

Living Suite Development



Living suites provide many benefits to homeowners, from generating rental income for help with the mortgage, to providing a nearby place for a relative to live independently. Almost any single-detached homeowner can build a living suite.

For complete regulations, refer to the Zoning Bylaw, available at www.whitehorse.ca/zoning.

Definition: Living suites are self-contained, separate dwelling units located within a single detached house.

Site Requirements: Living suites are permitted in most residential zones where the lot size is 462 m² or more. Where there is lane access, the lot may be smaller.

Living suites are not normally permitted where a garden suite has already been developed, except on large lots in RCS2 zone (min. lot size 980 m²), and RS/RS2 zones (min. lot size 1208 m²). Only the RD zone allows more than one living suite per lot.

Location: Living suites may be located anywhere within the structure of the single detached house.

Gross Floor Area: The maximum gross floor area (GFA) for a living suite is 100 m² (1076 ft²).

Other Regulations: Living suites:

- Must be located on the same parcel as the principal structure (i.e. cannot be subdivided).
- Must have unobstructed pedestrian access to a street frontage.
- May not be used for short-term rentals.

Permits: A Development Permit is required, to ensure compliance with the Zoning Bylaw. Application forms are available at www.whitehorse.ca/developmentforms.

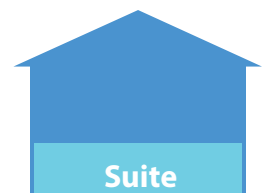
A Building Permit is required, to ensure the living suite is constructed to the standards of the Building & Plumbing Bylaw and the National Building Code. See inspection guidelines on next page for general requirements. Application forms are available at www.whitehorse.ca/building.

Addressing: The City recommends using the street address plus the suffix 'B' for the suite address (e.g. 100B Main Street). If you wish to have mail delivered separately to the suite, you must submit a request to Canada Post. Canada Post will require confirmation from the City that the suite is permitted – contact land@whitehorse.ca once occupancy approval has been granted and they will provide confirmation to Canada Post.

Additional Costs:

- \$175 Development Permit fee;
- Building Permit fee based on estimated value of construction;
- Development Cost Charge of \$2185 (urban areas) or \$1040 (country residential) for the creation of a new dwelling unit;
- Increased property taxes resulting from a higher improvements value on your property assessment;
- Higher utility bill – having an additional suite means that your sewer/water and waste collection fees are charged at a different rate;
- A new mailbox at Canada Post “superboxes” located in some neighbourhoods; and
- If you wish to have separate electrical billing for your suite, ATCO may alter the overall rate you pay for power.

Incentives: The City offers a development incentive for creation of new living suites within the Urban Containment Boundary (see Map 5 of the Official Community Plan). The incentive is the waiver of the Development Cost Charge. If you qualify for the City's incentive, you may also qualify for the Yukon Housing Municipal Matching Grant of up to \$10,000.



Inspection Guidelines for Living Suites

A building permit is required for a Living Suite. The following is a *general* list required for occupancy. Please contact the office to discuss particulars and specifics of your project. An inspection of the premises will be carried out to ensure that the minimum Health, Fire and Life Safety items are met:

- 1. Entrance** - A separate entrance is preferred to form a separate exit way.
- 2. Fire ratings** - A fire separation, a continuous smoke-tight barrier of 12.7mm (1/2") gypsum board installed on ceilings and both sides of walls, is required between dwelling units & common areas. A 45 min Fire Resistance Rating is not required if the living suite is less than 80m² (860ft²) in area.
- 3. Sound Proofing** – Separations shall have a minimum of 150mm (6") of sound absorbing material (insulation) in joists space and 89mm (3.5") of sound absorbing material in stud spaces with resilient channel on one side or a Sound Transmission Class (STC) rating of 43.
- 4. Bedroom Egress** - Bedroom windows require an unobstructed opening area of 3.8 sq. ft. (e.g. 15"x36", 24"x24"). Windows are not required if bedroom has an exterior door, or if the building is sprinklered.
- 5. Ventilation** - A Heat Recovery Ventilator (HRV) is required to serve as the principal ventilation fan and can act as the kitchen/bathroom exhaust as well.
- 6. Smoke and carbon monoxide alarms** - Hardwired interconnected smoke alarms to be located within each bedroom and in a location between the bedroom(s) and the remainder of the storey. CO alarms shall be installed in or within 5m of bedroom(s) when a fuel burning appliance is located in the building. All suite alarms to be interconnected with alarms in common areas and each storey of house.
- 7. Heating systems** - The living suite shall have independent controls for its heating system. Air from one dwelling unit shall not be circulated to any other dwelling unit in the building.
- 8. Stairs, handrails, & guards** - Stairs, handrails and guards to conform to the current National Building Code requirements. (Max riser 77/8", min tread depth 9¼", min stair width 34")
- 9. Adequate supply of hot water** - One hot water tank shall be provided for each dwelling unit unless it can be shown there is a sufficient supply.
- 10. Doors** separating the living suite, house and common areas shall be a minimum of 45mm solid core wood construction with a deadbolt and a self-closing mechanism.
- 11. Ceiling height** - A living suite shall have a minimum clear height of 1.95m (77"). Clear height under beams and ducting may be reduced to 1.85m (73").

Please do not hesitate to contact a Building/Plumbing Official at 668-8340 for further information.

Still have questions? www.whitehorse.ca/development
Email: development@whitehorse.ca
Phone: 668-8340
Office location: 6-151 Industrial Road

