

CITY OF WHITEHORSE
BYLAW 2025-10

A bylaw to amend Zoning Bylaw 2012-20

WHEREAS section 289 of the *Municipal Act* provides that a zoning bylaw may prohibit, regulate and control the use and development of land and buildings in a municipality; and

WHEREAS section 294 of the *Municipal Act* provides for amendment of the Zoning Bylaw; and

WHEREAS it is deemed desirable that the Whitehorse Zoning Bylaw be amended to allow for a wider range of opportunities for residential development;

NOW THEREFORE the council of the municipality of the City of Whitehorse, in open meeting assembled, hereby ENACTS AS FOLLOWS:

- Section 6 of the Zoning Bylaw 2012-20 is hereby amended by modifying existing subsection 6.7.7 to read as follows:

“Garden suites shall have unobstructed pedestrian access to a street frontage to the satisfaction of a Development Officer.”

- Section 6 of the Zoning Bylaw 2012-20 is hereby amended by modifying existing subsection 6.13.3 to read as follows:

“Living suites shall have unobstructed pedestrian access to a street frontage to the satisfaction of a Development Officer.”

- Section 7 of the Zoning Bylaw 2012-20 is hereby amended by modifying the existing Table 7.3.6 a) Residential Parking Requirements to read as follows:

Development	Parking Spaces		Loading Spaces		Class 2 Bicycle Parking Number
	Spaces	Per	Spaces	Per	
Housing, Apartment*	0	Dwelling unit	1	Up to 930m ² GFA	1 per building
			1	Over 930m ² GFA	
Housing, Multiple (excluding apartments)*	0	Dwelling unit	N/A	N/A	1 per building
Living and Garden Suites	0	Living or garden suite	N/A	N/A	N/A
Temporary Shelter Services, B&B Lodging and Supportive Housing	0	2 sleeping units	N/A	N/A	N/A
Housing for Senior Citizens, regardless of housing type	0	Dwelling unit	N/A	N/A	1
Residential Care Homes	0	Each staff on shift within any 24-hour period	N/A	N/A	1

4. Section 7 of the Zoning Bylaw 2012-20 is hereby amended by deleting existing subsections 7.3.7 a), f), and h), and renumbering the remaining subsections accordingly.
5. Section 9 of the Zoning Bylaw 2012-20 is hereby amended by modifying existing subsection 9.2.5 d) to read as follows:

“9.2.5 Development Regulations
d) The maximum height is 12.5 m, and no more than 3 storeys above grade.”
6. Section 9 of the Zoning Bylaw 2012-20 is hereby amended by modifying existing subsection 9.3.5 d) to read as follows:

“9.3.5 Development Regulations
d) The maximum height is 20.0 m.”
7. Section 9 of the Zoning Bylaw 2012-20 is hereby amended by modifying existing subsection 9.4.5 c) to read as follows:

“9.4.5 Development Regulations
c) The maximum height is 20.0 m.”
8. Section 9 of the Zoning Bylaw 2012-20 is hereby amended by modifying existing subsection 9.5.5 d) to read as follows:

“9.5.5 Development Regulations
d) The maximum height is 12.5 m, and no more than 3 storeys above grade.”
9. Section 9 of the Zoning Bylaw 2012-20 is hereby amended by modifying existing subsection 9.6.5 e) to read as follows:

“9.6.5 Development Regulations
e) The maximum height is 12.5 m, and no more than 3 storeys above grade.”
10. Section 9 of the Zoning Bylaw 2012-20 is hereby amended by modifying existing subsection 9.7.5 f) to read as follows:

“9.7.5 Development Regulations
f) The maximum height is 12.5 m, and no more than 3 storeys above grade.”
11. Section 9 of the Zoning Bylaw 2012-20 is hereby amended by modifying existing subsection 9.8.5 e) to read as follows:

“9.8.5 Development Regulations
e) The maximum height is 12.5 m, and no more than 3 storeys above grade.”

12. Section 9 of the Zoning Bylaw 2012-20 is hereby amended by modifying existing subsection 9.9.5 d) to read as follows:

“9.9.5 Development Regulations

- d) The maximum height is 12.5 m, and no more than 3 storeys above grade.”

13. Section 9 of the Zoning Bylaw 2012-20 is hereby amended by modifying existing subsection 9.10.5 d) to read as follows:

“9.10.5 Development Regulations

- d) The maximum height is 12.5 m, and no more than 3 storeys above grade.”

14. Section 9 of the Zoning Bylaw 2012-20 is hereby amended by modifying existing subsection 9.11.5 f) to read as follows:

“9.11.5 Development Regulations

- f) The maximum height is 12.5 m, and no more than 3 storeys above grade.”

15. Section 9 of the Zoning Bylaw 2012-20 is hereby amended by modifying existing subsection 9.12.5 c) to read as follows:

“9.12.5 Development Regulations

- c) The maximum height is 20.0 m.”

16. Section 9 of the Zoning Bylaw 2012-20 is hereby amended by modifying existing subsection 9.14.4 d) to read as follows:

“9.14.4 Development Regulations

- d) The maximum height is 12.5 m, and no more than 3 storeys above grade.”

17. Section 9 of the Zoning Bylaw 2012-20 is hereby amended by modifying existing subsection 9.15.5 f) to read as follows:

“9.15.5 Development Regulations

- f) The maximum height is 12.5 m, and no more than 3 storeys above grade.”

18. Section 9 of the Zoning Bylaw 2012-20 is hereby amended by modifying existing subsection 9.16.5 f) to read as follows:

“9.16.5 Development Regulations

- f) The maximum height is 12.5 m, and no more than 3 storeys above grade.”

19. Section 10 of the Zoning Bylaw 2012-20 is hereby amended by modifying existing subsection 10.8.5 e) to read as follows:

“10.8.5 Development Regulations

e) The maximum height is 20.0 m.”

20. Section 10 of the Zoning Bylaw 2012-20 is hereby amended by modifying existing subsection 10.9.5 d) to read as follows:

“10.9.5 Development Regulations

d) The maximum height is 20.0 m.”

21. Section 10 of the Zoning Bylaw 2012-20 is hereby amended by modifying existing subsection 10.10.5 e) to read as follows:

“10.10.5 Development Regulations

e) The maximum height is 20.0 m.”

22. This bylaw shall come into force and effect upon the final passing thereof.

FIRST READING:

PUBLIC NOTICE:

PUBLIC HEARING:

SECOND READING:

THIRD READING and ADOPTION:

Mayor

Corporate Services