



WASSON PLACE

**Zoning Parameters**

Existing Zone:	CIMx(b) - Mixed Use Commercial/Industrial	
	Permitted/Required	Provided
Lot Width:	15.0m	60.0m
Lot Depth:	NA	51.54m
Lot Area:	650m <sup>2</sup>	3092m <sup>2</sup>
Maximum Site Coverage:	75% (2319m <sup>2</sup> )	10% (309m <sup>2</sup> )
Maximum Height:	15m	9.3m
Maximum Floor Area Ratio:	2.0	0.20
Minimum Front Yard Setback:	6.0m	7.6m
Minimum Side Yard Setback:	0m	21.0m
Minimum Rear Yard Setback:	0m	23.74m

<b>Parking:</b>		
Custom Indoor Manufacturing Use:	Total Stalls Required	Total Stalls Provided
Parking Spaces:	1 per 50m <sup>2</sup> Gross Floor Area Class 2 Bicycle Parking Spaces	9 2
Stall Dimensions:	4.9m x 2.75m with 2.1m overhead clearance minimum, minimum area 16.5m <sup>2</sup> Parallel stall area is a minimum of 7.3m x 2.4m. Minimum area for end spaces is 16.5m <sup>2</sup>	
Accessible Stall Dimensions:	Not required.	
Aisle Dimensions:	6.7m wide for 90 degree parking 5.5m wide for 60 degree parking if not a Fire Lane 3.6m wide for 45 degree, 30 degree, parallel and no parking if not a Fire Lane	
Off-street parking spaces shall not be located in the front yard setback of a lot in a non-residential zone without the agreement of a Development Officer.		
The width of a driveway providing access from a road may not exceed 10.0m		
Every off-street parking, loading or unloading space, and access to it, including areas contained within the road right-of-way, to be hard surfaced when the adjacent public lane or street is hard surfaced.		
