



City of Whitehorse

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

Dear Prospective Owner:

The City of Whitehorse is pleased to provide information to prospective landowners for the Commercial lot being released for sale in the Riverdale neighbourhood. The lot in this sale is zoned **CNCx(c)-Comprehensive Neighbourhood Commercial (modified)**. This zoning provides for low intensity commercial and residential uses that are appropriate for the transitional area around the periphery of the Riverdale neighbourhood.

In addition to a location sketch, the package includes the following relevant regulations from Zoning Bylaw 2012-20:

- CNC, which includes the purpose statement, a list of principal, secondary, and conditional uses, as well as special modifications found under section 10.9.7(c) including the requirement for any commercial use to be accompanied with the development of an allowable residential use (section 10.9.7(c)(4));
- Comprehensive Development Zones; and
- Multiple Housing Developments.

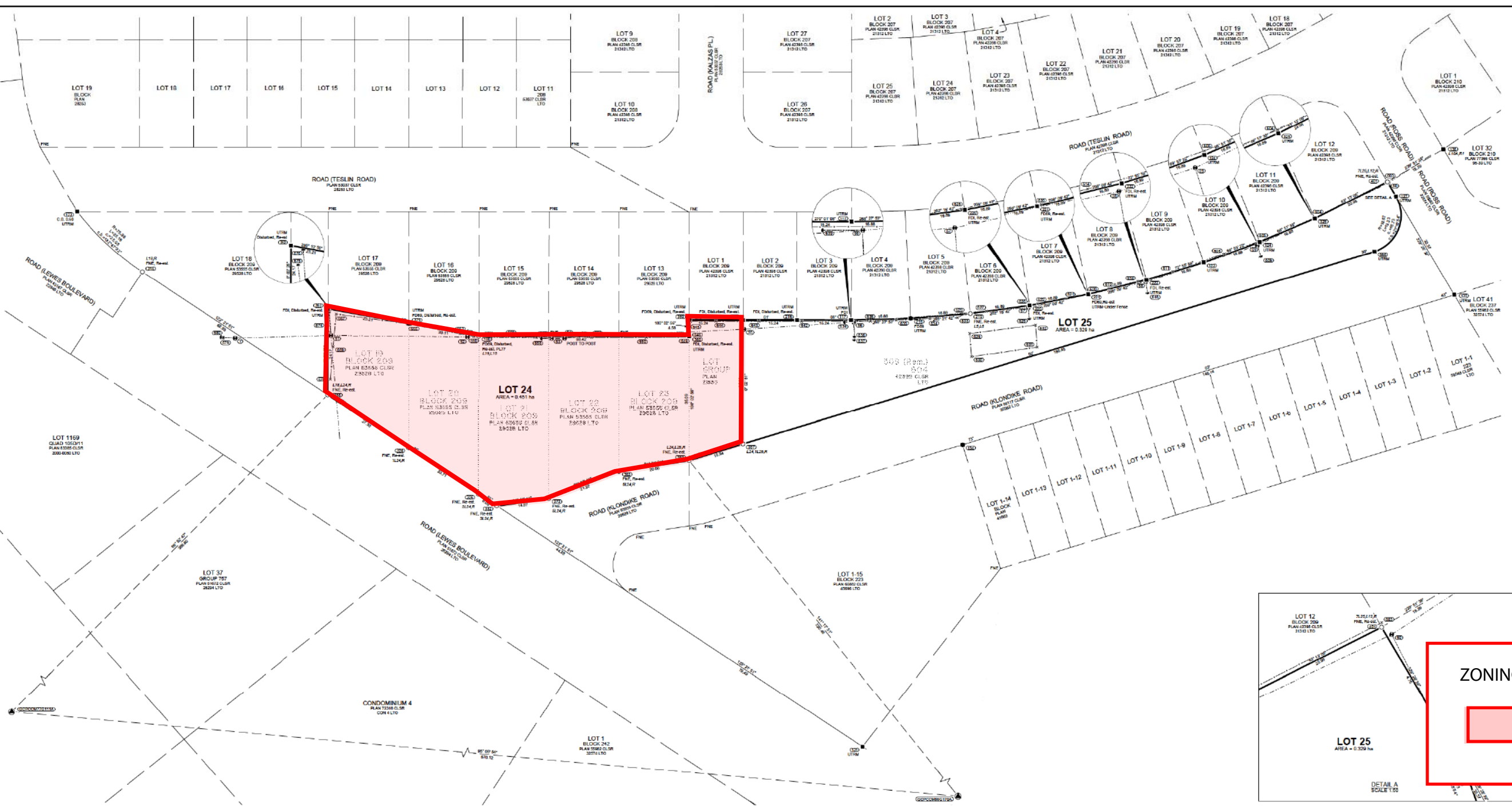
Additional information and development regulations can be found on our website, [www.whitehorse.ca/development](http://www.whitehorse.ca/development).

