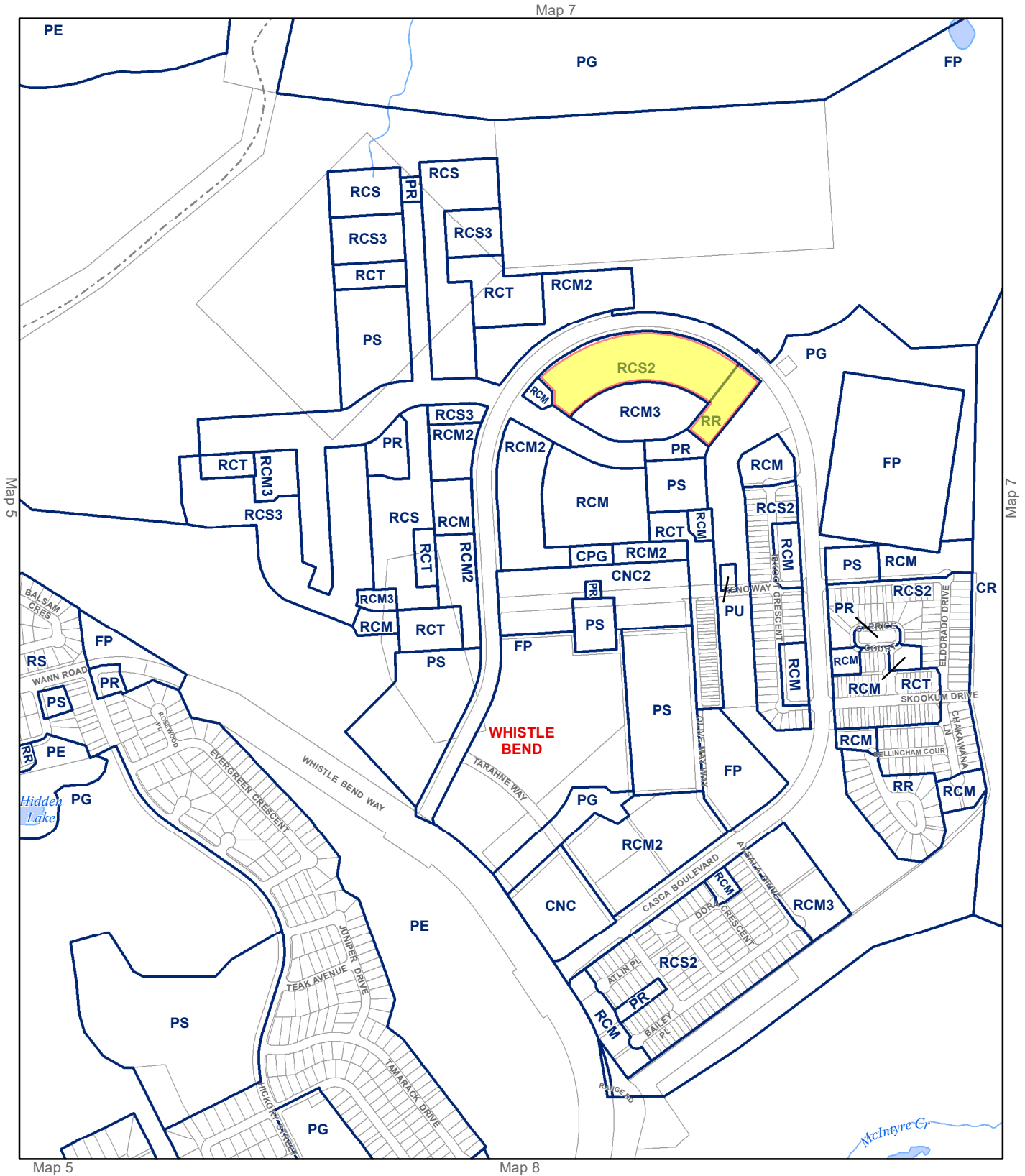
CITY OF WHITEHORSE

Patrick Ross

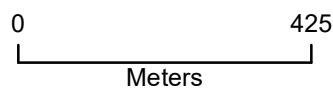
Manager, Land and Building Services

MAP 6

WHISTLE BEND



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:
November 22, 2017

Projection: NAD 1983 UTM Zone 8

Office Consolidation of City of Whitehorse Zoning Bylaw 2012-20

- 9.7 RCS2 Comprehensive Residential Single Family 2**
- 9.7.1 Purpose
To provide a comprehensive development zone for medium density, more energy efficient urban housing that is developed as part of a complete neighbourhood.
- 9.7.2 Principal Uses
- a) community gardens and greenhouses
 - b) housing: single detached, duplex, residential care homes, triplex
 - c) parks
- 9.7.3 Secondary Uses
- a) accessory building/structure
 - b) bed and breakfast lodging (two rooms)
 - c) family day homes
 - d) garden suites
 - e) home based businesses, minor
 - f) living suites
- 9.7.4 Conditional Uses
- a) child care centres
 - b) home based businesses, major
 - c) housing: supportive
- 9.7.5 Development Regulations
- a) the minimum lot width for single detached housing is 11 m.
 - a) the minimum lot width for duplex and triplex housing is 8.5 m.
 - b) the minimum lot area for single detached housing is 490 m².
 - c) the minimum aggregate lot area for duplex housing is 780 m².
 - d) the minimum aggregate lot area for triplex housing is 980 m².
 - e) the maximum site coverage is 50%.
 - f) the maximum height is 10.0 m.
 - g) the minimum front yard setback is 3.0 m, and the maximum front setback is 9.0 m. The maximum front yard setback does not apply to development on Antwerp Street, Arnhem Road, Cassino Street, Nijmegen Road, and Ortona Avenue.