Every off street parking or loading/unloading space to be a perimeter curb stops.		
<b>Loading:</b>		
	Total Spaces Required	Total Spaces Provided
Loading Spaces:	2 per 465m <sup>2</sup> -2300m <sup>2</sup> Gross Floor Area	3
Loading Dimensions:	2.5m wide with 4.3m overhead clearance and no less than 28m <sup>2</sup> in area minimum.	
<b>Landscaping:</b>		
Required Landscape planting area is 3.0m x total public road frontage of the property in metres.		
A minimum 2.0m wide landscape planting area with one tree planted per 25m <sup>2</sup> landscape planting area or one shrub planted per 15m <sup>2</sup> landscape planting area, or any combination thereof to meet the standard.		
	Permitted/Required	Provided
Landscape Area:	98.8m <sup>2</sup> , Min. 2m wide	145.9m <sup>2</sup>
Vegetative Buffer:	Not Required.	

notes:  
 1. Do not scale the drawings.  
 2. Dimensions shown are to stud face on exterior and centerline of interior walls typ. unless shown otherwise.  
 3. Drawings issued for construction may be subject to field changes due to site conditions and dimensions of selected fixtures and appliances.

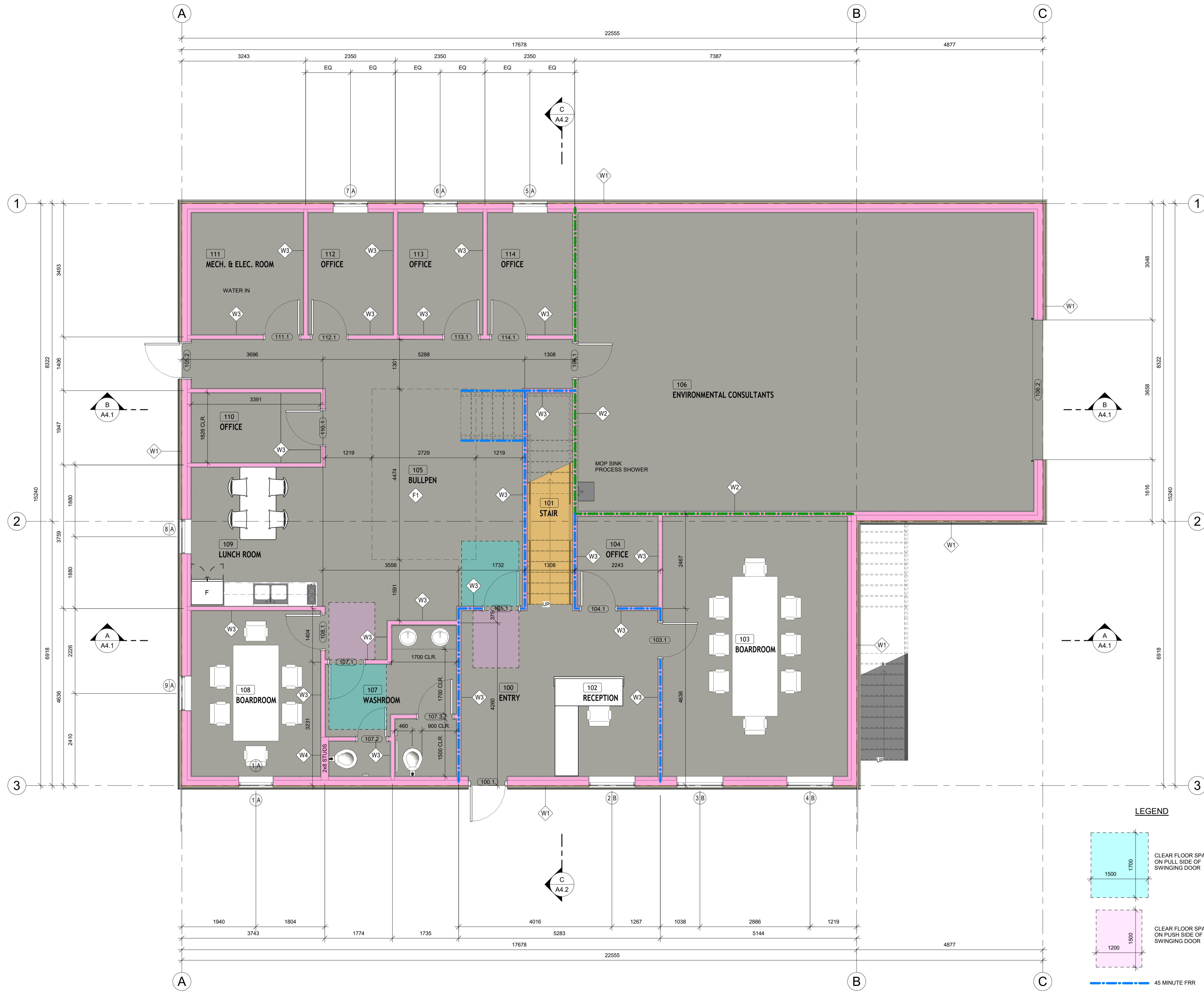
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consultants:  
 Civil: Copperbelt Engineering Ltd.  
 Geotech: Tetra Tech  
 Structural: ISL Engineering  
 Electrical:  
 Mechanical: Northern Climate Engineering