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 contact [development@whitehorse.ca](mailto:development@whitehorse.ca) or a Development Officer at 668-8346.

Sincerely,

**CITY OF WHITEHORSE**

Cathy Dyson  
Land Development Supervisor, Land and Building Services



CANADA LANDS SURVEYS BUREAU  
 ARCHIVES D'ARPENTAGE DES TERRES DU CANADA  
**112740**  
 DATE: 2024-02-06

YUKON LTO PLAN NO.  
 100045426

PLAN OF SURVEY OF  
**LOTS 24 AND 25, BLOCK 209,  
 RIVERDALE SUBDIVISION**  
 (BEING A CONSOLIDATION OF LOTS 19 TO 23, BLOCK 209, PLAN 53565 CLR, 29528 LTO  
 AND LOT 309 REM., PLAN 42389 CLR, 21330 LTO)  
 YUKON LAND TITLE REGISTRY GENERATED LEGAL LAND DESIGNATORS ARE SHOWN IN THE CORRELATION TABLE.  
 CITY OF WHITEHORSE  
 YUKON

SCALE 1:400  
 0 10 20 30 METERS

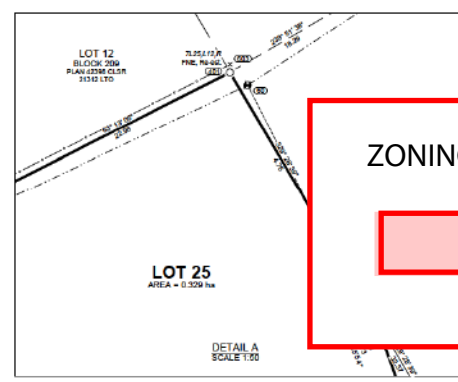
THIS SURVEY WAS EXECUTED DURING THE PERIOD OCTOBER 2, 2023 TO NOVEMBER 24, 2023  
 BY CURTIS BLACKWOOD, CLS.

- LEGEND**
- BEARINGS ARE UTM GRID, DERIVED FROM GNSS OBSERVATIONS AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 8 (135° WEST LONGITUDE).
  - THIS PLAN SHOWS HORIZONTAL GROUND LEVEL DISTANCES IN METRES AND DECIMALS THEREOF TO COMPUTE GRID DISTANCES. MULTIPLY GROUND LEVEL DISTANCES BY THE AVERAGE CORNER SCALE FACTOR OF 0.99900.
  - OLD PATTERN IRON POST FOUND SHOWN THIS: [Symbol]
  - CLS '90' POST FOUND SHOWN THIS: [Symbol]
  - CLS '77' POST FOUND SHOWN THIS: [Symbol]
  - 20 cm SPIKE PLACED SHOWN THIS: [Symbol]
  - GEODEIC SURVEY CONTROL FOUND SHOWN THIS: [Symbol]
  - GCP CONTROL STATION SHOWN THIS: [Symbol]
  - TOPOGRAPHIC TIES SHOWN THIS: [Symbol]
  - POWER POLE SHOWN THIS: [Symbol]
  - GUY LINE AND ANCHOR SHOWN THIS: [Symbol]
  - LANDS DEALT WITH BY THIS PLAN BOUNDED THIS: [Symbol]
  - TIES SHOWN THIS: [Symbol]
  - DEVIATION POWERLINE SHOWN THIS: [Symbol]
  - FENCING SHOWN THIS: [Symbol]
  - UTM DENOTES UNABLE TO READ MARKINGS.
  - C.S. DENOTES COUNTERSUNK POST.
  - POSTS PLACED ARE MARKED WITH '2023' FOR THE YEAR OF THE SURVEY.
  - ALL PLACED MONUMENTS ARE MARKED WITH 0.05m X 0.05m X 0.50m LONG WOODEN MARKERS, UNLESS OTHERWISE NOTED. THESE MARKERS ARE PLACED 0.30m FROM THE MONUMENTS.
  - ALL BOUNDARIES OPEN AT THE TIME OF SURVEY.

