



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 townhouse and multi-family lots being released for sale by tender in Whistle Bend neighbourhood. The lots in this tender are zoned **RCT**, **RCM** and **RCM3**. The zoning provides for urban multiple housing types in a variety of density and configurations, developed as part of a complete neighbourhood.

In this information package, you will find map 6 and the RCT, RCM and RCM3 zone regulations from Bylaw 2012-20, which include the purpose statement, a list of principal, secondary and conditional uses, as well as development and other regulations. You will also find specific use Comprehensive Zone and Multiple Housing Developments 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 development, 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,

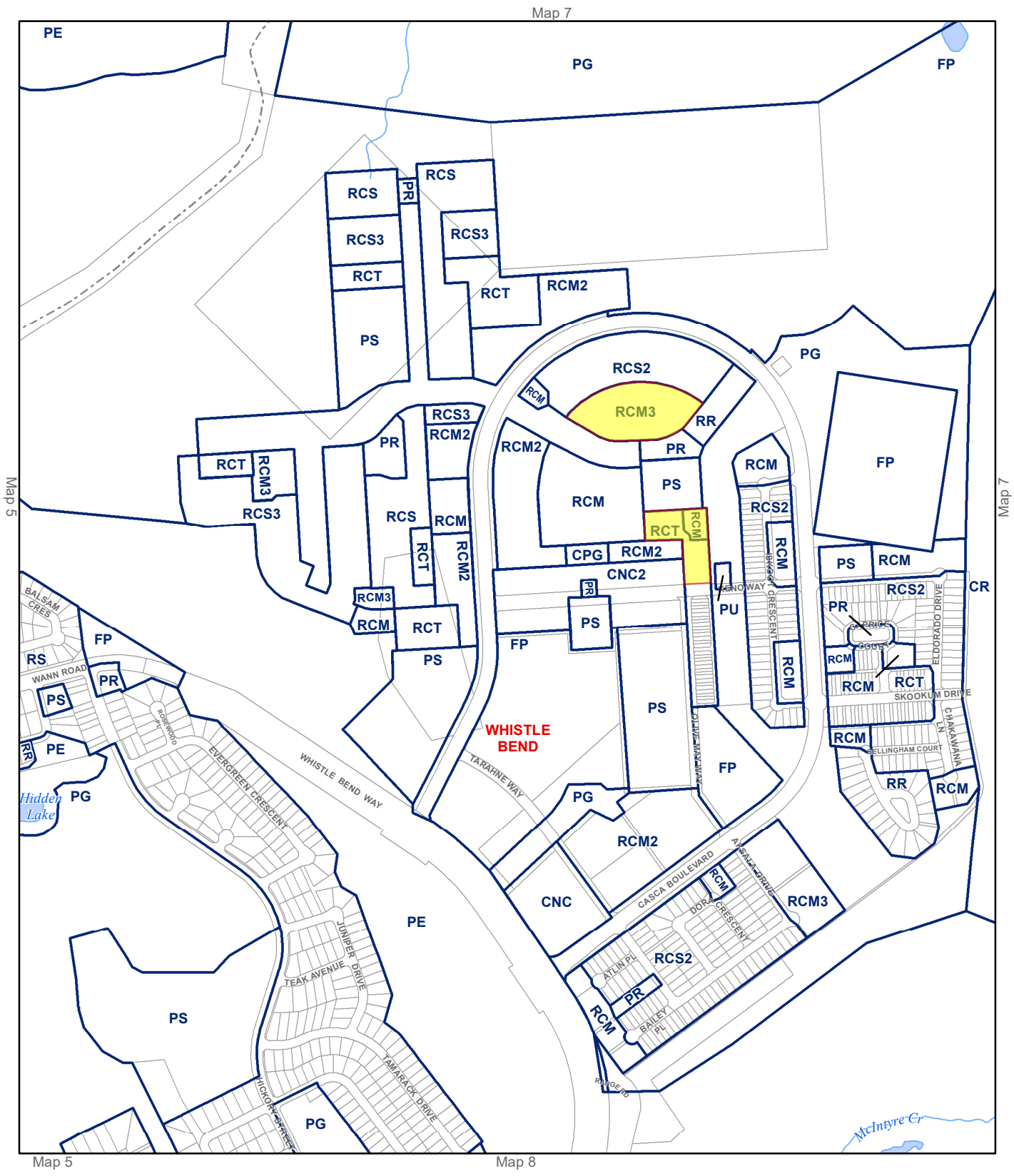
CITY OF WHITEHORSE

Patrick Ross

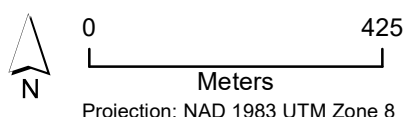
Manager, Land and Building Services

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

Office Consolidation of City of Whitehorse Zoning Bylaw 2012-20

- 9.3 RCM Comprehensive Residential Multiple Family**
- 9.3.1 Purpose
To provide a medium density transition zone that is meant to allow be compatible with adjacent lower density housing types.
- 9.3.2 Principal Uses
- a) community gardens and greenhouses
 - b) housing: apartment, fourplex, townhouse, triplex, residential care homes
(*Bylaw 2016-28 – September 26, 2016*)
 - c) parks
- 9.3.3 Secondary Uses
- a) accessory building/structure
 - b) boarding and rooming houses
 - c) family day homes
 - d) home based businesses, minor
- 9.3.4 Conditional Uses
- a) child care centres
 - b) housing: supportive
- 9.3.5 Development Regulations
- a) the minimum lot width is 15.0 m.
 - b) the minimum aggregate lot area is 835 m².
 - c) the maximum site coverage is 45%, except where a terraced amenity space is provided above the first storey, maximum site coverage shall be increased to 55%. The terraced amenity space must be available for use by all residents.
 - d) the maximum height is 15.0 m.
 - e) the minimum front yard setback is 4.0 m.
 - f) the minimum side yard setback is 3.0 m for any portion of a building 10.0 m or less in height, plus 1.0 m for buildings taller than 10.0 m.
 - g) the corner lot setback is 4.0 m from each street and a minimum of 3 m from all other sides.
 - h) the minimum rear yard setback is 7.5 m.

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9.3.6

Other Regulations