issue | revisions  
 project number: Project Number  
 date: Jan '26 scale: 1:125  
 drawn: F. van Delft checked: D. Mayr

32 WASSON PLACE  
 WHITEHORSE, YUKON

NOT FOR CONSTRUCTION

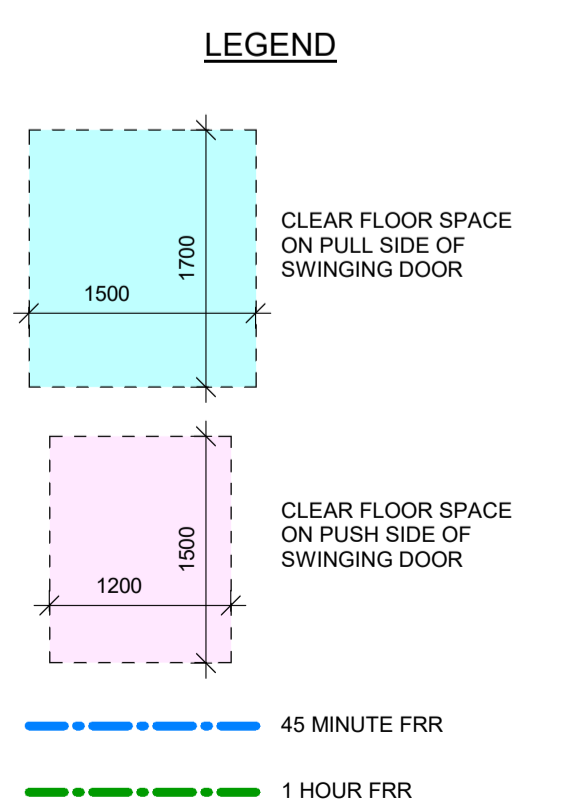


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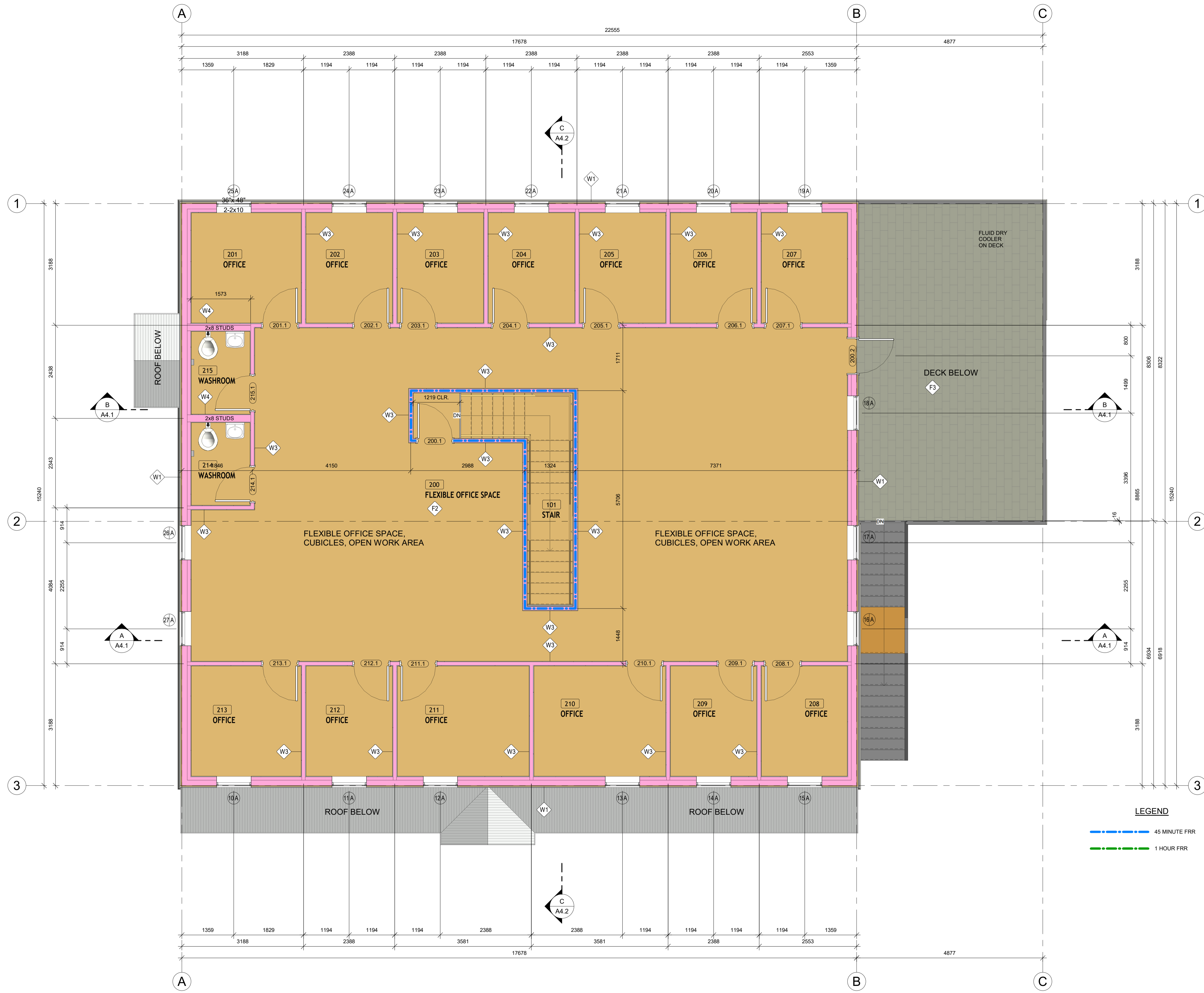
