

Application for Development Permit: Form 3D – Project Information Table for Multiple Housing in Residential Zones

City of Whitehorse
Zoning Bylaw
2012-20

Municipal Address of Proposed Development:	
Zone:	
Type of Housing:	<input type="checkbox"/> Apartment <input type="checkbox"/> Multiple Housing (other than apartment)
Number of Dwelling Units:	
Lot Area (m²):	
Gross Floor Area (m²): Sum of the horizontal areas of each storey, measured from the exterior faces of the exterior walls. Excludes garages, attics, balconies, breezeways, carports, porches, and terraces.	New: _____ Existing (if any): _____

Development Description	Required Zone Standard	Proposed
Floor Area Ratio: Gross Floor Area (excluding basements, below-grade parking, storage and service areas) divided by the Lot Area.	Maximum Floor Area Ratio (RD zone only): _____	Floor Area Ratio (RD zone only) = _____
Site Coverage: The percentage of the horizontal area of a lot that may be built upon including accessory buildings or structures excluding steps, eaves, cornices and similar projections, courtyards, terraces or patios, driveways, aisles, and parking stalls.	Maximum site coverage: _____%	Site Coverage = _____%
Building Height: The vertical distance measured from the average elevation of the finished grade along the front of the building to the highest point of the roof surface or any parapet thereon.	Maximum height: _____m	Height = _____m
Front Yard Setback: The distance from the front property line to the nearest permitted building or structure. Corner Lots have different setback regulations. Ask a Development Officer or consult the Zoning Bylaw for corner lot regulations.	Minimum front yard setback: _____m Maximum front yard setback (if applicable): _____m	Front yard setback = _____m
Side Yard Setback: The distance from each side lot line and the nearest permitted principal building or structure.	Minimum side yard setback: _____m	side yard setbacks = _____m = _____m
Rear Yard Setback: The distance between the rear property line and the nearest permitted principal building or structure.	Minimum rear yard setback: _____m	Rear yard setback = _____m
Setbacks above height threshold: some zones require buildings to be set back further when taller than a height threshold.	Setback above height threshold (if applicable): Height threshold: _____m Additional setback: _____m <i>Applies to (check all that apply):</i> <input type="checkbox"/> Front <input type="checkbox"/> Sides <input type="checkbox"/> Rear <input type="checkbox"/> Not applicable	Setback(s) above height threshold: _____m

Parking		
<p>Parking: Refer to parking requirements in Section 7 of the Zoning Bylaw.</p>	<p>Minimum resident parking spaces: _____</p> <p>Minimum guest parking spaces: _____</p>	<p>Number of resident parking spaces = _____</p> <p>Number of guest parking spaces = _____</p>
<p>Loading Spaces: Required for apartment housing only.</p>	<p>Minimum number of loading spaces: _____</p>	<p>Number of loading spaces: = _____</p>
<p>Bicycle Parking:</p> <p>Class 1: Secure, weather-protected for long-term bicycle parking, including secure rooms or bicycle lockers (RD zone only)</p> <p>Class 2: racks or stands for short-term bicycle parking (required in all zones)</p>	<p>Minimum number of bicycle parking spaces:</p> <p>Class 1: _____</p> <p>Class 2: _____</p>	<p>Number of bicycle parking spaces provided:</p> <p>Class 1: _____</p> <p>Class 2: _____</p>
Landscaping		
<p>Landscaping: Modifications to enhance the visual appearance of a site by reshaping the earth, planting lawns, shrubs, trees or preserving the original natural vegetation.</p> <p>Vegetative Buffer: Required in RCM, RCM2, RCM3, and RM zones where adjacent to another residential zone. Minimum width 3.0 m, with one tree or two shrubs per 20 m².</p> <p>Gateway Landscaping: Total number of required plantings is doubled for sites abutting Two Mile Hill, Robert Service Way, Alaska Highway, or North Klondike Highway.</p>	<p>Basic Requirement: Length of public road frontage: _____ m Multiply by 3 for Required landscaping area: = _____ m²</p> <p>Minimum Plantings: 1 tree per 25 m² = _____ or 1 shrub per 15 m² = _____</p> <p>Vegetative Buffer Requirement: Length of lot line adjacent to another residential zone: _____ m Multiply by 3 for Required buffer area: = _____ m²</p> <p>Minimum Plantings: 1 tree per 20 m² = _____ or 2 shrubs per 20 m² = _____</p> <p>Gateway Landscaping Requirement: Double the above tree/shrub calculations.</p>	<p>Number of trees = _____</p> <p>Number of shrubs = _____</p> <p>Type(s) of ground cover: = _____</p>
Multiple Housing Regulations		
<p>Density:</p>	<p>Minimum Density: _____ units/ha</p> <p>Maximum Density: _____ units/ha</p>	<p>Density: _____ units/ha</p>

