

# **CITY OF WHITEHORSE – STANDING COMMITTEES**

Monday, October 16, 2023 – 5:30 p.m.

Council Chambers, City Hall

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## **CALL TO ORDER**

## **ADOPTION OF AGENDA**

## **PROCLAMATIONS**

## **DELEGATIONS**

## **CITY OPERATIONS COMMITTEE**

1. Snow and Ice Control Policy Update
2. New Business

## **COMMUNITY SERVICES COMMITTEE**

1. New Business

## **PUBLIC HEALTH AND SAFETY COMMITTEE**

1. New Business

## **CORPORATE SERVICES COMMITTEE**

1. Upcoming Procurements (November/December) – For Information Only
2. Mayor Travel Expense Authorization
3. Fall Recreation Grant Allocations
4. New Business

## **CITY PLANNING COMMITTEE**

1. Conditional Use Application – 22 Metropolit Lane – For Information Only
2. New Business

## **DEVELOPMENT SERVICES COMMITTEE**

1. New Business

**CITY OF WHITEHORSE**  
**CITY OPERATIONS COMMITTEE**  
**Council Chambers, City Hall**



**Chair:** Dan Boyd

**Vice-Chair:** Jocelyn Curteanu

October 16, 2023

Meeting #2023-19

- 
1. Snow and Ice Control Policy Update  
Presented by Tracy Allen, Director of Infrastructure and Operations
  2. New Business

## **ADMINISTRATIVE REPORT**

<b>TO:</b> City Operations Committee
<b>FROM:</b> Administration
<b>DATE:</b> October 16, 2023
<b>RE:</b> Snow and Ice Control Policy Update

### **ISSUE**

An amendment is required to update the City's Snow and Ice Control Policy which designates winter maintenance priorities and service levels.

### **REFERENCE**

- [Snow and Ice Control Policy 2022-01](#)
- Appendix A – Proposed Amendment
- Appendix B – Proposed Amendment
- Appendix C – Proposed Amendment

### **HISTORY**

The Snow and Ice Control Policy identifies the City's winter maintenance operations and establishes the priorities and service levels for snow and ice control activities. The policy was last updated in October of 2022 and is reviewed annually.

### **ALTERNATIVES**

1. Approve amendments to the Snow and Ice Control Policy Appendices; or
2. Refer the matter back to Administration for further analysis.

### **ANALYSIS**

As a result of the completion of key capital and development projects, an amendment to the priorities and services levels as defined in the Snow and Ice Control Policy is required. More specifically, updates are needed to:

- Change Chilkoot Way to Priority 1 to accommodate the recently added protected "Greenway" bike lane. This change would have both the protected bike lane and the portion of Chilkoot Way from Quartz Road to the base of Two Mile Hill included as Priority 1;
- Reflect the removal of the Whistle Bend snow storage site from active use as the Government of Yukon has not renewed the lease for the City to utilize that site;
- Reflect the addition of the roads in Whistle Bend Phases 6 and 8;
- Reflect the addition of new sidewalks adjacent to City owned property at the end of Cook and Wheeler Street, and in Whistle Bend; and
- Reflect the adjustment of Whitehorse Transit stops required for services as a result of the recent route changes that were implemented.

### **ADMINISTRATIVE RECOMMENDATION**

THAT Council approve amendments, as proposed, to Appendix "A", "B" and "C" of the Snow and Ice Control policy.

SNOW AND ICE CONTROL POLICY  
October 2022

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## APPENDIX “A” TEXT – SNOW CLEARING PRIORITY ROADS

### **PRIORITY 1**

Thoroughfares:	Hamilton Boulevard, Landfill Road, Lobird Road, Mountainview Drive, Robert Service Way, Two Mile Hill, Whistle Bend Way
Crestview:	Azure Road between Alaska Highway and Klukshu Avenue, Kathleen Road
Downtown:	2nd Avenue, 4th Avenue, Black Street between Front and 2nd, Ogilvie Street
Marwell:	Quartz Road, Copper Road, <b>Chilkoot Way</b>
Porter Creek:	12 <sup>th</sup> Avenue, Centennial Street, Clyde Wann Road, Hickory
Riverdale:	Street Alsek Road, Hospital Road, Lewes Boulevard, Nisutlin Drive to Alsek Road
Takhini:	Range Road, University Drive
Whistle Bend:	Casca Boulevard

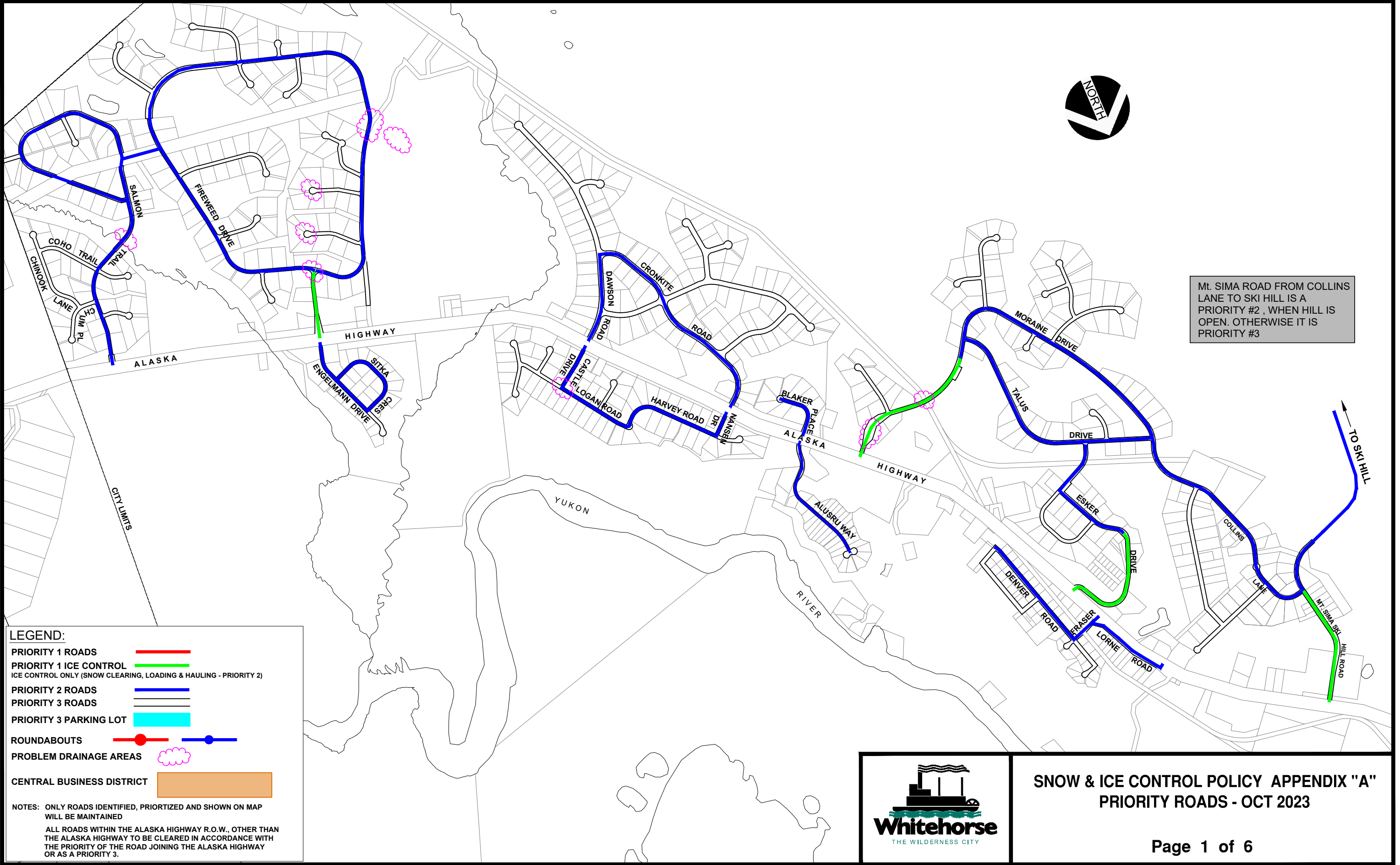
### **Priority 1 for Ice Control Only** (otherwise, Priority 2):

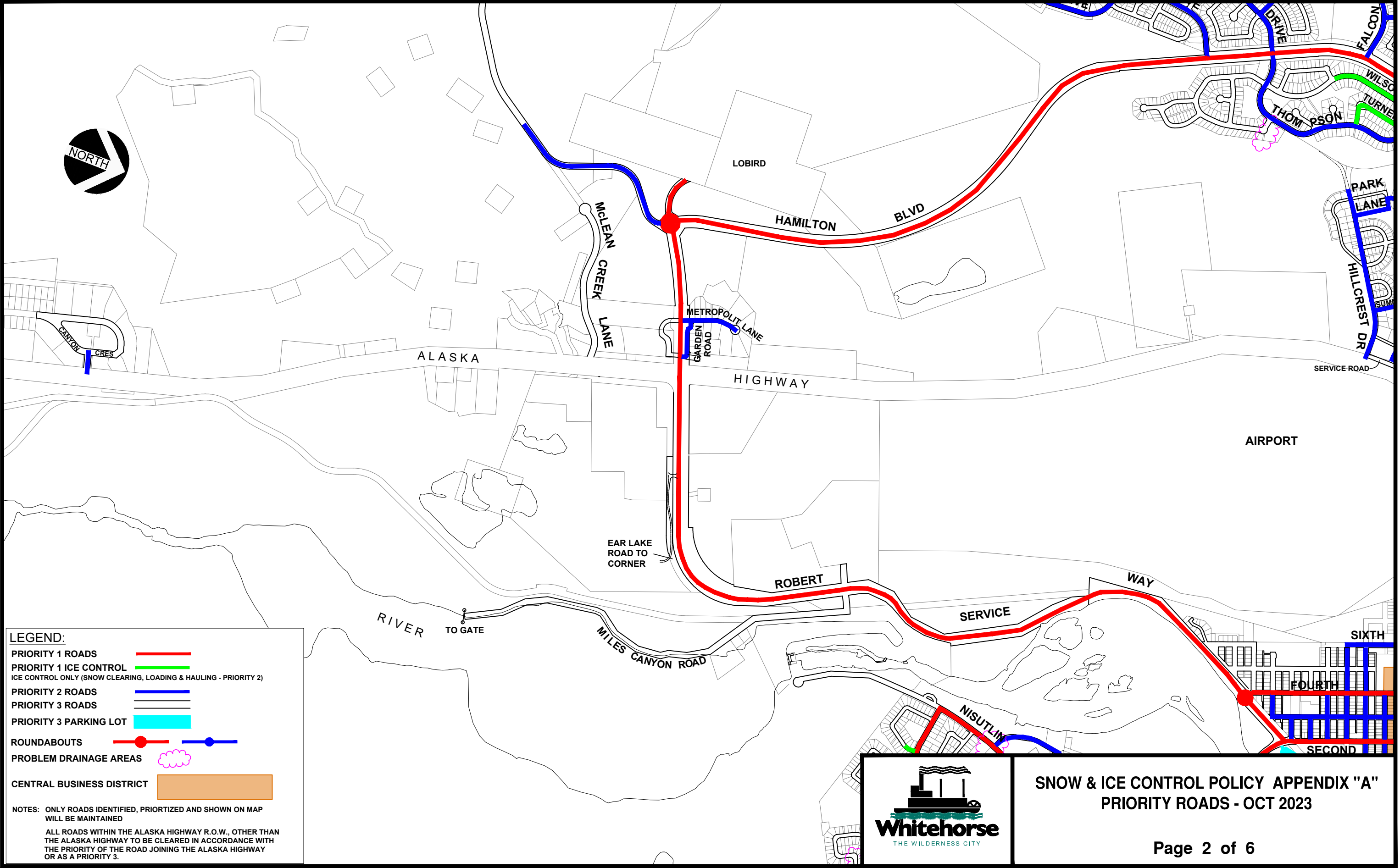
Thoroughfares:	Fish Lake Road to City Limits, Wickstrom Road from Hospital Road to the City lagoons
Copper Ridge:	Hill sections of Stope Way and Keewenaw Drive
Crestview:	Crag Road, Dezadeash Road, Kusawa Road, Minto Road, Rainbow Road and Crestview Lagoon access road
Granger:	Hill sections of Wilson Drive and Turner Crescent
Ingram:	Hill section of Mallard Way from Hamilton Boulevard to Goldeneye Street
Kulan:	Highway access portion of Laberge Road
Mary Lake:	Fireweed Drive between Alaska Highway and Fireweed Drive loop
McLean Lake:	Lobird road
Porter Creek:	Hill sections of 11th Avenue, Almond Crescent, Fir Street, Grove Street, Ponderosa Drive and Walnut Crescent
Raven's Ridge:	Hill section of War Eagle Way
Whitehorse Copper:	Hill sections of Moraine Drive, Esker Drive and Ski Hill Road from the Alaska Highway to Collins Lane.