Digitally signed by  
 Blackwood, Curtis  
 Date: 2024.02.06 09:13:18  
 -07'00'

Department of Natural Resources  
 Surveyor General Branch  
 Section 29, Canada Lands Surveys Act  
 CONFIRMED  
 Acting Manager, Yukon Regional Office

Digitally signed by Gosselin, Tania  
 Date: 2024.02.06 14:06:35 -07'00'



**ZONING DESIGNATION:**

[Red Box] CNC - Comprehensive Neighbourhood Commercial

# Office Consolidation of City of Whitehorse Zoning Bylaw 2012-20

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## **10.9** **CNC** **Comprehensive Neighbourhood Commercial**

- 10.9.1 Purpose  
To provide a zone for a compatible mix of low intensity commercial and residential uses that are appropriate for the transitional area around the periphery of a residential neighbourhood.
- 10.9.2 Principal Uses
- a) business support services
  - b) child care centres
  - c) community recreation services
  - d) eating and drinking establishments
  - e) financial services
  - f) gas bars
  - g) health services
  - h) household repair services
  - i) indoor participant recreation services
  - j) offices
  - k) parks
  - l) personal service establishments
  - m) pet clinics
  - n) religious assemblies
  - o) retail services, convenience
  - p) retail services, general, less than 500 m<sup>2</sup>
  - q) studios
- 10.9.3 Secondary Uses
- a) accessory building/structure
  - b) family day homes
  - c) home-based businesses, minor
  - d) housing: apartment, residential care homes
- 10.9.4 Conditional Uses
- a) community gardens and greenhouses
  - b) institutional services
  - c) retail services, general greater than 500 m<sup>2</sup>
- 10.9.5 Development Regulations
- a) The minimum lot width is 15.0 m.
  - b) The minimum lot area is 464 m<sup>2</sup>.
  - c) The maximum site coverage is 70%.
  - d) The maximum height is 15.0 m.
  - e) The minimum front yard is 0.0 m. On a corner lot no structure shall be constructed within a sight triangle.

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- f) The minimum side yard setback is 2.1 m for any portion of a building two storeys or less, plus 1.0 m for each additional storey or half storey.
- g) The minimum rear yard setback is 2.1 m for any portion of a building two storeys or less, plus 1.0 m for each additional storey or half storey.

## 10.9.6

### Other Regulations

- a) Accessory parking shall be provided to the rear or side of the principal building on the lot with provision for landscaping and screening.
- b) A development permit is required for the removal of any on-site vegetation. A site plan identifying both the proposed building footprint and the area to be cleared shall accompany the development permit application.
- c) Mixed-use developments shall be permitted in one building or may be permitted in separate buildings on the same lot.
- d) Development in this zone is subject to the general regulations set out in section 6.4.
- e) Development in this zone is subject to multiple housing regulations set out in section 6.14.
- f) Stand-alone residential uses are permitted so long as a separate commercial use is established on the same lot.
- g) 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 (vehicle oriented businesses, etc.) the parking regulations of section 7; and the sign regulations of section 8.

## 10.9.7

### Special Modifications

- a) Lot 1037, Quad 105 D/11, Plan 89-39 LTO (478 Range Road), is zoned CNCx with the special modifications being:
  - (1) the total parking requirement for Lot 1037 is reduced to 13 stalls; and
  - (2) new development or any change of use on Lot 1037 shall be subject to the parking regulations of the City's zoning bylaw.
- b) Lot 128, Plan 30131 LTO, located at 7 Roundel Road in the Hillcrest Neighbourhood, is zoned CNCx with the special modifications being:
  - (1) Garden Centre is allowed as a principal use; and
  - (2) The minimum front yard setback is 4.0 m.

