

Application for Development Permit: Form 3E – Project Information Table for Commercial and Public/Institutional Zones

City of Whitehorse
Zoning Bylaw
2012-20

Municipal Address of Proposed Development:	
Zone:	
Principal Use(s): Identify the proposed principal use(s) as listed in the zone regulations	
Secondary Use(s): Identify any proposed secondary uses as listed in the zone regulations	
Lot Area (m²):	
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.	New: _____ Existing (if any): _____

Development Description	Required Zone Standard	Proposed
Floor Area Ratio: Gross Floor Area (excluding basements, below-grade parking, storage and service areas) divided by the Lot Area.	Maximum Floor Area Ratio: _____	Floor Area Ratio = _____
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.	Maximum site coverage: _____%	Site coverage = _____%
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 or any parapet thereon.	Maximum height: _____m	Height = _____m
Front Yard Setback: The distance from the front property line to the nearest permitted building or structure. Corner Lots may have different setbacks. Ask a Development Officer or consult the Zoning Bylaw for corner lot regulations.	Minimum front yard setback: _____m	Front yard setback = _____m
Side Yard Setback: The distance from each side lot line and the nearest permitted principal building or structure.	Minimum side yard setback: _____m	side yard setbacks = _____m = _____m
Rear Yard Setback: The distance between the rear property line and the nearest permitted principal building or structure.	Minimum rear yard setback: _____m	Rear yard setback = _____m
Setbacks above height threshold: some zones require buildings to be set back further when taller than a height threshold.	Setback above height threshold (if applicable): Height threshold: _____ (metres or storeys) Additional setback: _____m <i>Applies to (check all that apply):</i> <input type="checkbox"/> Front <input type="checkbox"/> Sides <input type="checkbox"/> Rear <input type="checkbox"/> Not applicable	Setback(s) above height threshold: _____m

Parking		
<p>Parking: The typical dimensions of a parking space are Width = 2.75 m Length = 6.0 m Vertical Clearance = 2.1 m</p>	<p>Provide parking calculation on your plans or cover letter. Refer to parking requirements in Section 7 of the Zoning Bylaw.</p> <p>Minimum number of parking spaces: _____</p>	<p>Number of parking spaces provided = _____</p>
<p>Loading Spaces: The minimum dimensions of a loading space are: 28 m² in area, 2.5 m in width, and 4.3 m overhead clearance</p>	<p>Minimum number of loading spaces: _____</p>	<p>Number of loading spaces provided: = _____</p>
<p>Bicycle Parking:</p> <p>Class 1: Secure, weather-protected for long-term bicycle parking, including secure rooms or bicycle lockers (downtown only)</p> <p>Class 2: racks or stands for short-term bicycle parking (required in all zones)</p>	<p>Minimum number of bicycle parking spaces:</p> <p>Class 1: _____</p> <p>Class 2: _____</p>	<p>Number of bicycle parking spaces provided:</p> <p>Class 1: _____</p> <p>Class 2: _____</p>

Landscaping		
<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>Vegetative Buffer: Required in CIM, CN, CNC, CNC2, CS and CH zones where adjacent to a residential zone. Minimum width 3.0 m, with one tree or two shrubs per 20 m².</p> <p>Gateway Landscaping: Required for sites accessed from Two Mile Hill, Robert Service Way, Alaska Highway, North Klondike Highway, or any frontage roads.</p>	<p>Basic Requirement: Length of public road frontage: _____ m Multiply by 3 for Required landscaping area: = _____ m²</p> <p>Minimum Plantings: 1 tree per 25 m² = _____ or 1 shrub per 15 m² = _____</p> <p>Vegetative Buffer Requirement: Length of lot line adjacent to a residential zone: _____ m Multiply by 3 for Required buffer area: = _____ m²</p> <p>Minimum Plantings: 1 tree per 20 m² = _____ or 2 shrubs per 20 m² = _____</p> <p>Gateway Landscaping Requirement: Double the above tree/shrub calculations.</p>	<p>Number of trees = _____</p> <p>Number of shrubs = _____</p> <p>Type(s) of ground cover: = _____</p>

Supplementary Tables
<p>If your development includes any of the following, please attach the corresponding forms:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Multiple Housing (Attach form 4A) <input type="checkbox"/> Development in CNC or CNC2 zone (attach form 4B) <input type="checkbox"/> Caretaker Residence (Attach form 4C)

<p><input type="checkbox"/> 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.</p> <p><input type="checkbox"/> I hereby acknowledge that all the information provided is considered public information and available for public viewing and distribution.</p> <p>Signature of Applicant: _____ Print Name: _____ Date: _____</p>