- a) the minimum number of units per building is three and the maximum number of units per building is eight. The maximum number of units per building may be increased to 10 where terraced amenity space is provided above the first storey. The amenity space must be available for use by all residents.
- b) the minimum site density is 25 units/ha.
- c) the maximum site density is 50 units/ha. (*Bylaw 2016-28 – 2016-09-26*)
- d) development in this zone is subject to the general, building facades, and access regulations set out in section 6.4 of this bylaw.
- e) development in this zone is subject to multiple housing regulations set out in section 6.14.
- f) 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.

Office Consolidation of City of Whitehorse Zoning Bylaw 2012-20

9.5 RCM3 Cottage Cluster Homes

9.5.1 Purpose

To provide a zone for the development of multiple ground-oriented single detached, duplex and triplex housing units that are located on the same lot.

9.5.2 Principal Uses

- a) housing: cottage cluster, residential care homes
- b) parks
- c) community gardens and greenhouses

9.5.3 Secondary Uses

- a) accessory building/structure
- b) boarding and rooming houses
- c) family day homes
- d) home based businesses, minor

9.5.4 Conditional uses

- a) housing: supportive

9.5.5 Development Regulations

- a) The minimum lot width is 15.0 m.
- b) The minimum aggregate lot area is 480 m².
- c) The maximum site coverage is 50%.
- d) The maximum height is 10.0 m.
- e) The minimum front yard setback is 2.5 m. and the maximum front yard setback is 6 m. (*Bylaw 2013-20 – July 8, 2013*)
- f) The minimum side yard setback is 1.5 m
- g) The minimum corner lot setback is 4.0 m from each street and the maximum corner lot setback is 6 m.
- h) The minimum rear yard setback is 3 m and may be reduced to 1.5 m where there is rear lane access.
- i) A minimum building separation of 6 m is required on at least two sides of each residential building. A minimum 2.5 m building separation is required on all other sides of each residential building. (*Bylaw 2013-20 – July 8, 2013*)

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9.5.6

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) Development in this zone is subject to multiple housing regulations set out in section 6.14.
- c) The minimum site density is 15 units/ha.
- d) The maximum site density is 55 units/ha.
- e) 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.

Office Consolidation of City of Whitehorse Zoning Bylaw 2012-20

9.9 RCT Comprehensive Residential Townhouses

9.9.1 Purpose

To provide a comprehensive development zone for higher density, ground oriented, fee simple townhouses, developed as part of a complete neighbourhood.