### **PRIORITY 2**

Arkell:	Heron Drive
Canyon Crescent:	from Alaska Highway to Canyon Crescent loop
Copper Ridge:	Emerald Trail, Falcon Drive, Lazulite Drive, North Star Drive

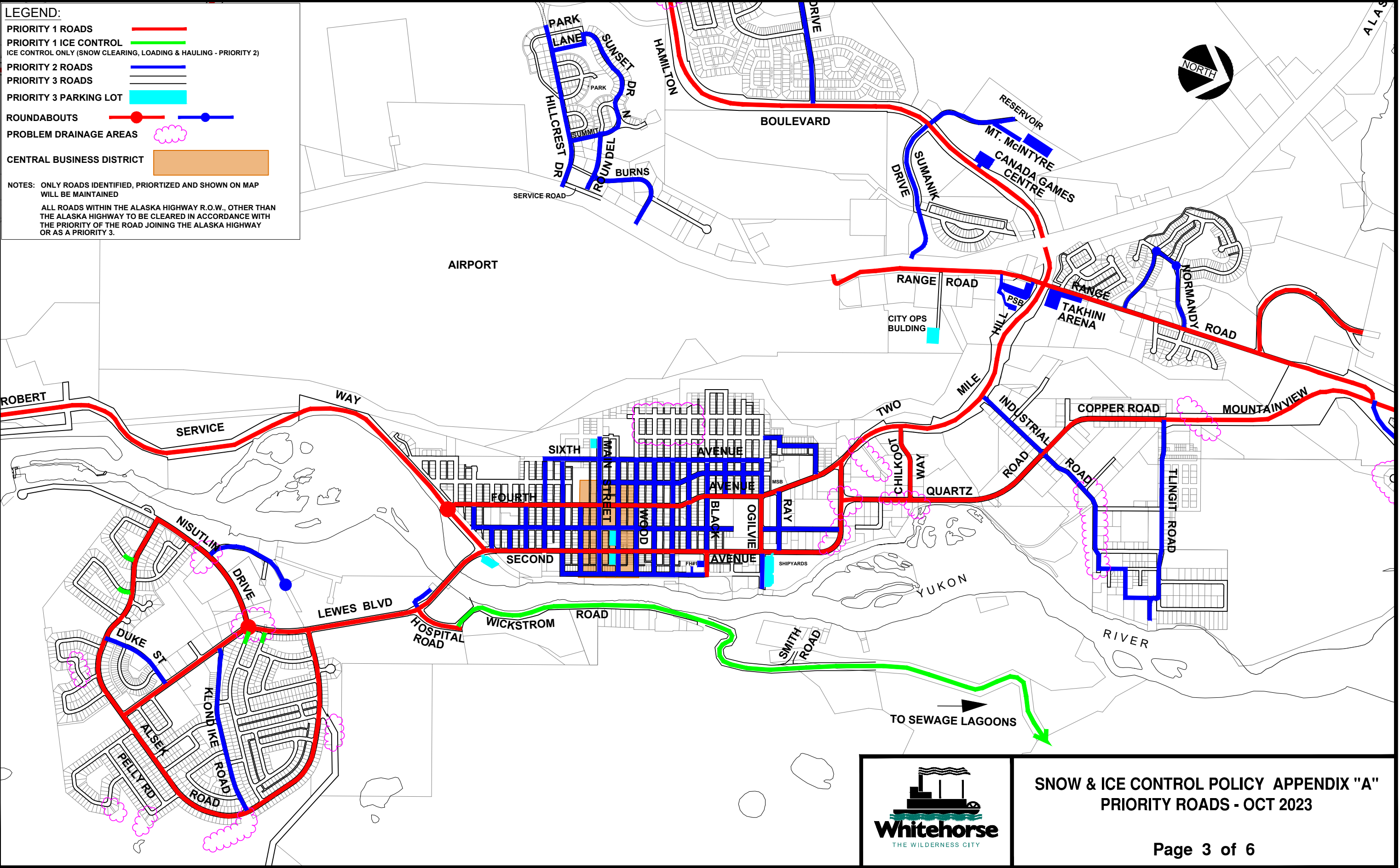




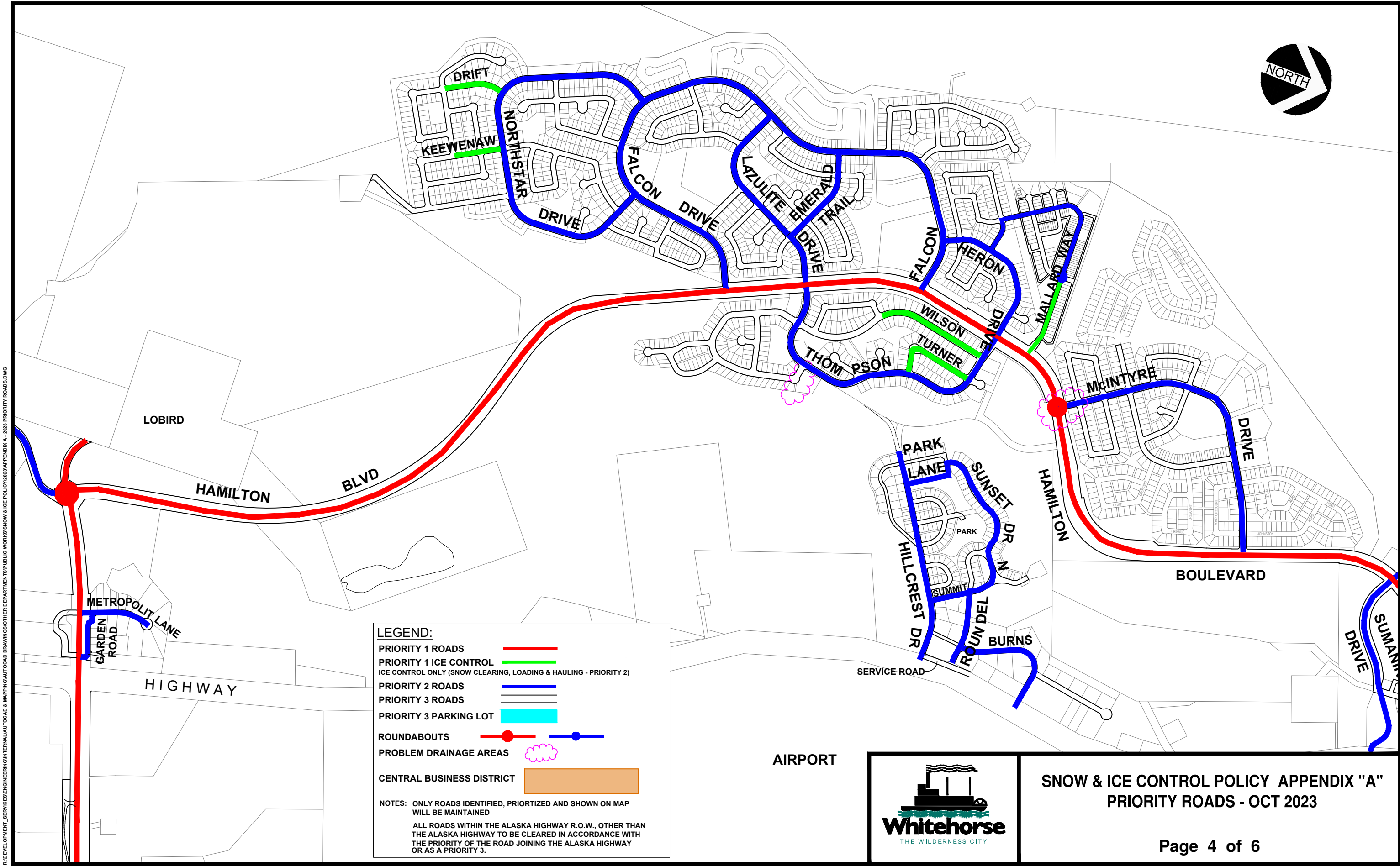


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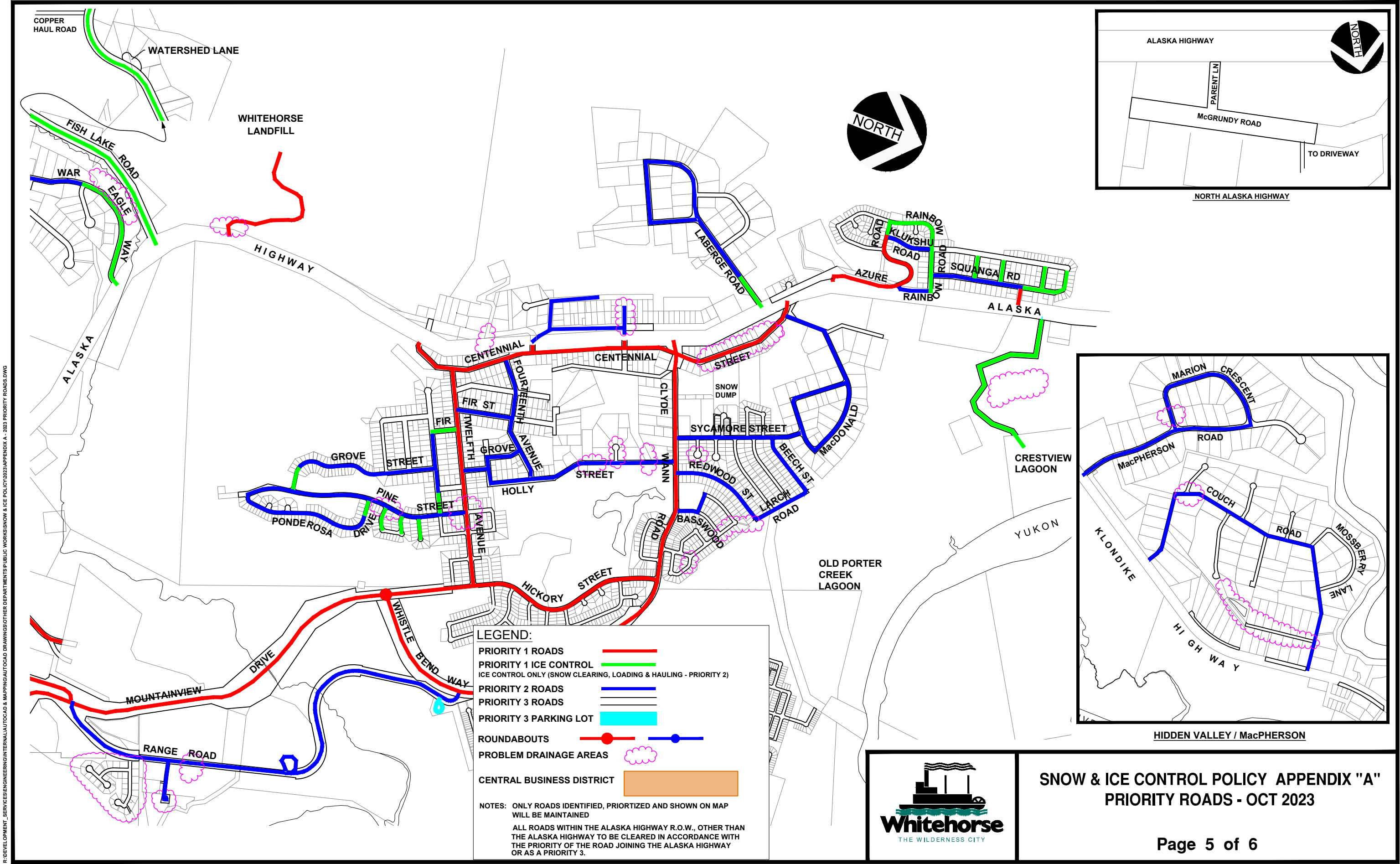


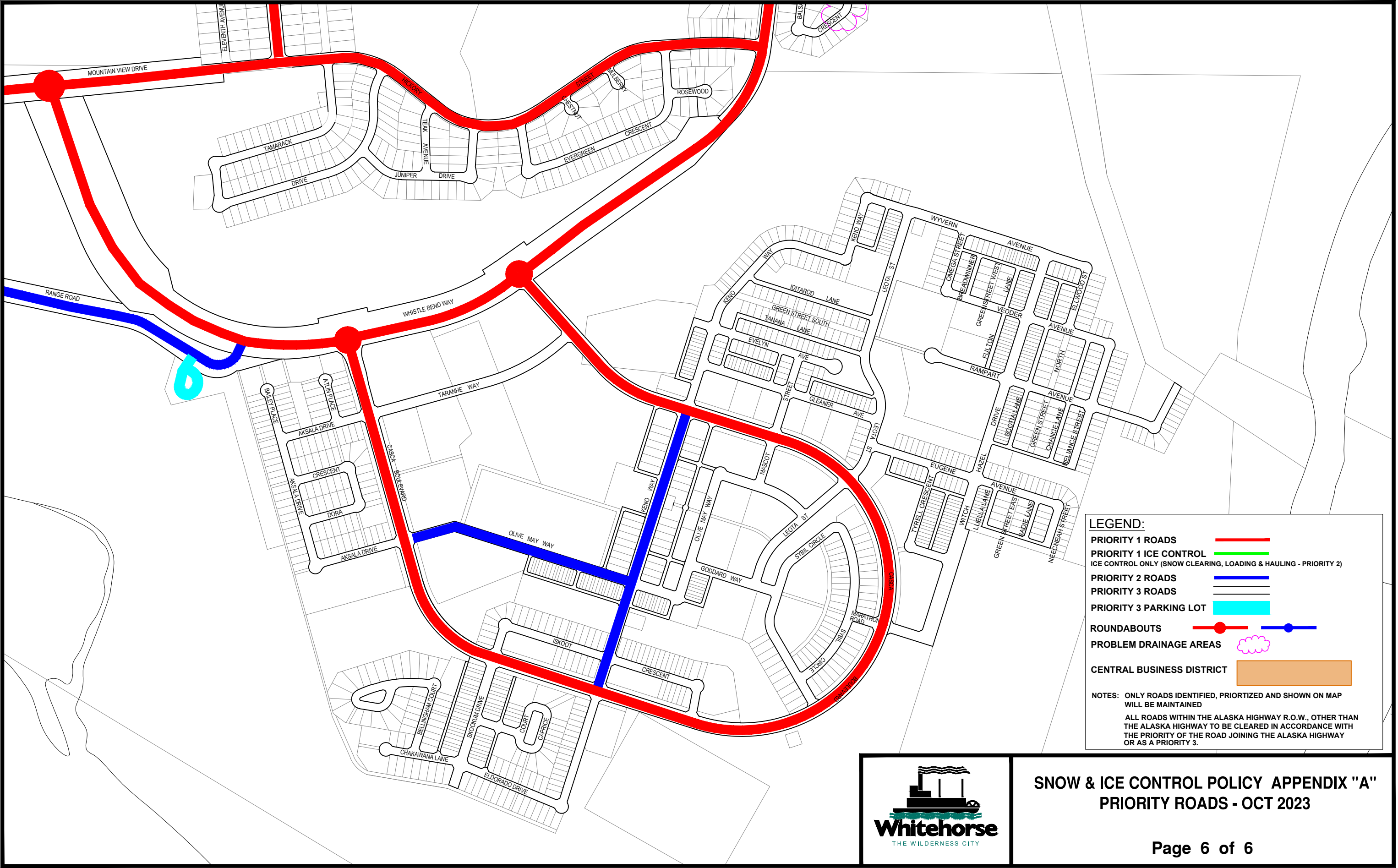


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SNOW AND ICE CONTROL POLICY  
October 2022

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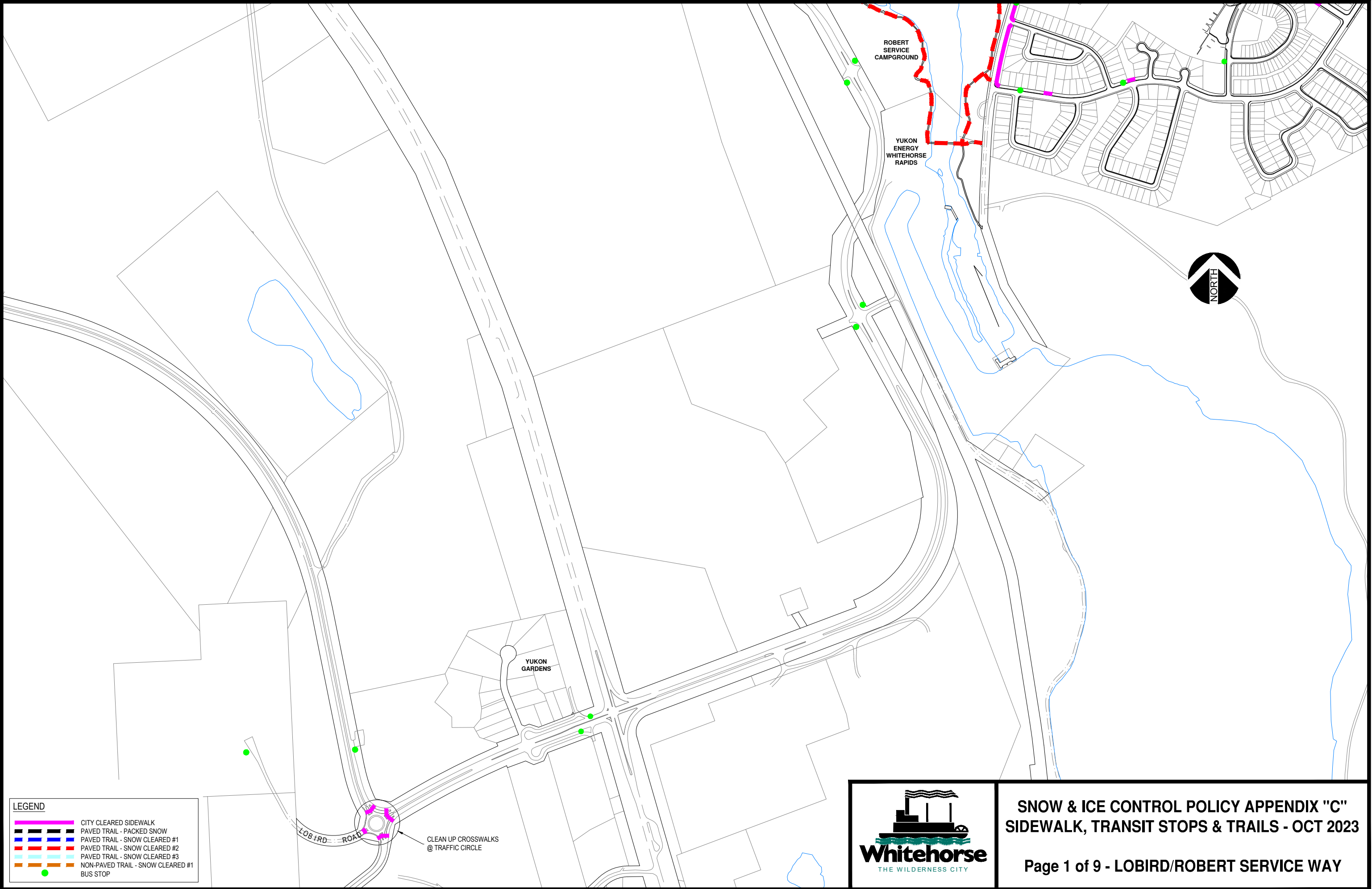
APPENDIX “B” TEXT – SNOW STORAGE SITES

1. Robert Service Way Across from Miles Canyon Road entrance, west and south
2. Grey Mountain Road Entrance to city reservoir access road
3. Roundel Sunset Drive/Summit Road
4. Pine Street Gully
5. Grove/Pine Easement between Grove and Pine Streets
6. Hamilton Ext/Lobird Off Mclean Lake Road to Mclean Creek Lane
7. Arkell/Logan Area North of Sandpiper Road on access road allowance
8. Kulan Industrial East of Chadburn Crescent
9. 20th Avenue Off Centennial Street in ravine
- ~~10. Whistle Bend Old sewage lagoon~~
11. Two Mile Hill Old Two Mile Hill right-of-way
12. Copper Ridge Vacant Crown land off Falcon Drive near Aquamarine