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MAIN FLOOR PLAN



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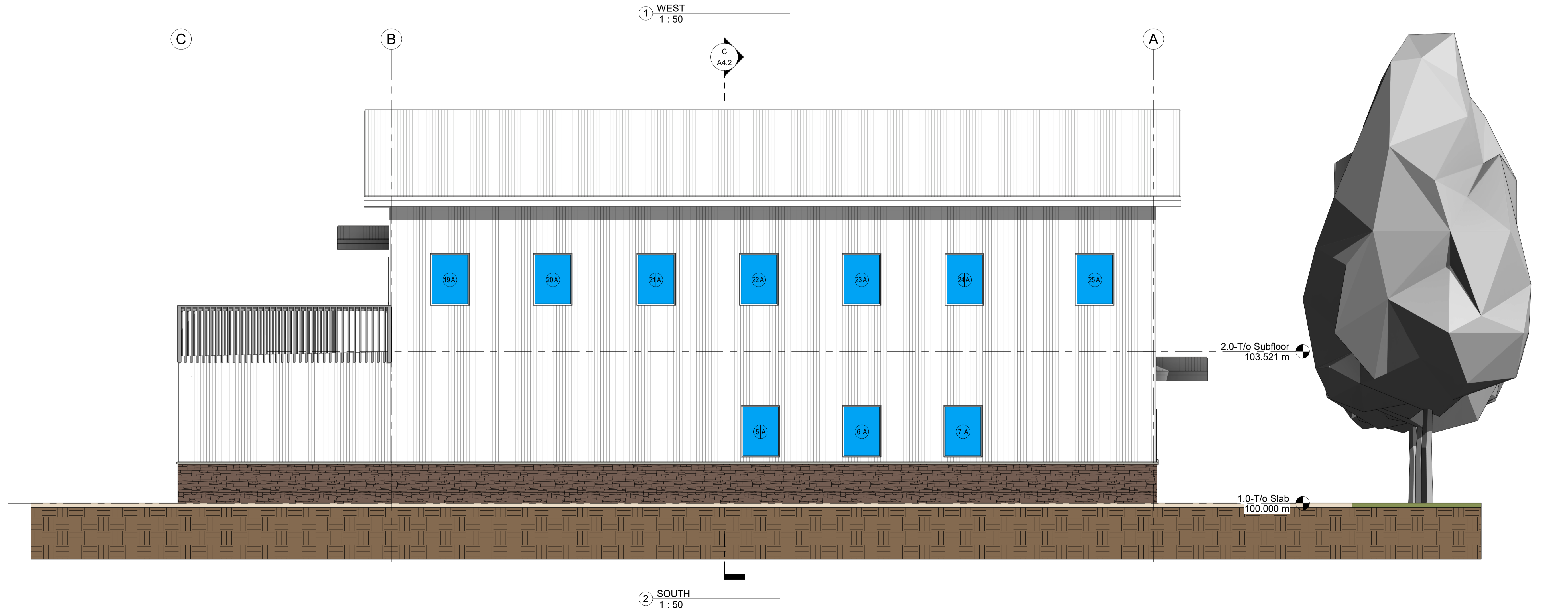
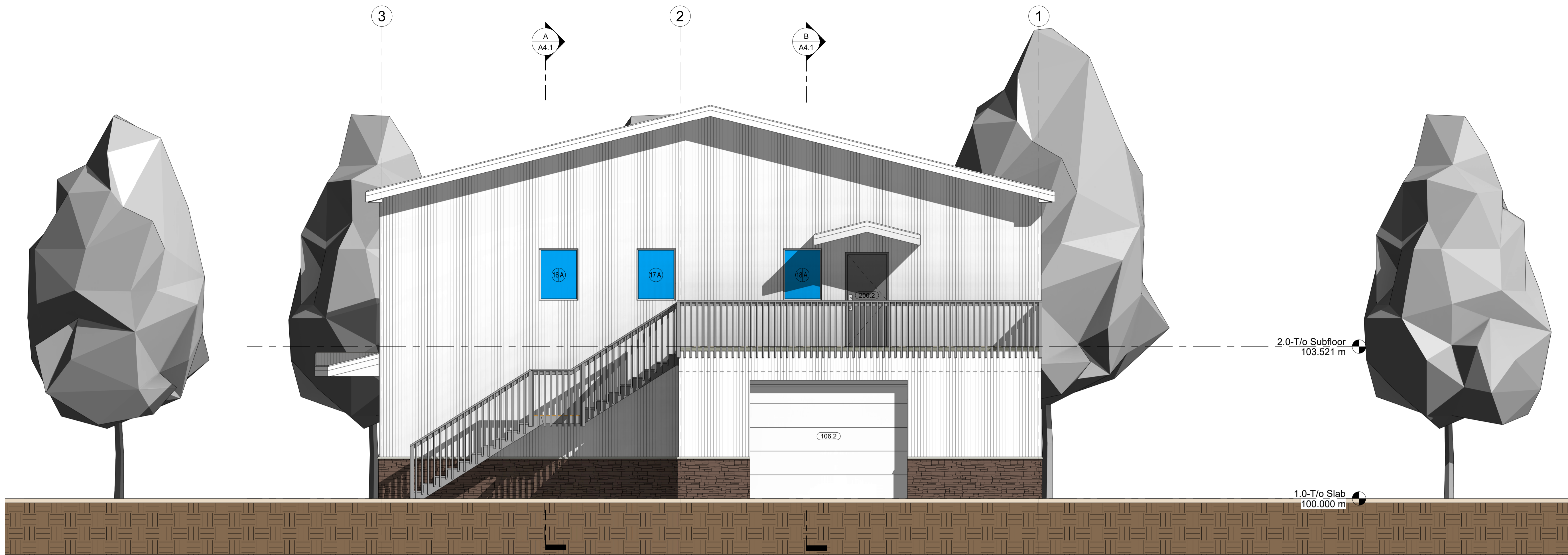
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**LEGEND**  
 - - - - - 45 MINUTE FRR  
 - - - - - 1 HOUR FRR