9.9.2 Principal Uses

- a) community gardens and greenhouses
- b) parks
- c) housing: residential care homes, townhouses

9.9.3 Secondary Uses

- a) accessory building/structure
- b) boarding and rooming houses
- c) family day homes
- d) home based businesses, minor

9.9.4 Conditional Uses

- a) housing: supportive

9.9.5 Development Regulations

- a) the minimum lot width is 6.0 m. (*Bylaw 2014-17 – May 26, 2014*)
- b) the minimum lot area is 207 m².
- c) the maximum site coverage is 45%.
- d) the maximum height is 10 m.
- e) the minimum front yard setback is 4.0 m, and the maximum front yard setback is 6.0 m. In the case where there is no lane access, the maximum front yard setback is 9.0 m. (*Bylaw 2014-17 – May 26, 2014*)
- f) the minimum side yard setback is 0 m on one side and 1.5 m on the other side. In the case of a unit that is joined to other units on each side, the side yard setbacks are reduced to 0 m on both sides.
- g) the corner lot setback for principal buildings is 2.0 m minimum and 6.0 m maximum from each street, and 1.5 m from all other sides.
- h) the minimum rear yard setback is 6.0 m for the principal building.
- i) the minimum rear yard setback for accessory buildings is 1.5 m and may be reduced to 0.6 m where there is rear lane access.

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- 9.9.6 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) Where development is situated on one fee simple lot, development in this zone is subject to multiple housing regulations set out in section 6.14.
 - 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.
- 9.9.7 Special Restrictions:
- a) Lots 110, 111, 113 and 114, Plan 30131, located at 122, 123, 124, 125, 128, 129, 130, and 131 Hillcrest Drive, are designated RCTx(a) with the special modifications being that:
 - (1) only community gardens and greenhouses, parks and triplex housing are permitted as principal uses; and
 - (2) the maximum building height is 9.0 m with the qualification that the cross-section of a structural building plan shall show no greater than 7.0 m difference between the average finished grade and the underside of the truss within the ceiling of the uppermost habitable storey.
- (Bylaw 2014-13 – April 22, 2014)*

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.

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

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 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.

6.14 Multiple Housing Developments

- 6.14.1 Residential uses located above a commercial use in mixed-use development shall have a separate and direct access to grade.
- 6.14.2 In addition to the minimum facilities required for garbage handling, any multi-family or mixed use development on one lot shall include a central facility to provide recycling opportunities. The location of all garbage disposal and recycling facilities shall be shown on the development plan drawings, including required screening.
- 6.14.3 All apartment developments shall provide a secure common storage facility either within the building or as an accessory building or compound accessible to residents.
- 6.14.4 For multiple housing uses in residential zones a minimum of 25% of the lot area shall be developed as amenity space, of which 10% of the lot area must be contiguous, functional space, accessible to all residents, to the satisfaction of the Development Officer. The amenity space shall be designed to encourage enjoyment and recreational uses of the space, such as play areas, picnic areas, sun decks, roof decks, and natural treed areas.
- 6.14.5 For multiple housing developments in commercial zones at least 5% of the site shall be developed as contiguous, functional amenity space accessible to all residents, to the satisfaction of the Development Officer. The amenity space shall be designed to encourage enjoyment and recreational uses of the space, such as play areas, picnic areas, sun decks, roof decks, and natural treed areas.
- 6.13.6 For multiple housing in all zones, in addition to the required amenity space, private amenity space for the exclusive use of occupants shall be provided at a rate of 5% of net rentable area per unit.
- 6.14.7 Multiple housing developments of 10 units or more shall provide visitable and accessible units as follows:
- a) for multiple housing developments of 10 units or more, at least one visitable

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

unit shall be provided for each 10 units built,

- b) for multiple housing developments of 20 units or more, at least one accessible unit per shall be provided for each 20 units built;
- c) the design of accessible units shall be done by a design professional, with accessible features included that are appropriate for the targeted end user. The Development Officer has the discretion to accept, recommend or amend the included features; and
- d) features to be considered include, but are not limited to:
 - features included in the definition of visitable units,
 - wide hallways and stairs,
 - ample manoeuvring space in kitchens, laundry centres, bedrooms and bathrooms,
 - flush or low-profile thresholds and flooring transitions,
 - wall reinforcement in washrooms, bathrooms and stairwells,
 - adequate lighting in traffic and work areas,
 - lower-height electrical switches, outlets, panels, waste pipes and windows,
 - easy to operate hardware and fixtures, and
 - floor plans that are conducive to self-sufficiency on the main floor.

6.14.8 Capped, downward facing lighting is required in all commonly accessed areas, including seating areas, walkways, parking areas and amenity space. The use of LED bulbs and motion sensors is encouraged.

6.14.9 Residential buildings with separate, ground oriented entrances, including but not limited to townhouses, cottage clusters, duplex, triplex, and fourplex buildings, should be oriented to front the public street where possible. If it is unfeasible for the building to front the street, building facades shall include two of the following items:

- a) primary building entrance
- b) front porch and/or balconies
- c) variation in façade depth so as to avoid the creation of large featureless walls; or
- d) variation in siding and trims material and/or colour.