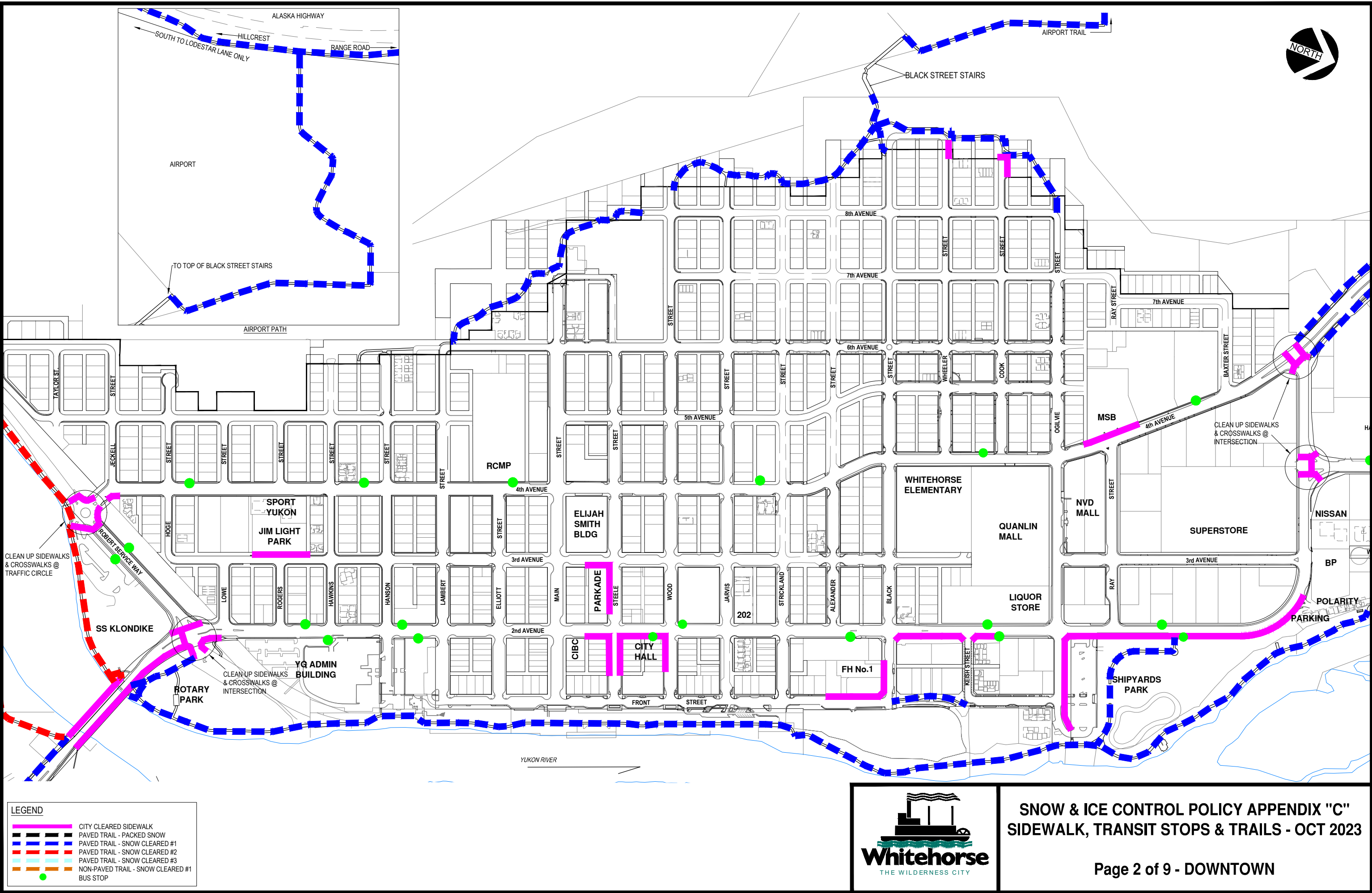




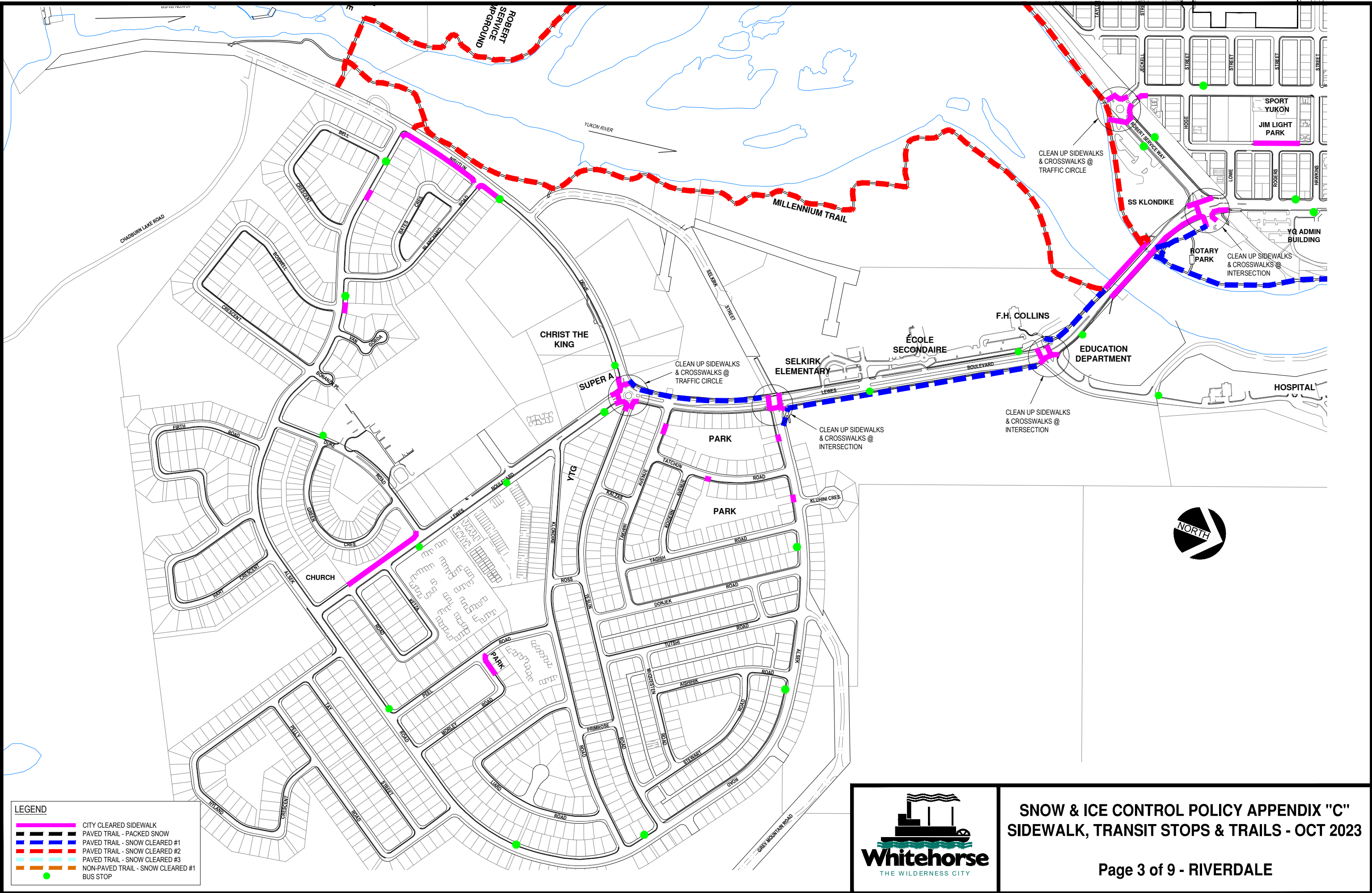




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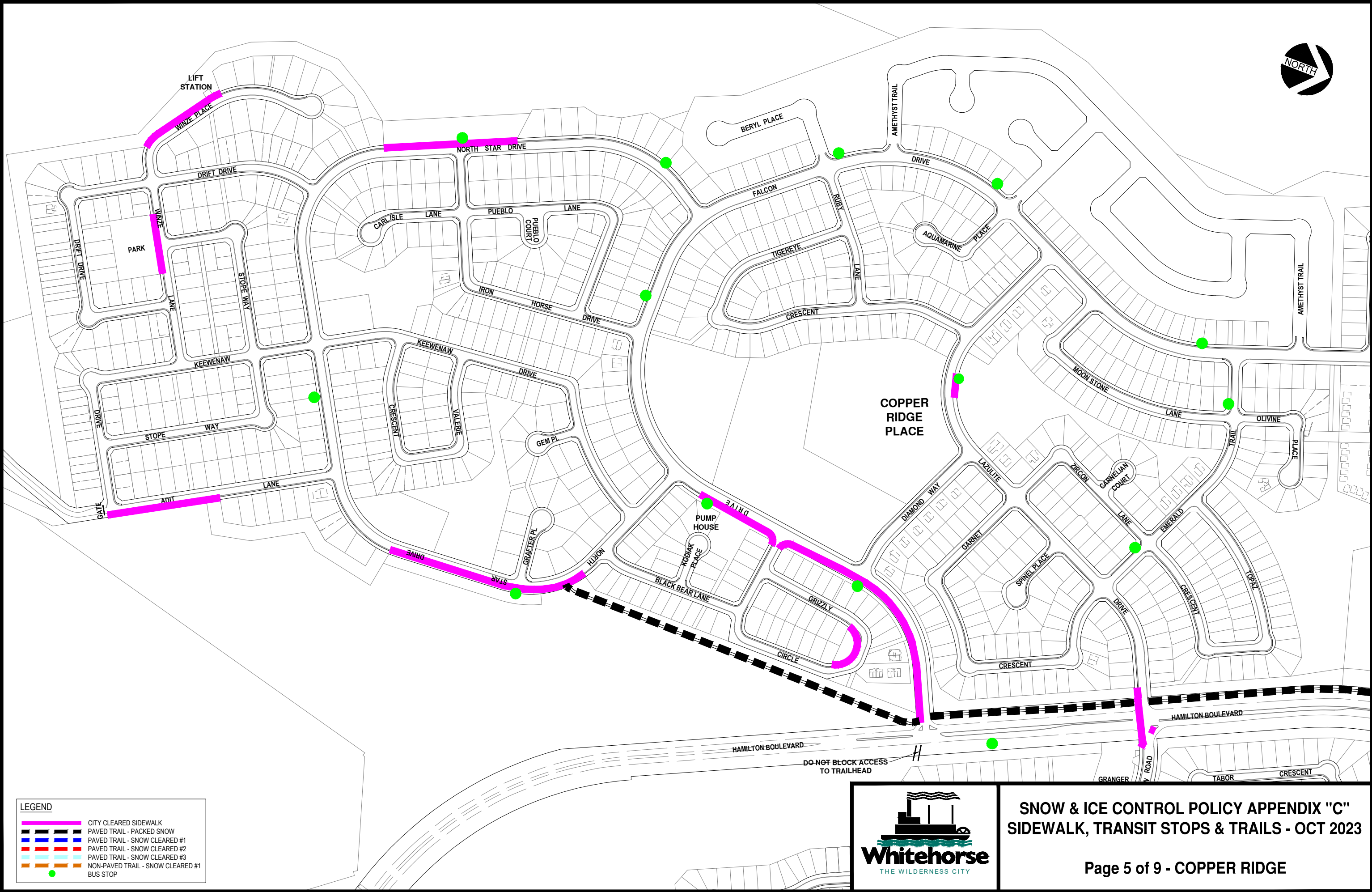
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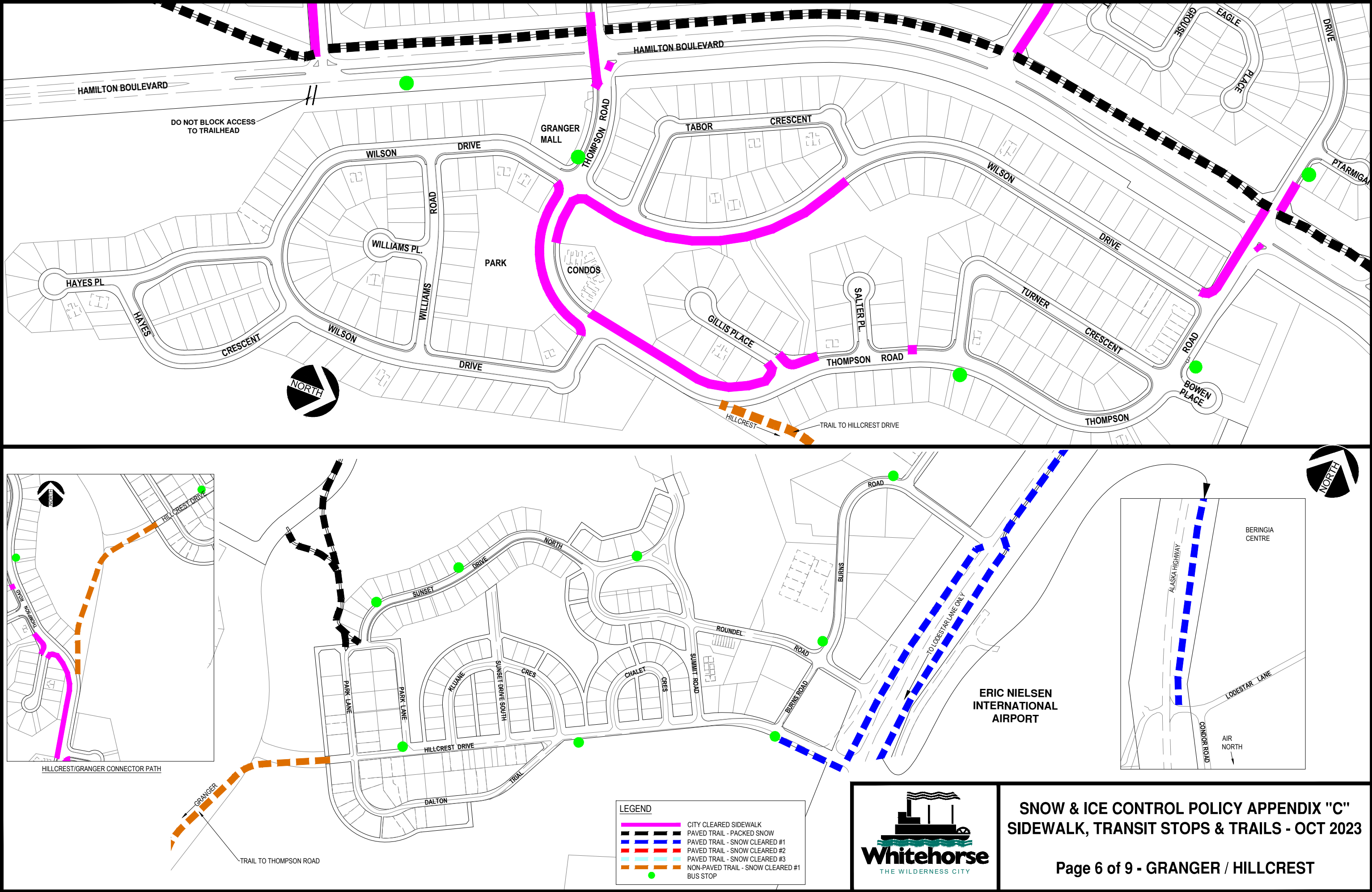
SNOW & ICE CONTROL POLICY APPENDIX "C"  
SIDEWALK, TRANSIT STOPS & TRAILS - OCT 2023







SNOW & ICE CONTROL POLICY APPENDIX "C"  
SIDEWALK, TRANSIT STOPS & TRAILS - OCT 2023















**CITY OF WHITEHORSE**  
**COMMUNITY SERVICES COMMITTEE**  
**Council Chambers, City Hall**



**Chair:** Michelle Friesen

**Vice-Chair:** Kirk Cameron

October 16, 2023

Meeting #2023-19

- 
1. New Business

**CITY OF WHITEHORSE**  
**PUBLIC HEALTH AND SAFETY COMMITTEE**  
**Council Chambers, City Hall**



**Chair:** Jocelyn Curteanu

**Vice-Chair:** Mellisa Murray

October 16, 2023

Meeting #2023-19

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1. New Business

**CITY OF WHITEHORSE**  
**CORPORATE SERVICES COMMITTEE**  
**Council Chambers, City Hall**



**Chair:** Kirk Cameron

**Vice-Chair:** Ted Laking

October 16, 2023

Meeting #2023-19

- 
1. Upcoming Procurements (November/December) – For Information Only  
Presented by Svetlana Erickson, Manager, Financial Services
  2. Mayor Travel Expense Authorization  
Presented by Valerie Braga, Director of Corporate Services
  3. Fall Recreation Grant Allocations  
Presented by Keri Rutherford, Program Supervisor, Recreation Services
  4. New Business

## **ADMINISTRATIVE REPORT**

<b>TO:</b>	Corporate Services Committee
<b>FROM:</b>	Administration
<b>DATE:</b>	October 16, 2023
<b>RE:</b>	Upcoming Procurements (November/December) – For Information Only

### **ISSUE**

Bi-monthly update on forthcoming procurement projects with an anticipated value greater than \$100,000.

### **REFERENCE**

- [Procurement Policy 2020-03](#)
- Appendix A – Upcoming Procurement Projects Information Report 2023-26

### **HISTORY**

In accordance with the Procurement Policy, a list of forthcoming procurements with an anticipated value greater than \$100,000 must be provided to Council on a bi-monthly basis.

### **ANALYSIS**

Managers have been asked to review their capital projects and operating requirements and to provide information on their anticipated procurements over \$100,000 for the period of November and December 2023. The information as compiled by the Financial Services department is attached as Appendix A.

## Report Number 2023-06

**Purpose:** To provide Council with a bi-monthly update on forthcoming procurement projects with an anticipated value greater than \$100,000. All forthcoming procurements are subject to budget and/or rebudget authorization.

No	Department	Project Title	Brief Description	Budget (Operating / Capital)	Commencement Report Required (No/Yes + reason)	Anticipated Procurement Posting Date
1	Engineering Services	Hillcrest Reconstruction - Phase 1	Construction services for the proposed Hillcrest Reconstruction Project, including Roundel Road West, Summit Drive, Sunset Drive North, and Summit Drive Greenbelt	240c00209	Yes, the value of the project is over \$500k	November 20, 2023
2	Water and Waste Services	Mosquito Control Program	Contracting services of mosquito control for the areas within the City boundary for the period of 2024-2028	Operating	No, the project value is less than \$500k	November 1, 2023

## **ADMINISTRATIVE REPORT**

<b>TO:</b>	Corporate Services Committee
<b>FROM:</b>	Administration
<b>DATE:</b>	October 16, 2023
<b>RE:</b>	Mayor Travel Expense Authorization

### **ISSUE**

Authorization of travel expenses to Ottawa, Ontario for Mayor Cabott to attend meetings with federal Cabinet ministers and government officials for City business.