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UPPER FLOOR PLAN



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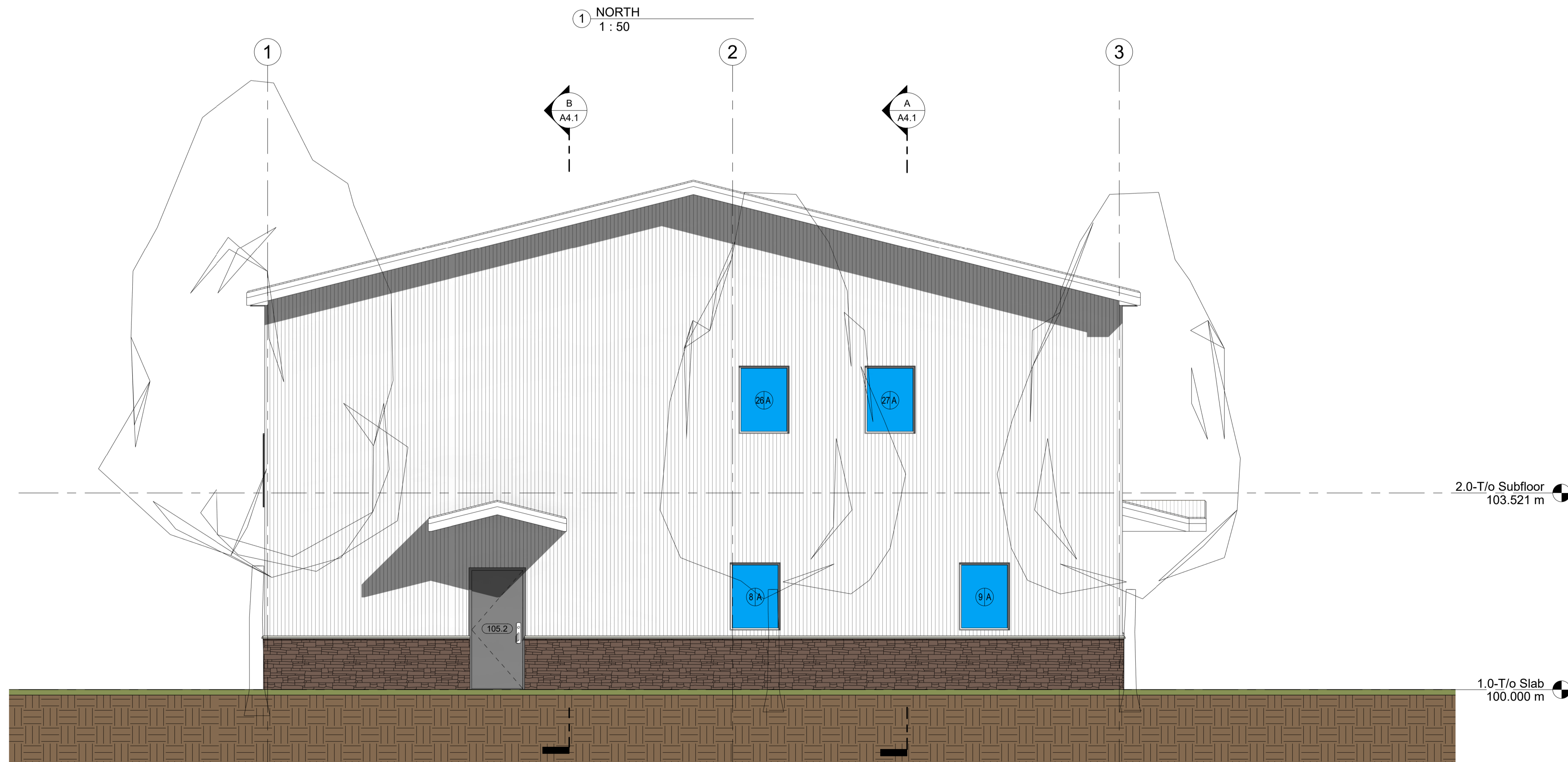