 - h) the minimum side yard setback is 1.5 m except in the case of a side-by-side duplex on separate adjacent lots, where one side yard setback may be reduced to zero.
 - i) the corner lot setback is 3.0 m minimum and 9.0 m maximum from each street and 1.5 m from all other sides. (*Bylaw 2015-01 – March 23, 2015*)
 - j) the minimum rear yard setback is 3.0 m for the principal building.
 - k) lots with a minimum aggregate lot area of 980 m² are permitted to have both a living suite and a garden suite, subject to the regulations of this bylaw. (*Bylaw 2016-07 – March 29, 2016*)

Office Consolidation of City of Whitehorse Zoning Bylaw 2012-20

- 9.7.6 Other Regulations
- a) Development in this zone is subject to the general, building facades, porches, and access regulations set out in section 6.4.
 - b) In addition to the regulations listed above, other regulations may apply. These include the general development regulations of section 5 (accessory development, site design, yards, etc.); the specific use regulations of section 6 (bed and breakfast lodging, home based businesses, etc.); the parking regulations of section 7; and the sign regulations of section 8.
- 9.7.7 Special Restrictions
- a) Lot 101, Block 804, Plan 29819, located at 75 Ortona Avenue in Takhini North, is designated RCS2x with the special modifications being:
 - (1) a child care centre is permitted as a secondary use;
 - (2) the minimum lot size for the child care centre is 461 m²;
 - (3) all employee parking shall be provided off-street; and
 - (4) no more than 12 children shall be allowed.

Office Consolidation of City of Whitehorse Zoning Bylaw 2012-20

9.14 RR Restricted Residential Detached

9.14.1 Purpose

To provide single detached housing on larger urban serviced lots with a restricted range of permitted residential housing forms and associated uses.