### **REFERENCE**

- [Council Remuneration Bylaw](#)
- Travel Administrative Directive 2012-02
- Council Expense Policy

### **HISTORY**

Council's Expense Policy and Remuneration Bylaw requires prior approval by Council for requests for funding or reimbursement of expenses incurred for travel by the Mayor or members of Council outside the City of Whitehorse.

### **ALTERNATIVES**

1. Authorize the request for travel expenses; or
2. Deny the requests for travel expenses.

### **ANALYSIS**

Mayor Cabott will be traveling to Ottawa, Ontario for meetings with key federal Ministers and other Members of Parliament to discuss housing and infrastructure disaster mitigation files, advocating on behalf of the City of Whitehorse. The expected travel expenses are within budget at less than \$3,000.

### **ADMINISTRATIVE RECOMMENDATION**

THAT travel expenses be authorized for Mayor Cabott to attend meetings in Ottawa, Ontario with government officials in the fall or early winter of 2023.

## **ADMINISTRATIVE REPORT**

<b>TO:</b>	Corporate Services Committee
<b>FROM:</b>	Administration
<b>DATE:</b>	October 16, 2023
<b>RE:</b>	Fall Recreation Grant Allocations

### **ISSUE**

Approval of the Fall Recreation Grant recommendations.

### **REFERENCE**

- [Recreation Grant Policy](#)
- Appendix A – Grant Summary
- Appendix B – Operational Support Summary

### **HISTORY**

Council policy governs the allocation of recreation grants. The Recreation Grant Task Force met on September 28, 2023 to discuss the applications and compile recommendations for funding in accordance with the Recreation Grant Policy.

A total of \$250,000 is available for two granting sessions in 2023. The funding available for this session for all Recreation Grant categories is \$85,000, plus any refunds received.

The total amount received by the City for 2023 through the Community Lottery Fund was \$197,176. The City continues to acknowledge Lotteries Yukon support in City advertising.

### **ALTERNATIVES**

1. Approve the allocation of the grants as recommended by the Task Force; or
2. Refer the matter back to Administration.

### **ANALYSIS**

The Recreation Grant Task Force received and reviewed seventeen applications totalling \$97,796.34 in requests. Applications were submitted under the Recreation Grant Policy and the four funding categories: Ongoing Projects and Initiatives, New Projects and Initiatives, Training and Leadership Development, and Operational Support.

The evaluation of the applications was conducted using the evaluation matrix and eligibility criteria.

Council has the authority to deny any of the recommendations brought forward by the Task Force. The result of denied recommendations is that some projects might not proceed.

Per the Community Lotteries guidelines, any requests that are related to operations & maintenance (O&M) are ineligible for funding. This means that all O&M requests received are funded using the City's contribution of \$52,824.

A summary of applications received, together with the recommendations of the Task Force, are listed in the attached documents identified as Appendix A – Grant Summary and Appendix B – Operational Support Summary.



Approval of \$84,896.34 is recommended for allocation by the Recreation Grant Task Force and is within the amount of funding available.

Where funding recommendations do not reflect the full amount of funding requests, it is because certain elements of an application may be fundable under another program, it is reflective of the condition of the application, or there are insufficient grant funds to fully cover the request.

**ADMINISTRATIVE RECOMMENDATION**

THAT Council approve the allocation of \$84,896.34 for Recreation Grants as recommended by the Recreation Grant Task Force.

