



# Living Suite Development

*Living suites are separate, self-contained dwelling units within the same building as a principal dwelling. They must be attached to the principal dwelling, but can be above, below, beside, in front of, or behind the principal dwelling.*

## Requirements:

- ▶ Living suites may be considered in all urban residential zones regardless of lot size and existing dwelling configuration.
- ▶ The maximum gross floor area for a living suite is 100 m<sup>2</sup>.
- ▶ A Development Permit is required: applicants must submit a site plan showing parking and new addresses, along with completed Form 1A and Form 3G, available at [www.whitehorse.ca/developmentforms](http://www.whitehorse.ca/developmentforms)
- ▶ A Building Permit is required to ensure construction is to the standards of the Building and Plumbing Bylaw and the National Building Code 2020. Application forms are available at [www.whitehorse.ca/building](http://www.whitehorse.ca/building).
- ▶ There may be additional requirements if changes to the lot grading or building envelope are proposed.

## Site Restrictions:

- ▶ There is a maximum of four dwellings permissible on all urban single residential lots.
- ▶ Living suites may be located anywhere within the structure of the single detached house.
- ▶ The parking requirement is calculated at one parking space per two living suites, this means that you are unlikely to require an additional parking spot unless building three living suites on a lot.
- ▶ Parking spots must have a minimum length of 4.9 m, a minimum width of 2.75 m, and a minimum area of 16.5m<sup>2</sup>
- ▶ Parking spaces must be set back at least 1 m from the front property line.
- ▶ Additional, restrictions and regulations are to be found in the Zoning Bylaw, the Building and Plumbing Bylaw, and the National Building Code of Canada 2020.

## Regulations:

- ▶ Must be located on the same lot as the principal structure (i.e., cannot be subdivided).
- ▶ Must have unobstructed pedestrian access to a street frontage.

## Costs:

- ▶ \$175 Development Permit fee.
- ▶ Building Permit (\$50 flat fee + 0.7% of estimated construction value)
- ▶ Development Cost Charge of \$2185 in urban areas or \$1040 for country residential. This fee may be waived through the incentive program.
- ▶ Increased property taxes resulting from higher value on your property assessment as assessed by YG.
- ▶ Additional sewer/water and waste collection fees; one fee per dwelling.
- ▶ Registering a new mailbox with Canada Post and/or installing a new electrical meter with ATCO.
- ▶ Free access to the [National Building Code of Canada 2020 \(NBC\)](https://doi.org/10.4224/w324-hv93) at <https://doi.org/10.4224/w324-hv93>

## Incentives

- ▶ You may apply for a City incentive to waive the Development Cost Charge.
- ▶ You may also qualify for the Yukon Housing Municipal Matching Grant of up to \$10,000.

## Inspection Guidelines for Living Suites

A building permit is required for a Living Suite. The following is a *general* list required for occupancy. Please contact the Land and Building Services office to discuss particulars and specifics of your project. An inspection of the premises will be carried out to ensure that the minimum Health, Fire and Life Safety items are met:

- 1. Entrance** - A separate entrance for the suite is preferred.
- 2. Fire ratings** - A fire separation, a continuous smoke-tight barrier of 12.7mm (1/2") gypsum board installed on ceilings and both sides of walls, is required between dwelling units & common areas. A 45 min Fire Resistance Rating is not required if the living suite is less than 80m<sup>2</sup> (860ft<sup>2</sup>) in area. Additional information can be found in [Section 9.10. of the NBC](#).
- 3. Sound Proofing** – Separations shall have a minimum of 150mm (6") of sound absorbing material (insulation) in joist spaces and 89mm (3.5") of sound absorbing material in stud spaces with resilient channel on one side or a Sound Transmission Class (STC) rating of 43 or greater. Additional information can be found in [Section 9.11. of the NBC](#).
- 4. Bedroom Egress** - Bedroom windows require an unobstructed opening area of 3.8 sq. ft. (e.g. 15"x36", 24"x24"). Windows are not required if bedroom has an exterior door, or if the building is sprinklered. Additional information on means of egress can be found in [Section 9.9 of the NBC](#).
- 5. Ventilation** - A Heat Recovery Ventilator (HRV) is required to serve as the principal ventilation and can act as the kitchen/bathroom exhaust as well. Additional information on ventilation can be found in [Section 9.32. of the NBC](#).
- 6. Smoke and carbon monoxide alarms** - Hardwired interconnected smoke alarms to be located within each bedroom and in a location between the bedroom(s) and the remainder of the storey. CO alarms shall be installed in or within 5m of bedroom(s) when a fuel burning appliance is located in the building. All suite alarms to be interconnected with alarms in common areas and each storey of house. Additional information on smoke alarms can be found in [Section 9.10.19. of the NBC](#), and additional information on carbon monoxide alarms in [Section 9.32.3.9 of the NBC](#).
- 7. Heating systems** - The living suite shall have independent controls for its heating system. Air from one dwelling unit shall not be circulated to any other dwelling unit in the building. Additional information can be found in [Section 9.33. of the NBC](#).
- 8. Stairs, handrails, & guards** - Stairs, handrails and guards to conform to the current National Building Code requirements (Max riser 77/8", min tread depth 9¼", min stair width 34"). Additional information can be found in [Section 9.8.1. of the NBC](#)
- 9. Adequate supply of hot water** - One hot water tank shall be provided for each dwelling unit unless it can be shown there is a sufficient supply. Additional information can be found in [Section 9.31. of the NBC](#)
- 10. Doors** separating the living suite, house and common areas shall be a minimum of 45mm solid core wood construction with a deadbolt and a self-closing mechanism. Additional information can be found in [Section 9.7. of the NBC](#)
- 11. Ceiling height** - A living suite shall have a minimum clear height of 1.95m (77"). Clear height under beams and ducting may be reduced to 1.85m (73"). Additional information can be found in [Section 9.5.3. of the NBC](#)

### Still have questions?

[www.whitehorse.ca/development](http://www.whitehorse.ca/development)

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