<p>Amenity Space: means an area intended for recreational purposes including open spaces, communal play areas, lounges, sundecks and roof decks excluding areas occupied at grade by the buildings, service areas, parking areas or driveways.</p>	<p>25% of lot area shall be amenity space, of which:</p> <ul style="list-style-type: none"> - 10% of lot area shall be contiguous and functional amenity space. - 5% of the lot area may be allocated as private amenity space, provided it is at grade, and is addition to the minimum private amenity space for the unit to which it is allocated (for developments other than apartment housing). 	<p>Total area of amenity space: _____ m²/ _____ % of lot area</p> <p>Area of contiguous and functional amenity space: _____ m²/ _____ % of lot area</p> <p>Area allocated as additional private amenity space: _____ m²/ _____ % of lot area</p> <p>Is the contiguous and functional amenity space accessible to all residents? (this includes residents requiring accessible features, if accessible units are provided) <input type="checkbox"/> Yes</p> <p>Describe how the amenity space is designed to encourage enjoyment and recreational use of the space:</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>Use additional page if necessary, or include description in application letter.</p>																				
<p>Private Amenity Space: means amenity space that is connected to, and intended for exclusive use by the occupants of the unit for which it has been provided, including patios, balconies, and sundecks.</p> <p>Net Rentable Area: means the total private rented area for each individual dwelling.</p>	<p>Private amenity space shall be provided at a rate of 5% of net rentable area of each unit.</p>	<p>Provide a table on your plans or cover letter using the following format:</p> <table border="1" style="width:100%; border-collapse: collapse; text-align: center;"> <thead> <tr> <th style="width:15%;">Unit #</th> <th style="width:25%;">Net Rentable Area</th> <th colspan="2">Area of Private Amenity Space</th> </tr> <tr> <td></td> <td></td> <th style="width:15%;">m²</th> <th style="width:15%;">%</th> </tr> </thead> <tbody> <tr> <td>1</td> <td></td> <td></td> <td></td> </tr> <tr> <td>2</td> <td></td> <td></td> <td></td> </tr> <tr> <td>etc...</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Unit #	Net Rentable Area	Area of Private Amenity Space				m ²	%	1				2				etc...			
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1																						
2																						
etc...																						
<p>Visitable and Accessible Units: See definition of Accessible Unit in section 2 and regulations for accessible and visitable units in section 6.14 of the Zoning Bylaw.</p> <p>Accessible unit designs must be prepared by a design professional with appropriate credentials.</p>	<p>Number of visitable units required: _____</p> <p>Number of accessible units required: _____</p>	<p>Number of visitable units: _____</p> <p>Number of accessible units: _____</p> <p>If accessible units are required, provide a description of the accessible features prepared by your design professional.</p>																				
Supplementary Tables																						
<p>If your development is in a comprehensive zone (RCM, RCM2, RCM3, RCT2), please attach form 4B.</p>																						

(please check each box to confirm you understand and agree to the following statements)

I hereby declare that all the information provided in this application for development and contained in the supporting documents are to the best of my belief true and correct in all respects.

I hereby acknowledge that all the information provided is considered public information and available for public viewing and distribution.

Signature of Applicant: _____ Print Name: _____ Date: _____