**Appendix A Fall 2023 Recreation Grants**  
**2023 Fall Recreation Grants**

#	Applicant	Priority/Type	Project	Last Funded Year	Last Funded Amount	Amount Requested	Amount Recommended
1	Arctic Edge Skating Club	Ongoing Projects and Initiatives	Gold Nugget Championships	Fall 2022	\$ 6,570.00	\$ 7,000.00	\$ 7,000.00
2	Snowboard Yukon	New Projects and Initiatives/Training Development	Lost in Paradise-FIS Para Snowboard World Cup and Festival	N/A	N/A	\$ 9,500.00	\$ 8,000.00
3	The Community Choir of Whitehorse Society	Ongoing Projects and Initiatives	Development of Choral Program	Fall 2022	\$ 5,200.00	\$ 8,600.00	\$ 7,200.00
		New Projects and Initiatives	New Mid-Winter Concert				
4	Whitehorse Glacier Bears	Ongoing Projects and Initiatives	Athletic, administrative initiatives	N/A	N/A	\$ 7,000.00	\$ 7,000.00
5	Whitehorse Cross Country Ski Club	Ongoing Projects and Initiatives	The rebirth-for an inclusive xc ski community	Spring 2023	\$ 5,000.00	\$ 7,000.00	\$ 5,000.00
6	Whitehorse Curling Club	Ongoing Projects and Initiatives	Equipment Replacement	Spring 2023	\$ 4,000.00	\$ 980.00	\$ 980.00
7	Whitehorse Rapids Speed Skating	Ongoing Projects and Initiatives	Equipment Replacement	N/A	N/A	\$ 1,672.13	\$ 1,672.13
8	Whitehorse United Football Club	New Projects and Initiatives/Training Development	Youth Leading Youth	N/A	N/A	\$ 6,044.21	\$ 6,044.21
9	Whitehorse Women's Hockey Association	Ongoing Projects and Initiatives	New Equipment	N/A	N/A	\$ 7,000.00	\$ 7,000.00
10	Yukon Art Society	Ongoing Projects and Initiatives	Art and Craft Programs	Fall 2022	\$ 7,000.00	\$ 7,000.00	\$ 4,000.00
11	Yukon Circus Society	New Projects and Initiatives	Aerial Rigging Points	N/A	N/A	\$ 7,000.00	\$ 7,000.00
13	Yukon Little League	New Projects and Initiatives	Skills camp and coaching clinic	N/A	N/A	\$ 7,000.00	\$ 7,000.00
14	Yukon Theatre For Young People	New Projects and Initiatives	Fiddler on the roof	Fall 2022	\$ 7,900.00	\$ 7,000.00	\$ 7,000.00
			Total Amount Requested:			\$ 82,796.34	
			Total Amount Available-Fall:			\$ 75,000.00	\$ 74,896.34

**Appendix B - Operational Support**  
**Summary 2023 Fall Recreation Grants**

#	Applicant	Priority/Type	Project	Last funded Year	Last funded Amount	Amount Requested	Amount Recommended
1	Whitehorse Glacier Bears	O&M	Operational Support	N/A	N/A	\$ 5,000.00	\$ 3,500.00
2	Whitehorse Women's Hockey Association	O&M	WWHA Improvements	N/A	N/A	\$ 5,000.00	\$ 3,500.00
3	Yukon Art Society	O&M	Staff Wages	N/A	N/A	\$ 5,000.00	\$ 3,000.00
					Total Amount Requested:	\$ 15,000.00	
					Total Amount Available for Fall:	\$ 10,000.00	\$ 10,000.00

**CITY OF WHITEHORSE**  
**CITY PLANNING COMMITTEE**  
**Council Chambers, City Hall**



**Chair:** Ted Laking

**Vice-Chair:** Michelle Friesen

October 16, 2023

Meeting #2023-19

- 
1. Conditional Use Application – 22 Metropolit Lane – For Information Only  
Presented by Micah Olesh, Senior Development Officer, Land and  
Building Services
  2. New Business

## **ADMINISTRATIVE REPORT**

<b>TO:</b>	Planning Committee
<b>FROM:</b>	Administration
<b>DATE:</b>	October 16, 2023
<b>RE:</b>	Conditional Use Application – 22 Metropolit Lane – For Information Only

### **ISSUE**

Application for Conditional Use approval to allow a 136 m<sup>2</sup> caretaker suite located at 22 Metropolit Lane (Lot 1160-1, Quad 105D/11, 96773 CLSR YT).

### **REFERENCE**

- [Zoning Bylaw 2012-20](#)
- Attachment 1 – Location Sketch
- Attachment 2 – Proposed Site Plan
- Attachment 3 – Elevation Plan

### **HISTORY**

The property located at 22 Metropolit Lane is currently used by Yukon Gardens as a nursery area for their landscaping business, permitted as General Contractor Services in the Zoning Bylaw. The owner and operator of Yukon Gardens has applied for a 136 m<sup>2</sup> caretaker residence on this property. There are currently no permitted structures on the property. The Zoning Bylaw allows caretaker residences up to 120 m<sup>2</sup> as a principal use and lists caretaker residences 121 m<sup>2</sup> to 297 m<sup>2</sup> in size as a conditional use, which Council can approve at their discretion. The proposed new structure proposes the 136 m<sup>2</sup> caretaker suite on the second storey and an office lunchroom and garage/shop on the ground floor.

The proposed schedule for consideration of the Conditional Use application is:

Newspaper Ad	September 29, 2023
Letter Notification	October 6
Planning Committee	October 16
Public Input Session	October 23
Report to Committee	November 6
Council Decision	November 14

### **ANALYSIS**

#### **Zoning Bylaw**

The current zoning for the subject property is CIMx(f), Mixed Use Commercial/ Industrial. The purpose of the CIM zone is to provide a mix of commercial and industrial uses. The zoning bylaw allows caretaker residences between 121 m<sup>2</sup> and 297 m<sup>2</sup> as a conditional use, which Council can approve at their discretion.

Section 4.9.5 of the Zoning Bylaw provides criteria for Council to consider when evaluating a conditional use application. These criteria include:

**Design and Character:** The building design and function of the lot is not out of character with other buildings in this neighbourhood.

**Parking and traffic:** The building is set back from Metropolit Lane on a larger lot (3,898 m<sup>2</sup>) providing adequate parking on-site. The proposed conditional use will not generate traffic outside the normal expectations of the neighbourhood.

**Impact on neighbouring properties:** The use of caretaker suites was established to allow businesses to provide 24-hour security over their lots. The maximum size was established to act as an impediment to family uses in areas of town where residential use isn't planned and where nearby, adjacent commercial or industrial uses may impact on neighbouring properties by way of noise, odor, smoke, light, or vibration.

**Strategic Priorities:** This caretaker suite meets the identified strategic priority to improve the overall housing supply in Whitehorse through creating the ability for businesses to add staff housing on commercial and industrial lands.

#### **PUBLIC INPUT SESSION SCHEDULED**

In accordance with section 4.8 of Zoning Bylaw 2012-20, a public input session has been scheduled for the Council meeting on October 23, 2023. Government of Yukon, Kwanlin Dün First Nation and the Ta'an Kwäch'än Council were notified by mail and email. A notice of the proposed development was placed in local newspapers on September 29, 2023.

