



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

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- 9.4 RCM2 Comprehensive Residential Multiple Family 2**
- 9.4.1 Purpose  
To provide a comprehensive development zone for higher density, more energy efficient urban multiple family housing that is developed as part of a complete neighbourhood.
- 9.4.2 Principal Uses
- a) community gardens and greenhouses
  - b) housing: apartment, residential care homes
  - c) parks
- 9.4.3 Secondary Uses
- a) accessory building/structure
  - b) boarding and rooming houses
  - c) family day homes
  - d) home based businesses, minor
- 9.4.4 Conditional Uses
- a) child care centres
  - b) housing: supportive
- 9.4.5 Development Regulations
- a) the minimum aggregate lot area is 835 m<sup>2</sup>.
  - b) 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 amenity space must be available for use by all residents.
  - c) the maximum height is 15.0 m.
  - d) the minimum front yard setback is 4.0 m.
  - e) the minimum side yard setback is 3.0 m for any portion of a building 10.0 m or less in height, plus an additional 1.0 m for buildings taller than 10.0 m in height.
  - f) the corner lot setback is 4.0 m from each street and a minimum of 3.0 m from all other sides.
  - g) the minimum rear yard setback is 7.5 m.

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### 9.4.6

#### Other Regulations

- a) Where a rear or side yard abuts a greenbelt or park, no development or clearing of existing vegetation with a trunk width larger than 175mm (7") in diameter or 550 mm (22") in circumference at 1.75 m in height, is allowed unless the area is designated only for required on-site parking or access to parking.
- b) The minimum site density is 50 units/ha. (*Bylaw 2016-28 – 2016-09-26*)
- c) Development in this zone is subject to the general, building facades, and access regulations set out in section 6.4.
- d) Development in this zone is subject to multiple housing regulations set out in section 6.14.
- 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.