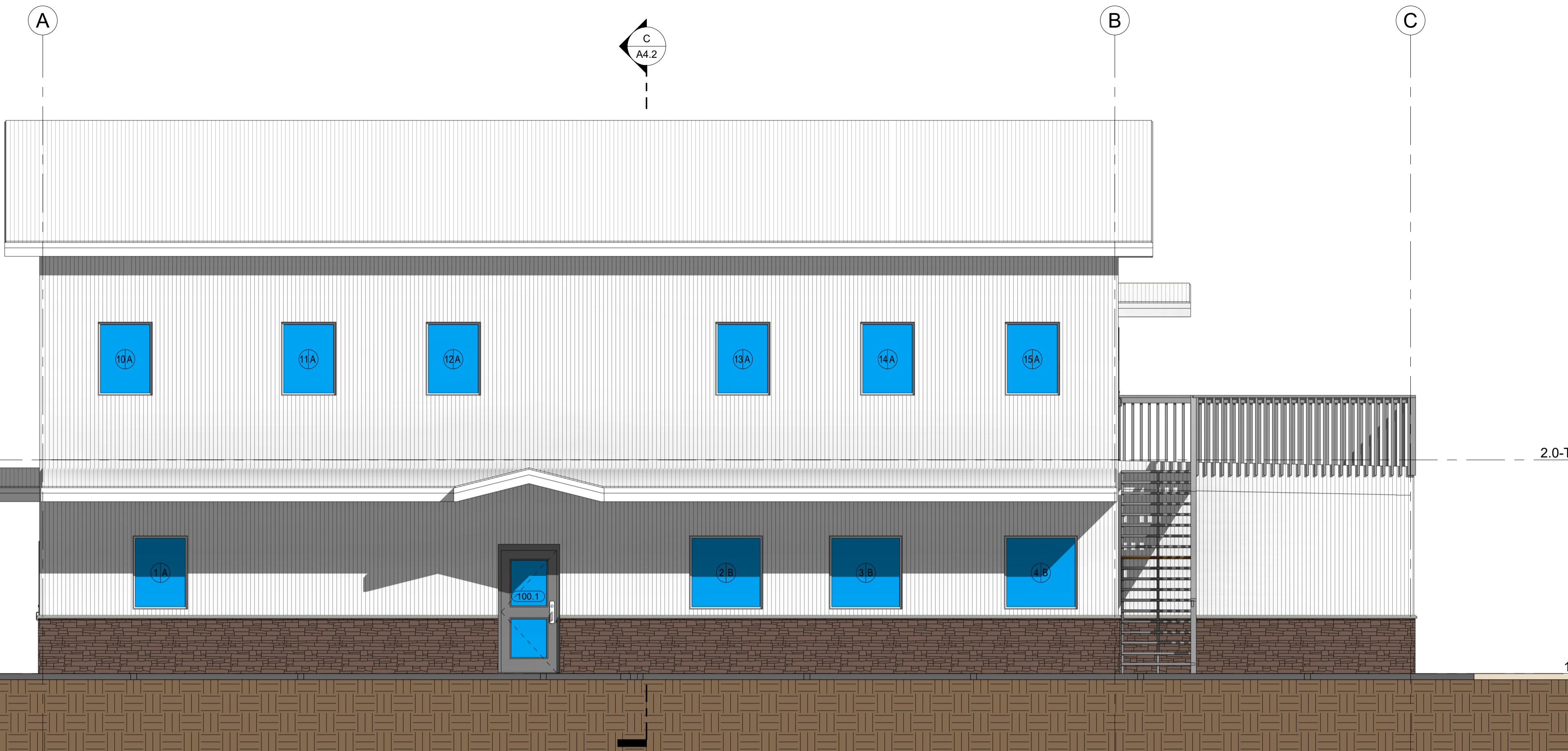
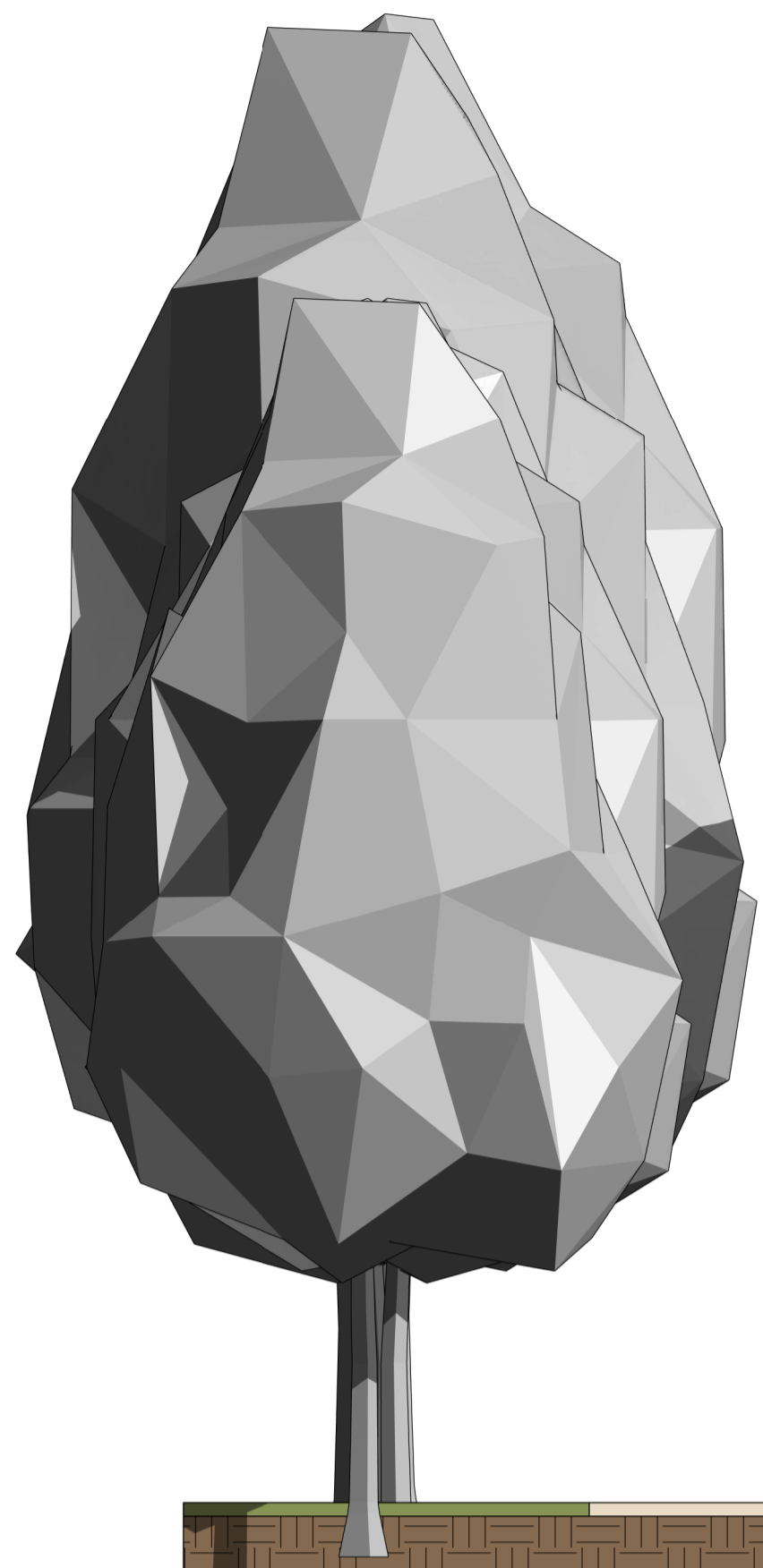
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 ELEVATIONS



