

Landscaping and Parking Requirements: *Comprehensive Zones*



This handout outlines the landscape and parking requirements for homes located in a comprehensive residential zone (*Takhini North, Ingram, and Whistle Bend*).

Landscaping:

Internal Sidewalk: All homes are required to install an internal sidewalk (a pathway that connects the house to the sidewalk or street). Suitable materials include concrete, paver stones/bricks, or wood.

Ground Cover: Landscaping of the front yard must include a suitable ground cover such as grass, bark-mulch, flower beds, or washed gravel. Where grass is not installed, it is strongly recommended that weed barrier fabric is placed under the ground treatment.

Plantings: At least one tree, or three shrubs, must be planted in the front yard. The City's Zoning Bylaw requires that the diameter of deciduous trees be at least 60 mm (2 ½ inches in width) and that coniferous trees be at least 1.75 m in height, as measured from ground level. The minimum size of a shrub is #2 pot size (2 gallon) or 1.0 m in height, balled-and-burlapped, as measured from ground level.

Time-Line: All landscaping must be completed within two years after the occupancy permit has been issued for the structure.

Guaranteed Landscape Security: A \$1,000 landscape security per dwelling unit is collected at time of development permit approval to ensure that the landscaping is completed. Once the landscaping has been installed and maintained for two growing seasons, the security is eligible to be returned to the current property owner at time of final inspection. This means that the security cannot be returned until the landscaping has been maintained for two growing seasons. It is recommended that property owners contact Planning and Development Services (planning.services@whitehorse.ca) first to request an initial inspection, or to submit pictures when the landscaping is installed, and a second time for the final inspection after the period of two growing seasons is complete.

Boulevard Maintenance: All property owners are required to maintain landscaping in City boulevard areas (this means the grass and trees located between the front lot line and the street). Specifically, grass must be cut to ensure the height does not exceed 10 cm. Trees, plants, shrubs, and turf must be kept free of disease and weeds.

Parking:

Driveway: A hard-surfaced driveway is required to be constructed. Hard-surfacing means the provision of a durable, dust-free surface constructed of concrete, asphalt or similar surface material. Gravel driveways are not permitted.

Lane Access: Where a lot abuts a lane, vehicle access/driveways are not permitted from the front of the lot. Properties with a lane must use the lane to access their driveways and parking areas.

Time-Line: A hard-surfaced driveway must be installed within two years of occupancy permit issue.

Guaranteed Hard-Surface Driveway Security: A \$1,000 hard-surfaced driveway security per unit is collected at time of development permit approval to ensure a hard-surfaced driveway is installed. Once the driveway has been installed, the security is eligible to be returned to the current property owner at time of inspection. It is recommended that property owners contact Planning and Development Services (planning.services@whitehorse.ca) to submit pictures, or to request an inspection, once construction is complete.

See reverse for diagram 

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