9.14.2 Principal Uses

- a) parks
- b) housing: single detached

9.14.3 Secondary Uses

- a) accessory building/structure
- b) home based businesses, minor

9.14.4 Development Regulations

- a) the minimum lot area is 700 m².
- b) the maximum site coverage is 35%.
- c) the maximum height is 10.0 m.
- d) the minimum front yard setback is 6.0 m.
- e) the minimum side yard setback is 3.0 m on one side and 1.5 m on the other side.
- f) the corner lot setback is 6.0 m from each street and 1.5 m from all other sides.
- g) the minimum rear yard setback is 6.0 m except on a corner lot.
- h) the minimum width of a single detached dwelling shall be 6.0 m.

9.14.5 Other Regulations

- a) All single detached houses shall install a hard-surfaced driveway, associated internal sidewalks and complete landscaping of the front yard in accordance with section 5.5.2.8 within one year of issuance of the occupancy permit. Where a lot fronts on two streets, the landscaping standard shall apply to both frontages.
- b) An occupancy permit shall not be issued for a single detached house until the building exterior has been completed.
- c) In addition to the regulations listed above, other regulations may apply. These include the general development regulations of section 5 (accessory development, site design, yards, etc.); the specific use regulations of section 6 (bed and breakfast lodging, home based businesses, etc.); the parking regulations of section 7; and the sign regulations of section 8.

Excerpts from Office Consolidation of City of Whitehorse Zoning Bylaw 2012-20

6.4 Comprehensive Development Zones

Access

- 6.4.1
- a) Where a residential development abuts a lane, there shall be no vehicle access permitted from the front of the lot and no parking or vehicle storage in the front yard.
 - b) Where there is no lane access, front yard garages are permitted, provided that no portion of the garage protrudes past the front face of the building's first storey and any portion of the building above the garage more than 50% of the garage's interior depth.
 - c) For single storey construction, the garage may protrude an additional 2.0 m beyond 50% of the interior depth (subject to section 6.4.5 b).
 - d) For multiple housing, the lot shall be accessed by internal roads and parking will be located at the side or rear of the lot and screened from view by fencing, buildings, or vegetation.
 - e) For multiple family lots under 1700 m², where the front lot line is narrower than the rear lot line, parking may be located elsewhere on the lot, with provision for screening.

Building Facades

6.4.2 Materials and Colour

- a) All buildings shall use a minimum of two types of building materials or two colours of the same material in the façade treatment, at a minimum ratio of 80:20. This ratio does not include doors, windows, or garage doors, but should include window and door trim and decorative gable ends.
- b) Acceptable façade materials are brick, stone, stucco, wood, composite wood, composite cement, vinyl and metal panel.
- c) Material transitions on building façades are required as follows:
 - (1) Trims must be installed;
 - (2) Trim colour must be different than that of siding;
 - (3) Trims around windows, doors and other wall penetrations must be a minimum width of 140mm (5.5");
 - (4) Fascia trims must be a minimum of 184 mm (7.25") in width;
 - (5) Horizontal trims are encouraged between floors and to highlight specific building features and forms.
- d) Buildings must use a siding colour significantly different in colour hue and/or colour value from those on the two adjacent lots facing the same street. Proposed building colour must be included in the application for development permit and will be approved by the Development Officer.
- e) Where additional design features, building articulations, glazing, and/or other façade improvements have been proposed, the regulations in section 6.4.2 may be relaxed at the discretion of the Development Officer.

General

- 6.4.3 A development permit is required for the removal of any on-site vegetation or site contouring. A site plan identifying both the proposed building footprint and the area to be cleared shall accompany the development permit application.

Porches

- 6.4.4 a) A porch, patio, deck, or covered entry shall occupy no less than 25% of the front width of a building. The building front is defined as that portion of the building

Excerpts from Office Consolidation of City of Whitehorse Zoning Bylaw 2012-20

fronting onto a public street or open space. For lots fronting two streets, 15% of each street frontage face shall be a porch, patio, deck or covered entry.