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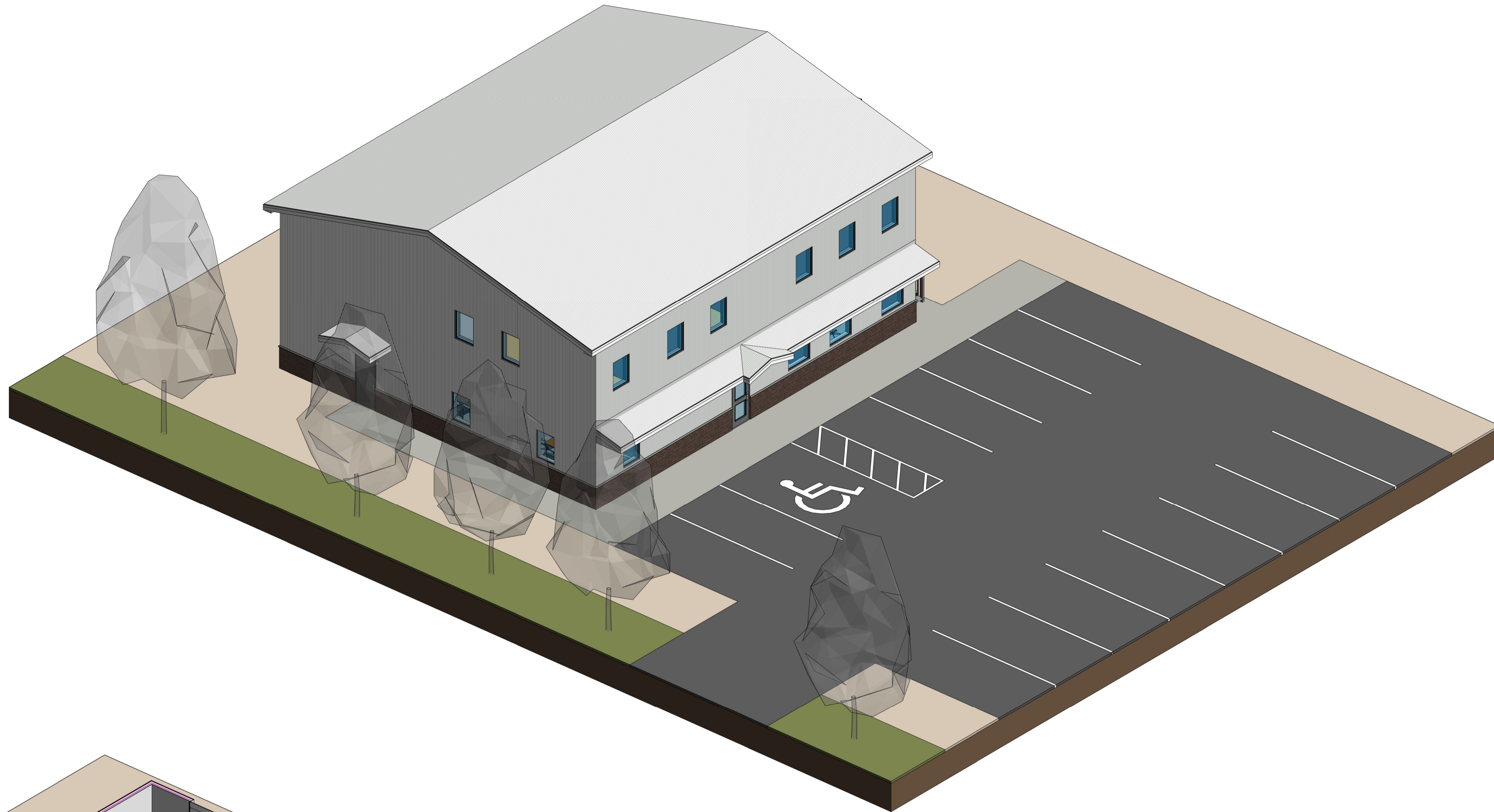
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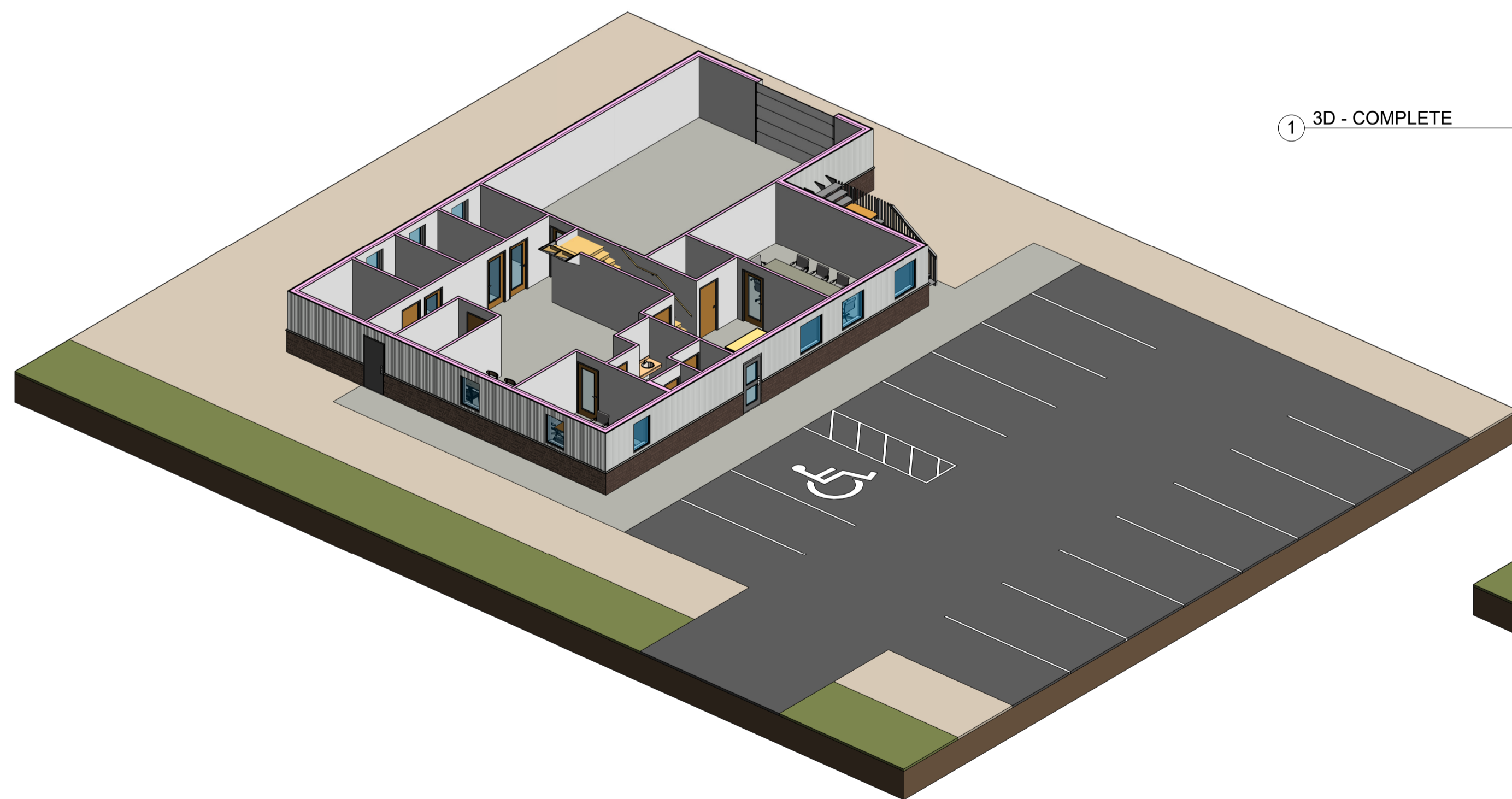
