

**CITY OF WHITEHORSE**  
**BYLAW 2021-11**

A bylaw to amend Zoning Bylaw 2012-20

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WHEREAS section 289 of the *Municipal Act* provides that a zoning bylaw may prohibit, regulate and control the use and development of land and buildings in a municipality; and

WHEREAS section 294 of the *Municipal Act* provides for amendment of the Zoning Bylaw; and

WHEREAS it is deemed desirable that the City of Whitehorse Zoning Bylaw be amended to allow for the development of affordable micro-unit rental housing in the Downtown area;

NOW THEREFORE the council of the municipality of the City of Whitehorse, in open meeting assembled, hereby ENACTS AS FOLLOWS:

1. Section 10.6.7 of Zoning Bylaw 2012-20 is hereby amended by adding a new subsection, 10.6.7 i), as follows:

“10.6.7 i) Lot 5, Block 113, Plan 18415 LTO YT, located at 410 Cook Street in the downtown area, is designated CM2x(i) with the special modification being that for residential dwelling units less than 40 square metres in size, the following shall apply:

- (1) Off-street visitor parking requirements: - zero;
- (2) Off-street loading space requirements: - zero;
- (3) Residential parking shall be calculated at 0.45 spaces per dwelling unit;
- (4) Notwithstanding section 7.3.7(h), no further residential parking reductions will be applicable; and
- (5) Parking spaces may not be allocated exclusively or specified as ‘exclusive use’ in subsequent subdivision or condominium applications.

Notwithstanding the above, the CM2 zone shall apply in its entirety.”

2. The zoning maps attached to and forming part of Zoning Bylaw 2012-20 are hereby amended by changing the zoning of Lot 5, Block 113, Plan 18415 LTO YT, located at 410 Cook Street in the Downtown area, from CM2–Mixed Use Commercial 2 to CM2x(i)–Mixed Use Commercial 2 (modified), as indicated on the sketch attached hereto as Appendix “A” and forming part of this bylaw.

## Zoning Amendment Bylaw 2021-11

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3. This bylaw shall come into force and effect upon the final passing thereof.

**FIRST READING:**

**PUBLIC NOTICE:**

**PUBLIC HEARING:**

**SECOND READING:**

**THIRD READING and ADOPTION:**

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Mayor

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Assistant City Clerk