- b) For a single storey house with a protruding garage that is incorporating the design criteria noted in section 6.4.1 c), a porch must extend across the full frontage of the building, excluding the garage face. c) Porches, patios, decks, or covered entries required by this section are to extend a minimum 2.0 m from the adjacent front building facade. Refer also to General Development Regulations, section 5.6.6, Projections in to Yards.

6.7 Garden Suites

6.7.1 Garden suites, when permitted, shall:

- a) be separate from the principal dwelling;
- b) have a maximum gross floor area of 100 m², including basement floor area, except that in the RC1 zone the maximum gross floor area is 150 m²;
- c) have a maximum height of 7.0 m in urban residential areas and 8.0 m in country residential areas;
- d) be located in the rear yard, except in RC1 and RC2 zones where they may also be located in the front and side yards;
- e) provide private or shared amenity areas equal to 10% of the net rentable area of the garden suite;
- f) be limited to one suite per lot;
- g) have a minimum setback of 3.0 m from the principal building; and
- h) be limited to 60 m² gross floor area when located on the second storey of an accessory building in urban residential areas.

6.7.2 Where the principal use is a single detached dwelling, the minimum allowable lot size for a garden suite is 555 m². The minimum lot area may be reduced if there is lane access.

6.7.3 Where the principal use is a fee simple duplex dwelling, the minimum allowable lot size for a garden suite is 555 m².

6.7.4 Garden suites shall be designed, sited, constructed, finished, and sided in a manner that is visually compatible, in the opinion of the Development Officer, with the residential character of the principal residence. Mobile homes will only be permitted as garden suites in the RC1 and RC2 zones.

6.7.5 Garden suites are subject to the development regulations applicable to principal uses in each zone (i.e. buildings are not to be regulated as an accessory building/structure). However, in no case shall the side yard setback for a garden suite be 0 m.

6.7.6 Notwithstanding section 6.7.5, in urban residential zones a Development Officer may relax one side yard setback to 0.6 m for garden suites under 4.5 m in height, provided that:

- a) building entryways and doorways are prohibited on the side of the building facing the reduced side yard setback;
- b) windows are placed so as to minimize overlook onto adjacent properties; and
- c) the development complies with any other additional provisions a Development Officer deems necessary to preserve the privacy of adjacent properties.

6.7.7 Notwithstanding section 6.7.5, the minimum rear yard setback for garden suites with lane access is 0.6 m. The rear yard setback for garden suites without lane access may also be reduced to 0.6 m, at the discretion of the Development Officer, if the rear lot line is adjacent

Excerpts from Office Consolidation of City of Whitehorse Zoning Bylaw 2012-20

to a public right-of-way or undeveloped or publicly owned land such greenbelt, parks, schools, etc.

- 6.7.8 Garden suites shall not be permitted where a living suite is established unless otherwise specified in this bylaw.
- 6.7.9 Garden suites shall have unobstructed pedestrian access to a street frontage to the satisfaction of a Development Officer.
- 6.7.10 Garden suites are only permitted where the principal use is single detached housing. This regulation does not apply to the RD-Residential Downtown zone.
- 6.7.11 Garden suites must be maintained on the same parcel as the principal structure.

6.13 Living Suites

- 6.13.1 Living suites must conform to the following regulations:
- a) living suites may not exceed more than 100 m² gross floor area, including basement floor area;
 - b) living suites are only permitted in a single detached house unless otherwise specified in this bylaw; and
 - c) only one living suite shall be permitted in a single detached house.
- 6.13.2 Living suites shall not be permitted where a garden suite is established unless otherwise specified in this bylaw.
- 6.13.3 Living suites are only permitted on lots that
- a) are at least 462 m² in area; or
 - b) have lane access.
- 6.13.4 Living suites shall have unobstructed pedestrian access to a street frontage to the satisfaction of a Development Officer.
- 6.13.5 In determining whether an illegal suite has been created, a Development Officer may consider such improvements that indicate the intent to build, or the presence of, a second dwelling.
- 6.13.6 Living suites must be maintained on the same parcel as the principal structure.