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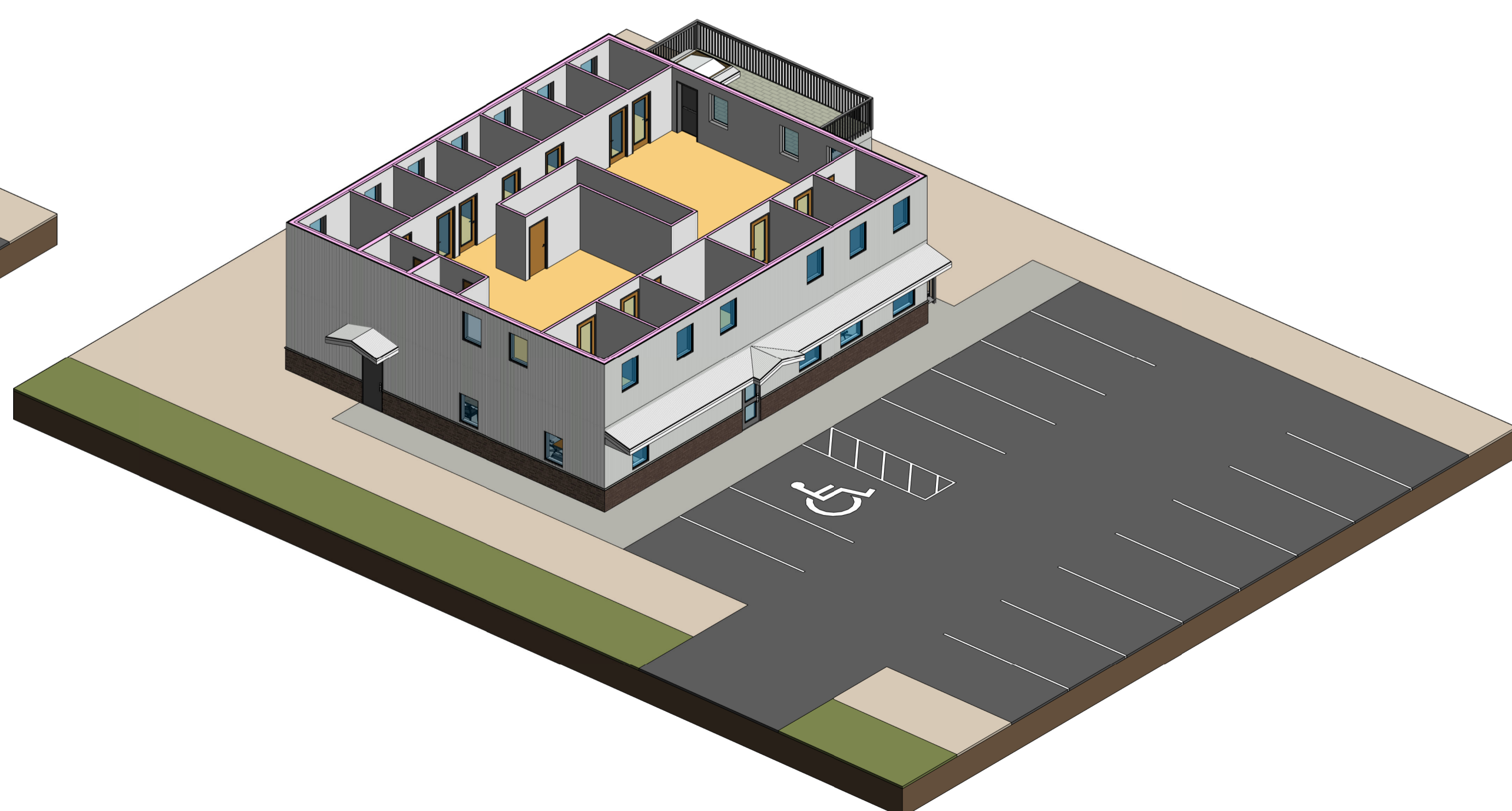
ELEVATIONS



1 3D - COMPLETE



2 3D - MAIN FLOOR



3 3D - UPPER FLOOR

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3D VIEWS