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DATE:
March 21, 2022

FILE NO:
PB-02-2021

\Conditional Use\2021

DWN BY:
DWM

REV NO:
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CITY OF WHITEHORSE - LAND & BUILDING SERVICES

LOCATION SKETCH WITH IMAGE

Sketch for Development Permit Application
Lot 3, within Lot 226 (Remainder), Group 5 (804), Plan 68098 CLSR
Kwanlin Dün First Nation, Old Village (retained reserve)
Whitehorse Industrial Subdivision, Plan 107878 CLSR
Municipal Address: 238 Tlingit Street





**108 Tungsten Rd
Whitehorse, Yukon, Y1A 6T9**

info@titaniumstorage.ca

**Proposal for Exceptional use Permit for Caretaker Suite
Lot 3 Tlingit Road Development
Civic Address 238 Tlingit**

To: Whitehorse City Council - Bylaw Review Committee

The Ask:

Josie Martin and Ricky Moses, purchasers of Lot 3 Tlingit Road, are proposing a principle use of Uhuul operations, office with store front, and park operations building. Uhuul vehicles will be parked for dispatch and customers can access packing supplies. The principle use will also include park maintenance and rental operations. Additionally, we are asking for a secondary and conditional use permit for a caretaker living space of 1548 sf. This square footage falls on the low end of the allowable range for application under the Whitehorse Zoning Bylaw section 10.4.4.

The Reason For a Conditional Use Caretaker Suite:

We ask City Council to allow for this extra living space to accommodate our family better as we work to oversee, operate, and grow our business. Our family comprises of myself (Josie Martin), my husband (Ricky Moses), and two youths' ages 7 [name redacted] and 14 [name redacted]. In addition, our business operations have reached a scale of customer service and logistics that requires us to be onsite until we can action a 'help' strategy.

From my understanding, the purpose of the caretaker suite concept, reflected in both the Bylaw description and the 2018 Marwell Plan, is to provide living spaces for business owners to remain on site. This enables owners to ensure viable business operations, and thus, the viability of the regional economy of Marwell. Both the Bylaw and Marwell Plan reflect this genuine aspect by recognizing that not every owner's caretaker model will be precisely the same. The Bylaw allows for a range of square footage while the Marwell Plan explains the key issue of How We Live. The Plan states, "the business community would like to see an increase in the number of caretaker suites allowed" and "the people value the ability to live and work on the same property" (Marwell Plan, 2018, p. 17). This value reflects precisely our position, and the reason we are applying for an extra amount of caretaker suite square footage aligns with the Plan's position.

While Council may have concerns about people seeking to build 3000sqft dream homes in commercial areas (council meeting, 2021, July 26) and of allowing children in the community

("Marwell is not an ideal location for children due to lack of outdoor spaces, parks, and pedestrian-friendly areas" (Marwell Plan, 2018)), these concerns are not a reflection of our intent or situation.

First, we are not looking for "dream home" options. We are simply creating a work-life balance to grow our business effectively. Our goal is to build a stable, viable entity that provides much-needed services for the citizens of Whitehorse. Our company directly supports the housing industry through truck rentals, storage options, and unique packing supplies. Second, as for children in the area, youth ages 7 and 14 are beyond the stage of young children needing parks and playgrounds nearby to play. Our family has been working in Marwell with children in tow for over seven years. They live within our work lives, inadvertently working in and on the business, not playing in parks.

Furthermore, while this environment has proven beneficial for the business, it has also provided for [7-year old name redacted]'s and [14-year old name redacted]'s growth agency. For example, [7-year old name redacted] can hook up trailers, and [14-year old name redacted] can manage office duties and customers. These skill sets, now ingrained, will be highly transferable in their futures, further providing a more substantial human resource, the engine of any thriving market. Indeed, Marwell's Vision set out in the Plan's Guiding Principles states, "the City of Whitehorse will honor Marwell's roots as a working community by supporting complementary live-work options..." (p. 18). If our family could play such a part, and the City could help that happen, I believe we will see an even greater cluster of innovative thriving commercial enterprises in Marwell.

Thank you for your time and consideration,

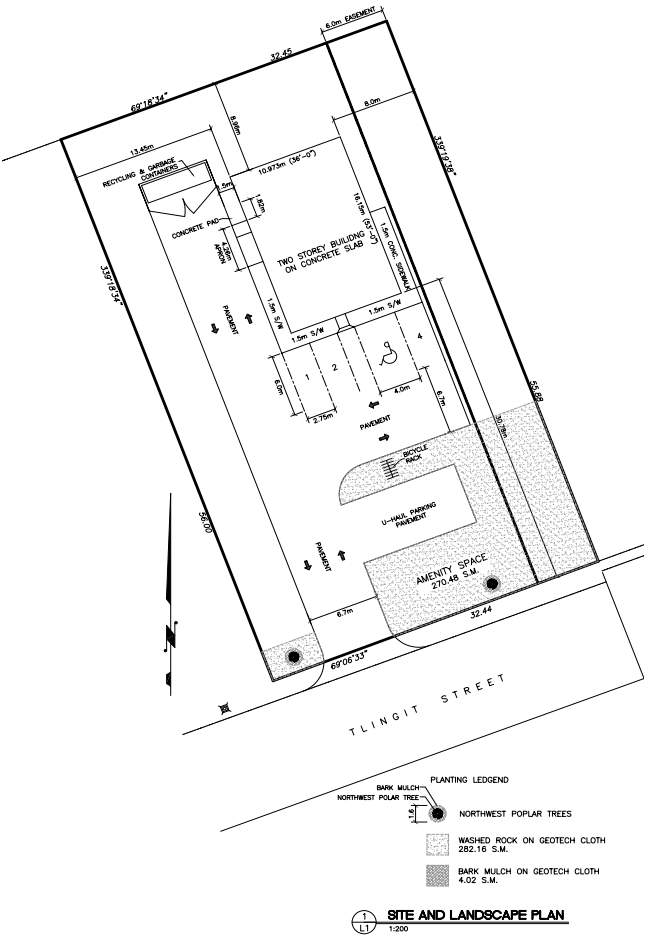
Josie Martin

Vice President

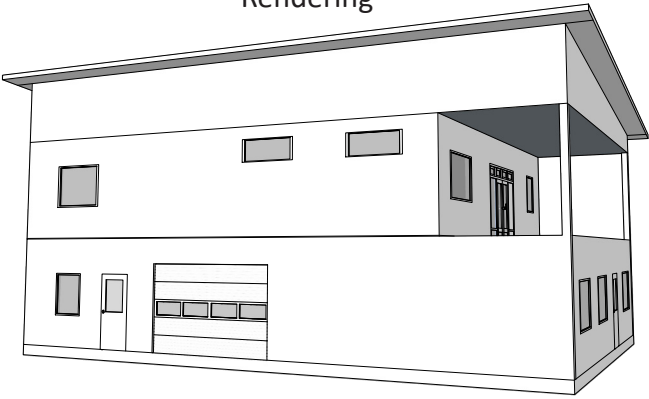
Titanium Storage

238 Tlingit Street - Light Equipment Sales/Rentals with 157 m² Caretaker Residence

Site Plan



Rendering



Elevations



Floor Plans