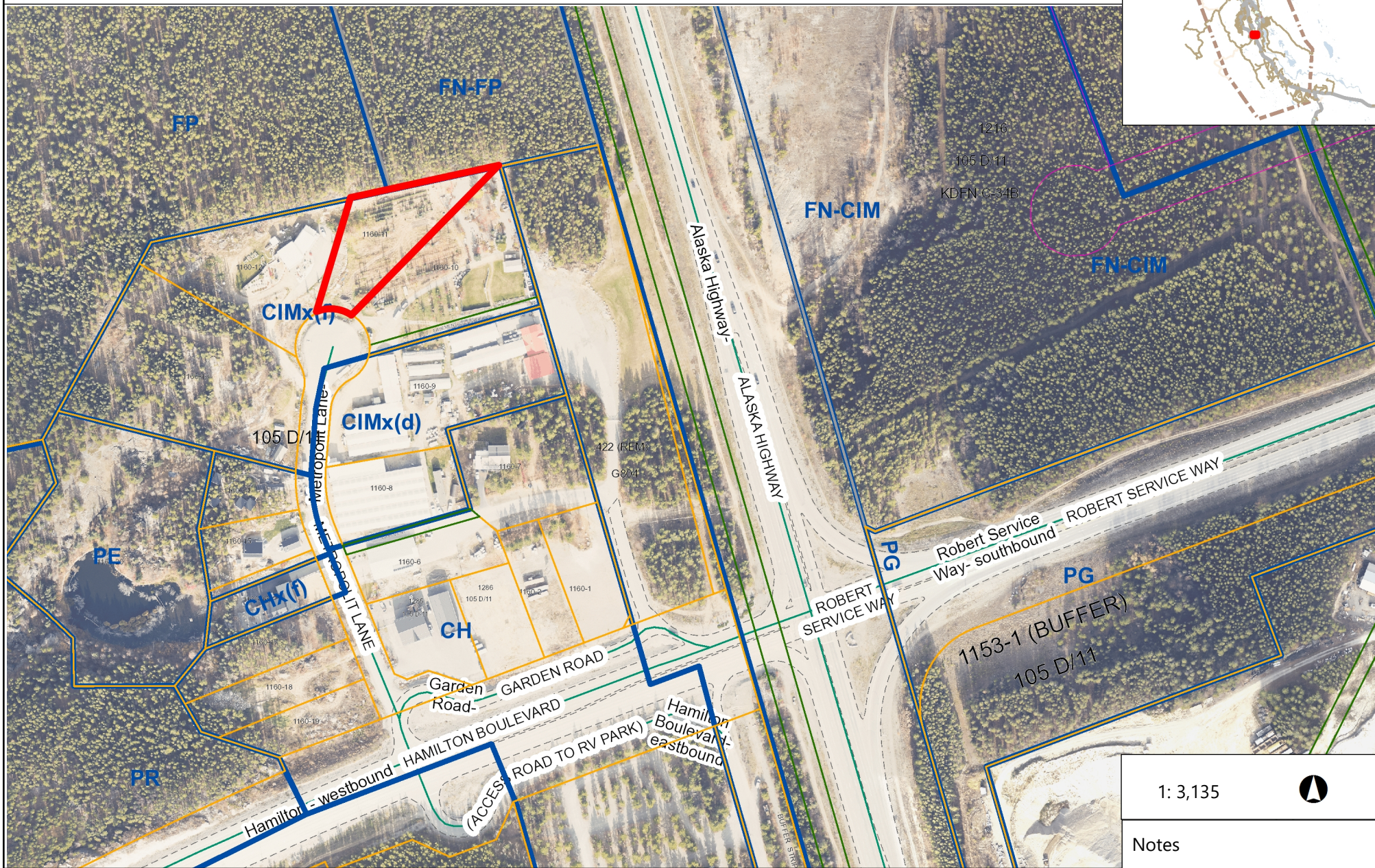




# 22 Metropolit Lane

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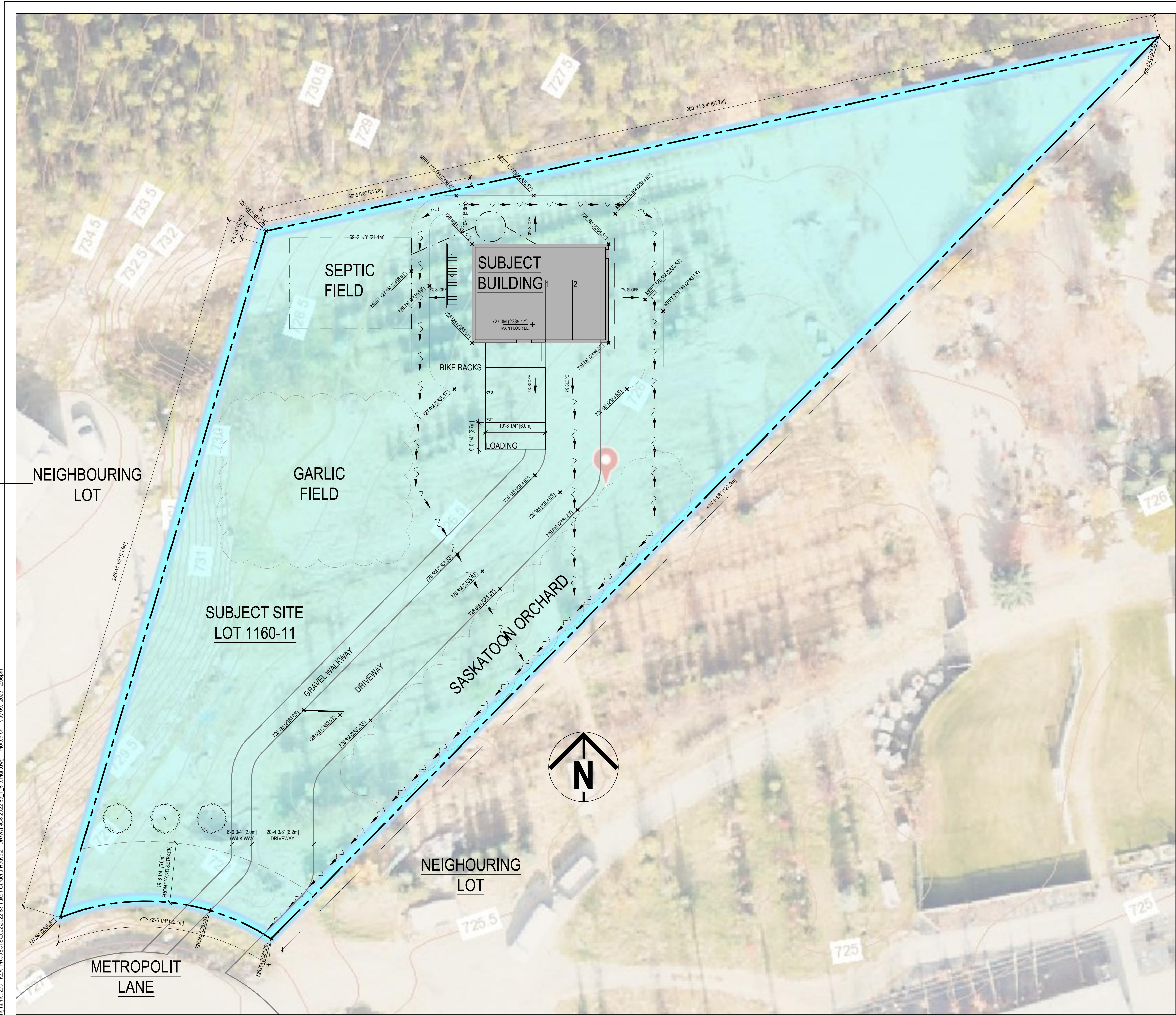


## Notes

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Sheet size A1 / Drawing name: 2.01-A2A PROJECTS/2022/2022-23 Vikon Gardens House2 - DRAWINGS/2022-23\_1\_SitePlan.dwg Plotted on: May 09, 2023 - 2:09pm



<b>PROJECT DATA:</b>	
22 METROPOLIT LANE, WHITEHORSE, YUKON	
LEGAL DESCRIPTION: PROJECT 803969 LOT 1160-11 QUAD 100011	
<b>CIM ZONE:</b>	
SEATTLE COMMERCIAL INDUSTRIAL	
PRIMARY USE: COMMERCIAL WAREHOUSE AND OFFICE	
SECONDARY USE: CARETAKER RESIDENCE	
REQUIRED:	PROVIDED:
MAX SITE AREA: 600sf	3,900sf
MAX HEIGHT: 15m	3.0m
MAX SITE COVERAGE: 75%	3.5%
MAX FRONT YARD: 6m	6m
MAX BACK YARD: 6m	7m
MIN SIDE YARD: 0m	3m (BOTH SIDE YARD SETBACKS)
<b>PARKING:</b>	
REQUIRED:	PROVIDED:
PARKING STALLS: 153sf (DEDICATED OFFICE) + 1	1
REQUIRED BY PARKING: 1	1 CARETAKER RESIDENCE + 3
REQUIRED BY PARKING: 1	1
REQUIRED BY PARKING: 1	1 REQUIRED - 1 PROVIDED
REQUIRED BY PARKING: 1	1 REQUIRED - 1 PROVIDED
<b>SITE COVERAGE/ DENSITY:</b>	
REQUIRED:	PROVIDED:
SITE AREA: 3,900sf	3,900sf
BUILDING AREA (FOOTPRINT): 150sf	150sf
SITE COVERAGE: 3.5%	3.5%
PERMITTED FLOOR AREA RATIO: 2.0	2.0
TOTAL PERMITTED FLOOR AREA: 7,800sf	7,800sf
CALCULATED FLOOR AREA RATIO:	
MAIN FLOOR: 130sf	130sf
SECOND FLOOR: 130sf	130sf
TOTAL: 270sf ± 0.01 FAR	270sf ± 0.01 FAR
<b>LANDSCAPING:</b>	
REQUIRED EQUIVALENT LANDSCAPE AREA: 3m x 22.1m = 66.3m²	
REQUIRED PLANTINGS: 3 TREES OR 5 SHRUBS	
PROPOSED: 3 TREES OR 5 SHRUBS	
<b>NEW BUILDING GFA BREAKDOWN:</b>	
GFA OF NEW BUILDING:	
MAIN FLOOR: 130sf	130sf
SECOND FLOOR: 130sf	130sf
NEW GFA TOTAL: 270sf	270sf

<b>GENERAL NOTES:</b>	
GRADING INFORMATION BASED ON CONTOUR LINES FROM CITY OF WHITEHORSE GIS.	
FINAL GRADING TO BE COORDINATED AND VERIFIED BETWEEN CONTRACTOR AND ARCHITECT.	
<b>LEGEND</b>	
	NEW BUILDING
	PROPOSED HARDSCAPE
	ASPHALT
	GRAVEL
	PROPERTY LINE
	PROPOSED SEPTIC TANK & FIELD
	LINE OF ROOF ABOVE
	PROPOSED TREE

NOTE:  
Written dimensions shall have precedence over scaled dimensions. Contractor shall verify all dimensions and conditions on the job and the architect shall be informed of any variations from dimensions and conditions shown on the drawings. Shop drawings shall be submitted to the architect for review before proceeding with fabrication dimensions in millimeters unless noted otherwise

