

Application for Development Permit: Form 3C – Project Information Table for RCS, RCS2, RCS3 and RCT Zones

City of Whitehorse
Zoning Bylaw
2012-20

Municipal Address of Proposed Development:	
Zone:	<input type="checkbox"/> RCS <input type="checkbox"/> RCS2 <input type="checkbox"/> RCS3 <input type="checkbox"/> RCT
Type of Housing:	<input type="checkbox"/> Single Detached <input type="checkbox"/> Duplex (each unit on separate lot) <input type="checkbox"/> Duplex (two units on one lot) <input type="checkbox"/> Townhouse (each unit on separate lot)
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.	

Development Description	Required Zone Standard	Proposed															
<p>Site Coverage: The percentage of the lot area that may be built upon, including accessory buildings/structures and decks; excluding steps, eaves, cornices, and similar projections, courtyards, terraces or patios, driveways, aisles, and parking stalls.</p>	<table border="1"> <tr> <td>RCS</td> <td>50%</td> </tr> <tr> <td>RCS2</td> <td>50%</td> </tr> <tr> <td>RCS3</td> <td>35%</td> </tr> <tr> <td>RCT</td> <td>45% (end units) 55% (internal units)</td> </tr> </table>	RCS	50%	RCS2	50%	RCS3	35%	RCT	45% (end units) 55% (internal units)	<p>Area of site coverage = _____m²</p> <p>Lot area = _____m²</p> <p>Area of site coverage ÷ Lot area = _____%</p>							
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<p>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.</p>	<p>The maximum height in RCS, RCS2, RCS3, and RCT zones is 10.0 m.</p>	<p>Height = _____m</p>															
<p>Front Yard Setback: The distance from the front property line to the nearest permitted building or structure.</p> <p>Corner Lots have different setback regulations. Ask a Development Officer or consult the Zoning Bylaw for corner lot regulations.</p>	<table border="1"> <thead> <tr> <th></th> <th>Min.</th> <th>Max.</th> </tr> </thead> <tbody> <tr> <td>RCS</td> <td>4 m</td> <td>8 m</td> </tr> <tr> <td>RCS2</td> <td>3 m</td> <td>9 m</td> </tr> <tr> <td>RCS3</td> <td>4 m</td> <td>8 m</td> </tr> <tr> <td>RCT</td> <td>4 m</td> <td>6 m</td> </tr> </tbody> </table>		Min.	Max.	RCS	4 m	8 m	RCS2	3 m	9 m	RCS3	4 m	8 m	RCT	4 m	6 m	<p>Front yard = _____m</p>
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<p>Side Yard Setback: The distance from each side property line to the nearest permitted principal building or structure.</p>	<p>RCS, RCS2, RCS3, RCT: 1.5 m on both sides*</p> <p><i>*Side yard setback may be zero where the building adjoins a dwelling on an adjacent lot.</i></p>	<p>Side yard = _____m</p> <p>Side yard = _____m</p>															
<p>Rear Yard Setback: The distance from the rear property line to the nearest permitted principal building or structure.</p>	<table border="1"> <tr> <td>RCS</td> <td>11 m*</td> </tr> <tr> <td>RCS2</td> <td>3 m</td> </tr> <tr> <td>RCS3</td> <td>3 m</td> </tr> <tr> <td>RCT</td> <td>6 m</td> </tr> </table> <p><i>* may be reduced to 6 m for single storey house</i></p>	RCS	11 m*	RCS2	3 m	RCS3	3 m	RCT	6 m	<p>Rear yard = _____m</p>							
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<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>At least one tree or three shrubs must be planted in the front yard.</p> <p>Landscaping of the front yard must include a suitable ground cover such as grass, washed gravel, bark-mulch, or flower beds. Non-organic material (e.g. washed gravel) may not be used as the sole landscape ground cover.</p> <p>All homes require a walkway that connects the house to the sidewalk or street. Suitable materials include concrete, paver stones/bricks, or wood.</p>	<p>Number of trees = _____</p> <p>Number of shrubs = _____</p> <p>The types of ground cover to be used in the front yard: = _____</p> <p>Will a walkway be installed? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>Parking: The dimensions of a typical parking space are 2.75 m x 6.0 m. Length may be reduced to 4.9 m, but minimum area of 16.5 m² is required.</p> <p>Parking spaces cannot be located within the minimum front yard setback.</p>	<p>A minimum of one space per dwelling unit is required. Driveways and parking spaces, including the area contained within publicly owned road right-of-way, shall be hard-surfaced when the street or lane is hard-surfaced. Where a development abuts a lane, vehicle access is not permitted from the front of the lot.</p>	<p>Number of parking spaces provided = _____</p> <p>Type of hard-surface to be installed = _____</p>
<p>Garage: An accessory building or structure or part of the principal building designed and used primarily for the storage of motor vehicles of the occupants of the premises.</p>	<p>Where there is no lane access, front yard garages are permitted, provided that no portion of the garage protrudes past the front face of the building's first storey and any portion of the building above the garage more than 50% of the garage's interior depth. For single storey construction, the garage may protrude an additional 2.0 m.</p>	<p>Do the house plans include a garage? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Does the garage protrude from the face of the building? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>% of garage protrusion = _____</p>
<p>Porch: A roofed, open structure projecting from the exterior wall of a building with walls that are open or screened to facilitate use as an outdoor living area.</p> <p>Patio: Any solid structure meant for support of people or materials out of doors and less than 0.6 m in height.</p> <p>Deck: A structure more than 0.6m above grade without a roof or walls except for visual partitions and railings for use as an outdoor amenity area.</p>	<p>A porch, patio, deck, or covered entry shall occupy no less than 25% of the front width of a building. For lots fronting two streets, 15% of each frontage, or 25% of one frontage, shall be a porch, patio, deck or covered entry.</p> <p>Porches, patios, decks, and covered entries must extend a minimum 2.0 m from the adjacent front building façade.</p>	<p>Type of entryway structure: <input type="checkbox"/> Porch <input type="checkbox"/> Patio <input type="checkbox"/> Deck <input type="checkbox"/> Covered Entry</p> <p>Front width of building = _____</p> <p>Width of entryway structure = _____</p> <p>Structure width ÷ Building face width = _____</p> <p>Distance which the structure extends from the exterior wall of the building = _____</p>

<p>Siding Colour: Value means the relative darkness or lightness of colour. Hue means a particular gradation of colour.</p>	<p>Buildings must use a siding colour significantly different in colour hue and/or colour value from those on the two adjacent lots facing the same street.</p>	<p>Siding colour = _____</p> <p>Trim colour = _____</p> <p>Siding colour of adjacent lots = _____ and _____</p>
<p>Building Façade: All buildings shall use a minimum of two types of building materials or two colours of the same material in the façade treatment, at a minimum ratio of 80:20. This ratio does not include doors, windows, or garage doors, but should include window and door trim and decorative gable ends.</p>	<p>Acceptable façade materials include, but are not limited to, brick, stone, stucco, wood, composite wood, composite cement, vinyl and metal panel.</p> <p>Trims must be installed; trim colour must be different than that of siding; trims around windows, doors and other wall penetrations must be a minimum width of 140mm (5.5"); fascia trims must be a minimum 184 mm (7.25") in width; horizontal trims are encouraged between floors and to highlight specific building features and forms.</p>	<p>Primary building material/colour: = _____</p> <p>% of the total façade = _____</p> <p>Secondary building material/colour: = _____</p> <p>% of the total façade = _____</p> <p>Will all required trims be installed? <input type="checkbox"/> Yes <input type="checkbox"/> No</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: _____