*(Bylaw 2014-33 passed January 26, 2015)*
- c) Lots 19-23, Plan 29528 LTO, and a portion of Lot 309, Plan 21330 LTO, located at 2 Klondike Road in the Riverdale area, is designated CNCx(c) with the special modifications being:
  - (1) Gas bars are not permitted;
  - (2) Housing: supportive is permitted as a secondary use;
  - (3) Commercial uses are not permitted above the first storey, except for home-based businesses in residential uses; and

## Office Consolidation of City of Whitehorse Zoning Bylaw 2012-20

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- (4) Any commercial use must be accompanied with the development of an allowable residential use. (*Section 10.10.7(d) added by Bylaw 2022-49 passed April 11, 2023*)

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- 6.3.5 Within industrial zones, caretaker residences are only permitted where the nature of the business requires 24-hour on-site supervision and a resident caretaker is in the public interest. A caretaker residence shall not interfere with the industrial nature of the area. An applicant must demonstrate that the location, type of use, and nature of business activity warrant supervision from a public safety or service perspective.
- 6.3.6 Where caretaker residences are permitted, only one caretaker residence will be permitted per lot. Lots held under condominium ownership are not permitted multiple caretaker residences.

## **6.4 Comprehensive Development Zones**

### **Access**

- 6.4.1
- a) Where a residential development abuts a lane, there shall be no vehicular access from the front of the lot and no parking or vehicle storage in the front yard. In the case of multiple housing developments that are accessed by an internal road network, access may be permitted from the front or side of the lot. (*Bylaw 2021-14 passed April 13, 2021*)
  - 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. (*Bylaw 2015-13 passed May 25, 2015*)
  - 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). (*Bylaw 2015-13 passed May 25, 2015*)
  - 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. (*Bylaw 2015-13 passed May 25, 2015*)
  - e) For multiple family lots under 1700 m<sup>2</sup>, where the front lot line is narrower than the rear lot line, parking may be located elsewhere on the lot, with provision for screening. (*Bylaw 2015-13 passed May 25, 2015*)

### **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.

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- 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; (*Bylaw 2013-20 passed July 8, 2013*);
  - (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. (*Bylaw 2016-07 passed March 29, 2016*)

## 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 building front. The building front is defined as the portion of the building fronting onto a public street. Corner lots shall have a porch, patio, deck, or covered entry that occupies either 25% of one building front or 15% of each building front. (*Bylaw 2018-18 passed May 7, 2018*)
  - 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. (*Bylaw 2015-13 passed May 25, 2015*)
  - 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. (*Bylaw 2015-13 passed May 25, 2015*)



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- 6.13.3 Living suites are only permitted on lots that
- a) are at least 462 m<sup>2</sup> 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. (*Bylaw 2014-17 passed May 26, 2014*)
- 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. (*Bylaw 2014-17 passed May 26, 2014*)
- 6.13.6 Living suites must be maintained on the same parcel as the principal structure. (*Bylaw 2013-20 passed July 8, 2013*)

### **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. (*Bylaw 2013-20 passed July 8, 2013*)
- 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:
- a) 10% of the lot area must be contiguous, functional, fenced space, accessible to all residents, to the satisfaction of the Development Officer.
  - b) For developments other than apartment housing, up to 5% of the lot area may be allocated as private amenity space, provided the area is at grade, and is in addition to the minimum private amenity space requirement for the unit to which the space is allocated.
  - c) The amenity space shall be suitably landscaped and designed to encourage enjoyment and recreational uses of the space, such as play areas, picnic areas, sundecks, roof decks, and natural treed areas.

(*Section 6.14.4 amended by Bylaw 2021-14 passed April 13, 2021*)

- 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, sundecks, roof decks, and natural treed areas. (*Bylaw 2015-01 passed March 23, 2015*)
- 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. (*Bylaw 2015-01 passed March 23, 2015*)



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- 6.14.7 Multiple housing developments of 10 units or more shall provide visitable and accessible units as follows: (*Bylaw 2013-20 passed July 8, 2013*)
- a) for multiple housing developments of 10 units or more, at least one visitable unit shall be provided for each 10 units built; (*Bylaw 2013-20 passed July 8, 2013*)
  - b) for multiple housing developments of 20 units or more, at least one accessible unit per shall be provided for each 20 units built; (*Bylaw 2013-20 passed July 8, 2013*)
  - 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 (*Bylaw 2013-20 passed July 8, 2013*)
  - 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.
- (*Bylaw 2013-20 passed July 8, 2013*)
- 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. (*Bylaw 2013-20 passed July 8, 2013*).
- 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.
- (*Bylaw 2014-17 passed May 26, 2014*)