

Landscaping and Parking Requirements: Comprehensive Zones



This handout outlines the landscaping and parking requirements for single detached, duplex, and townhouse homes located in a comprehensive residential zone (Takhini North, Ingram, and Whistle Bend), not including multiple housing.

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. A weed barrier fabric should be used where grass is not installed. The ground cover must include an organic component (e.g. it cannot be exclusively gravel).

Plantings: At least one tree, or three shrubs, must be planted in the front yard. The minimum size of deciduous trees is 60 mm caliper (2 ½ inches in width), and coniferous trees is 1.75 m in height measured from ground level. The minimum size of shrubs is #2 pot size (2 gallon) or 1.0 m in height, balled-and-burlapped, measured from ground level.

Time-Line: All landscaping must be completed within two years of issuance of occupancy approval.

Guaranteed Landscape Security: A landscape security of \$1,000 per dwelling unit is collected at time of development permit approval to ensure completion of the required landscaping. Upon installation of the landscaping, the security may be returned to the current property owner. Please visit www.whitehorse.ca/deposits to request an inspection during the growing season (June 1 – September 30).

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. Hard-surfacing means the provision of a durable, dust-free surface constructed of concrete, asphalt or similar 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 issuance of occupancy approval.

Guaranteed Hard-Surface Driveway Security: A hard-surfacing security of \$1,000 per unit is collected at time of development permit approval to ensure completion of the required hard-surfacing. Upon installation of the driveway, the security may be returned to the current property owner. Please visit www.whitehorse.ca/deposits to request an inspection.

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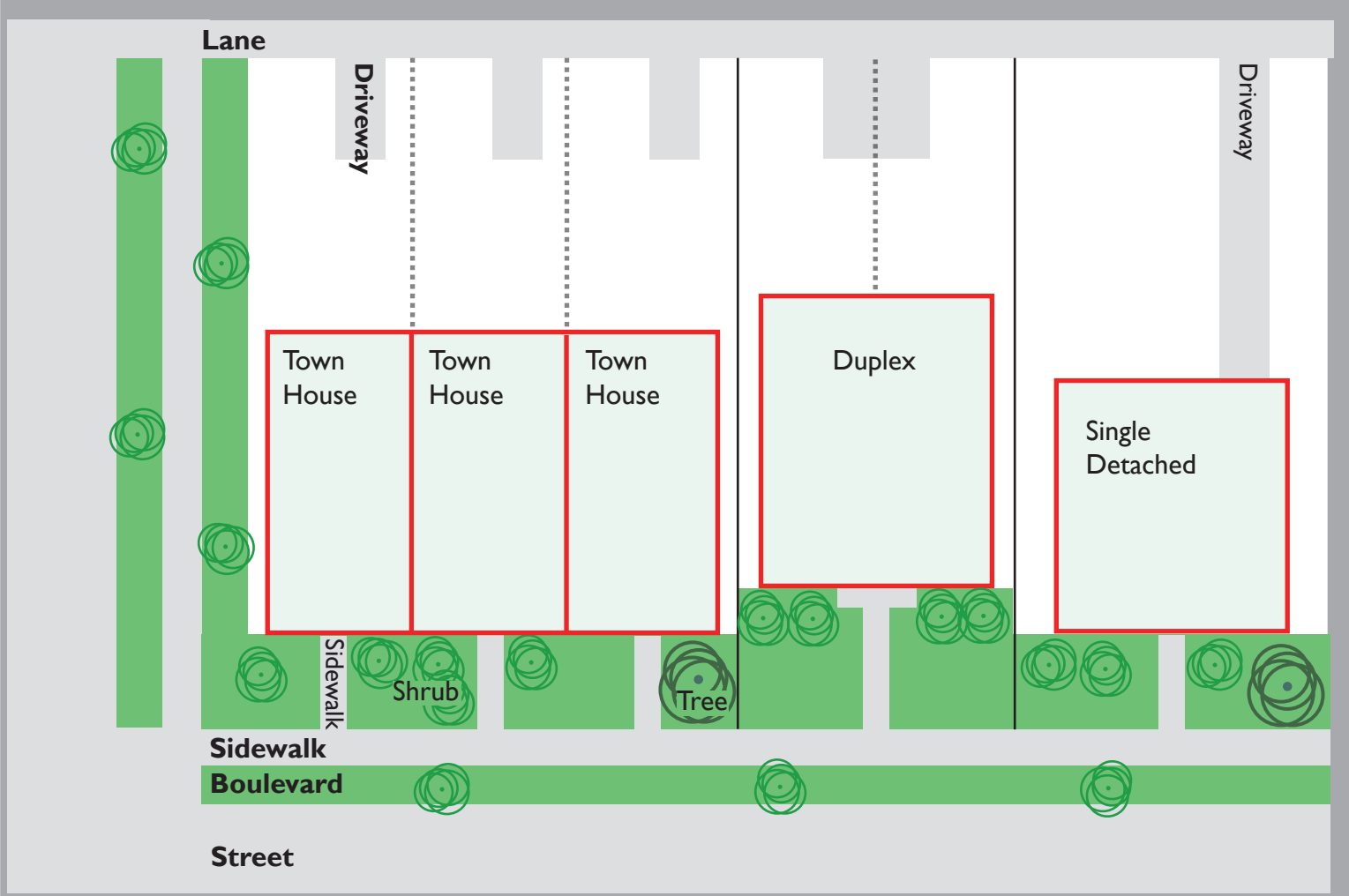


Diagram not to scale.