DRAFT ONLY  
DO NOT USE FOR  
CONSTRUCTION

#2	2023-05-09 DP SITE PLAN REVISION
#1	2023-04-14 DEVELOPMENT PERMIT
REVISION ISSUE SET	
SHEET INITIATION	2022

PROJECT  
**22 METROPOLIT LANE**

LOCATION  
22 METROPOLIT LANE, WHITEHORSE, YUKON  
OWNER  
LORNE METROPOLIT

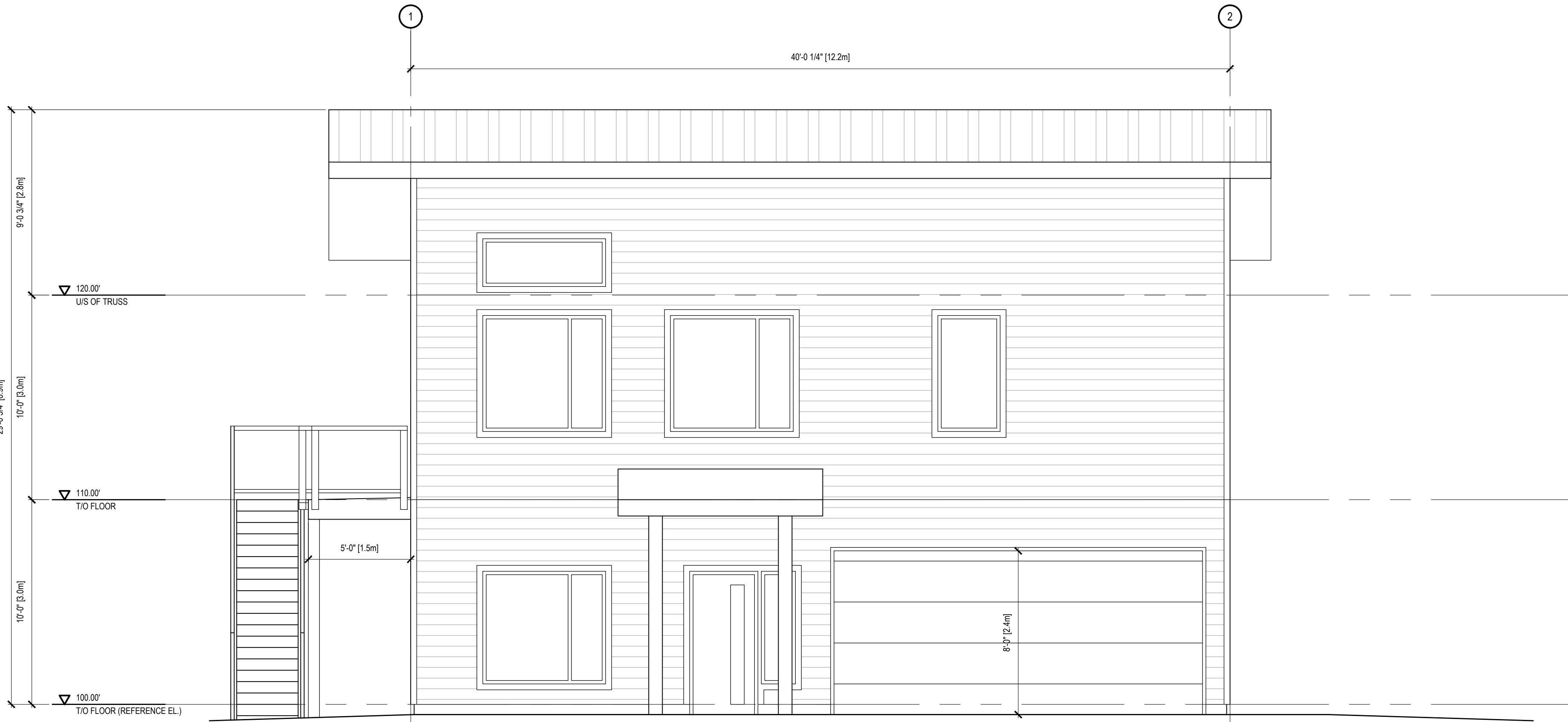
DRAWINGS  
**SITE PLAN**

PROJ. NORTH

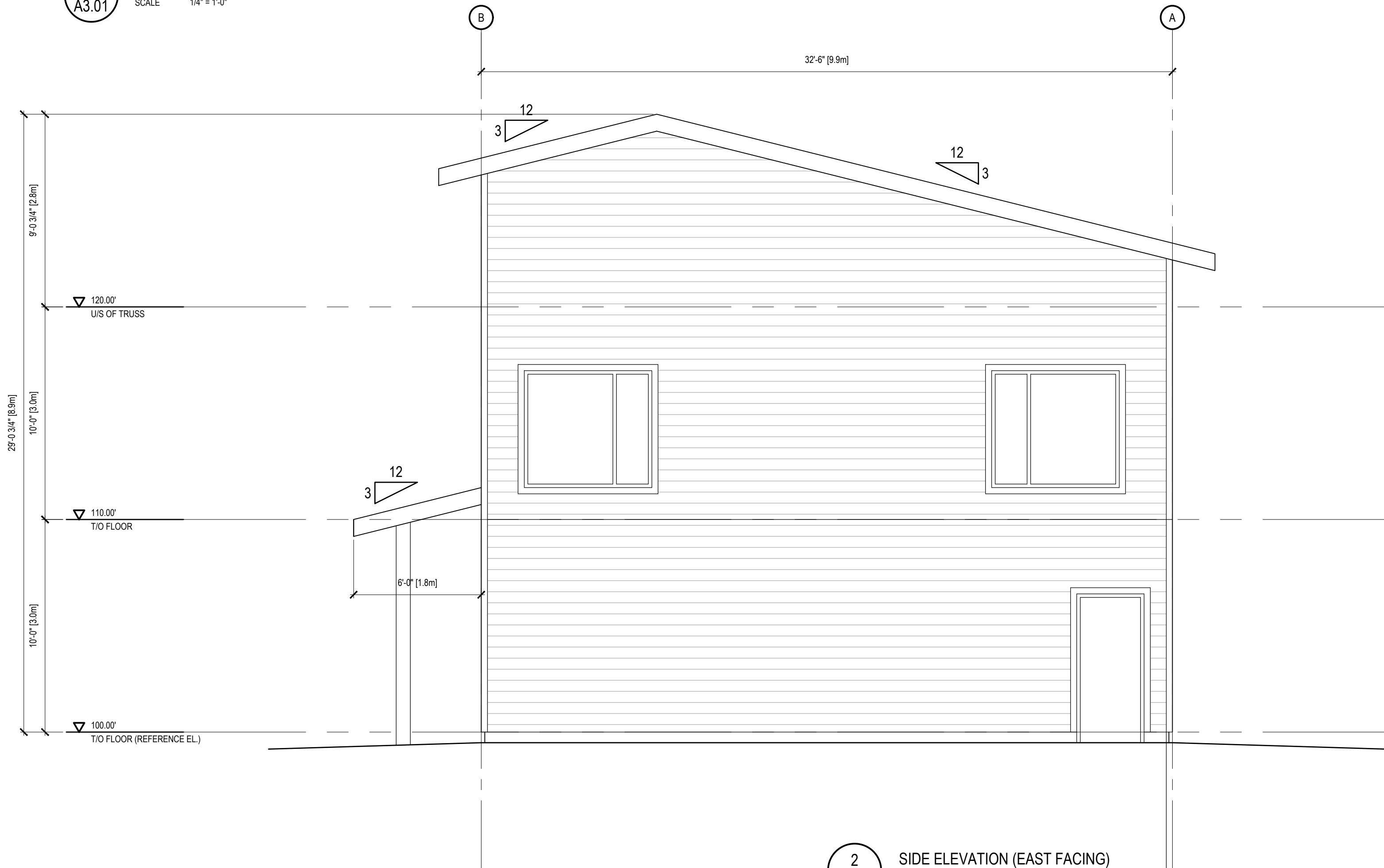
DRAWN BY: ALDL CHECKED BY: AZ

SHEET  
**A1.01**





1 SIDE ELEVATION (SOUTH FACING)  
A3.01 SCALE 1/4\"/>



2 SIDE ELEVATION (EAST FACING)  
A3.01 SCALE 1/4\"/>

NOTES:

- SETBACKS NOT SHOWN ON PLANS AND ELEVATIONS AS BUILDING IS LOCATED SIGNIFICANTLY WITHIN SETBACKS.
- CIM ZONE 15m MAXIMUM BUILDING HEIGHT LINE NOT SHOWN ON ELEVATIONS.

EXTERIOR FINISH LEGEND

- METAL PANEL ROOFING - COLOUR TBD
- EXTERIOR CEMENTITIOUS SIDING - COLOUR TBD

NOTE  
Written dimensions shall have precedence over scaled dimensions. Contractor shall verify all dimensions and conditions on the job and the architect shall be informed of any variations from dimensions and conditions shown on the drawings. Shop drawings shall be submitted to the architect for review before proceeding with fabrication dimensions in imperial units unless noted otherwise

DRAFT ONLY  
DO NOT USE FOR  
CONSTRUCTION

#3 2023-05-24 DEVELOPMENT PERMIT REV2  
#2 2023-05-01 DEVELOPMENT PERMIT REV1  
#1 2023-04-14 DEVELOPMENT PERMIT

REVISION ISSUE SET

SHEET INITIATION 2022

PROJECT

22 METROPOLIT  
LANE

LOCATION  
22 METROPOLIT LANE, WHITEHORSE, YUKON  
OWNER  
LORNE METROPOLIT

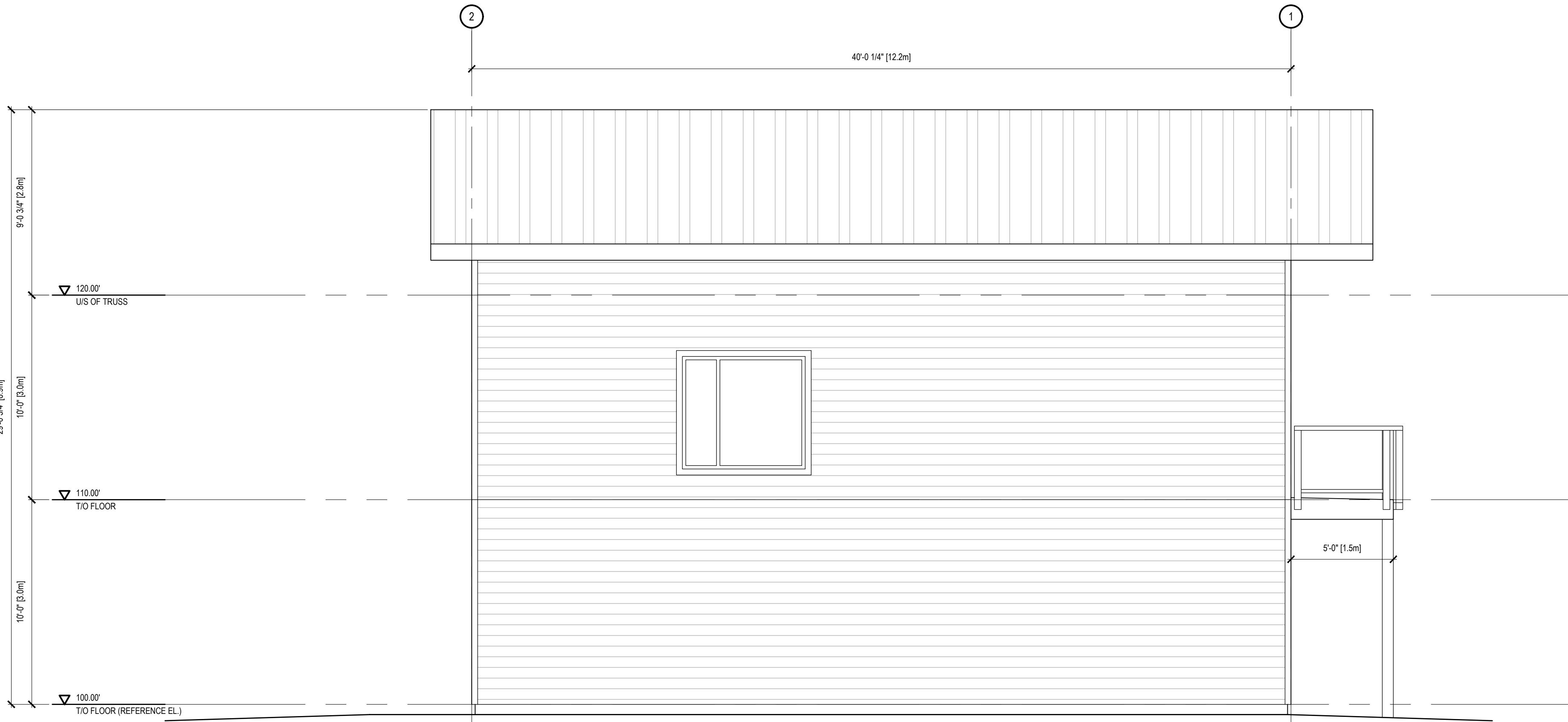
DRAWINGS  
ELEVATIONS

PROJ. NORTH  
1

DRAWN BY: ALDL CHECKED BY: AZ

SHEET

A3.01



1 REAR ELEVATION (NORTH FACING)  
A3.02 SCALE 1/4\"/>



2 SIDE ELEVATION (WEST FACING)  
A3.02 SCALE 1/4\"/>

NOTES:

- SETBACKS NOT SHOWN ON PLANS AND ELEVATIONS AS BUILDING IS LOCATED SIGNIFICANTLY WITHIN SETBACKS.
- CIM ZONE 15m MAXIMUM BUILDING HEIGHT LINE NOT SHOWN ON ELEVATIONS.

EXTERIOR FINISH LEGEND

- METAL PANEL ROOFING - COLOUR TBD
- EXTERIOR CEMENTITIOUS SIDING - COLOUR TBD

NOTE  
Written dimensions shall have precedence over scaled dimensions. Contractor shall verify all dimensions and conditions on the job and the architect shall be informed of any variations from dimensions and conditions shown on the drawings. Shop drawings shall be submitted to the architect for review before proceeding with fabrication dimensions in imperial units unless noted otherwise

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REVISION ISSUE SET

SHEET INITIATION 2022

PROJECT

22 METROPOLIT  
LANE

LOCATION  
22 METROPOLIT LANE, WHITEHORSE, YUKON  
OWNER  
LORNE METROPOLIT

DRAWINGS  
ELEVATIONS

PROJ. NORTH



DRAWN BY: ALDL CHECKED BY: AZ

SHEET

A3.02

**CITY OF WHITEHORSE**  
**DEVELOPMENT SERVICES COMMITTEE**  
**Council Chambers, City Hall**



**Chair:** Mellisa Murray

**Vice-Chair:** Dan Boyd

October 16, 2023

Meeting #2023-19

- 
1. New Business