

	202-402 BAXTER STREET	
	Area Whitehorse Sub Area Downtown Postal Code Y1A 2T5 Type Apartment Unit Style Apartment Taxes \$2,113 (2017) MLS® 11104 Year Built 2012 Zoning CM2 Local Imp. Tax Suite Permit	Listing Status Active Possession Negotiable Condo Fees \$250 GST No GST Current Price \$369,000 Sale Price Sale Date

INTERIOR FEATURES

Bedrooms	3	# Fireplaces	
Bathrooms	2	Fireplaces Type	
Levels	1	Heating	Electric
Basement		Water	Elec Water Heater, Water Heater Incl
Bsmt Walls			

Equip Incl	Dishwasher, Microwave, Stove, Refrigerator, Washer, Dryer
Features	Dishwasher BI, Intercom
Flooring	

ROOMS (Sqft Fin: 1,788)

	Bsmt	Main	2nd	Other
Sqft				
Entrance				
Living				
Dining		11'10x10'10		
Kitchen		12'4x11'4		
Master Bedroom		15'4x10'10		
Bathroom		5pc		
Ensuite		4pc		
Bedroom		13'3x13'3		
Bedroom		11'4x11'4		

LOT & EXTERIOR FEATURES

Lot Area (sqft)	0	Width (ft)	
Lot Area (acres)	0.00	Depth (ft)	
Lot Dimensions			
Roof	Asphalt Shingles		
Exterior Finish	Siding, Other		
Total Parking			
Open Pk Spcs			
Driveway	Paved Drive		
Garage			
Lot			
Outdoor Area			

LEGAL & MORTGAGE

Legal Desc.	Unit 4, WCC#191, Downtown
Mortgage Info	Treat As Clear Title
Mortgage 1	
Mortgage 2	

Spacious 3 bedroom condo situated in a centralized downtown location. Featuring over 1700 square feet of modern finished living space, this unit is tasteful and turn-key. Kitchen features stainless appliances, recessed lighting, pantry and island w/eating bar. Open concept main living space is bright and is complimented with custom window coverings throughout. Master bedroom is huge and features his & her closets with full bath ensuite. Private 125 sq ft covered deck overlooks a splendid city and mountain views. Mechanical area provides some storage and in-suite laundry included. Combine the fabulous floor plan with the energy efficient R55 Walls/R80 Ceiling & 2 powered parking stalls for maintenance free living. A must see if you're in the market for downtown living! Listed By: URBAN REALTY GROUP

This listing information is provided to you by:

Chris Meger - Broker

📞 867-335-4868

Agent Email info@chrismeger.ca Agent Website <http://www.chrismeger.ca>

URBAN REALTY GROUP

📞 867-322-8726

Office Email info@urbanrealtygroup.ca Office Website <http://www.urbanrealtygroup.ca>

301 Hoge St Whitehorse, YT Y1A 1V8 - Contact Name: Chris Meger

The above information is from sources deemed reliable but it should not be relied upon without independent verification.

Not intended to solicit properties already listed for sale. Aug 28, 2017.



Up to date Financials of
Condo Corp. 191 April 4/17

Oct. 30	2015 City of Whitehorse – utilities	- \$	317.90
Nov. 3	Condo Fees: Deposit Kwok Ma – Units #301 & 201	+ \$	470.00
	Deposit Sarah Kitz – Unit #302	+ \$	235.00
	Deposit Creative Solutions – Unit #102	+ \$	235.00
	Deposit 45347 Yukon Inc. (Gary P.) – Units #101 & 202	+ \$	470.00
Nov. 3	Bank fee	- \$	6.00
Nov. 5	Juliet's Cleaning Services (Chq #0064)	- \$	75.00
Nov. 17	Yukon Electric Co. Ltd. monthly electrical – common areas	- \$	174.92
Nov. 30	Gray Management Services – management fees for July – Oct. 2015 (Chq #0065)	- \$	882.00
Balance as of 17 Nov			\$ 11,242.85
Dec. 1	Condo Fees: Deposit Kwok Ma – Units #301 & 201	+ \$	470.00
	Deposit Sarah Kitz – Unit #302	+ \$	235.00
	Deposit Creative Solutions – Unit #102	+ \$	235.00
	Deposit 45347 Yukon Inc. (Gary P.) – Units #101 & 202	+ \$	470.00
Dec. 2	Bank fee	- \$	6.33
Dec. 7	Juliet's Cleaning Services (Chq #0066)	- \$	100.00
Dec. 9	Reimburse Gary Pettifor for lunch w/Ray & Sarah and Gary & Diane to discuss siding and add'n of rear entrance (Chq #0067)	- \$	124.42
Dec. 9	Diane Pettifor – 2 hrs. bookkeeping (last 4 months) and updating chequing bank statement (Chq #0068)	- \$	100.00
Dec. 15	Yukon Electric Co. Ltd. monthly electrical – common areas	- \$	249.89
Dec. 15	Twin Peaks Eavestroughing – rear arctic entrance (\$4,200.) and renail siding (\$2,625.00) - 535648 Yukon Inc. paid ½ of this residing invoice E2015-402 (Chq #0069)	- \$	6,825.00
Dec. 15	Deposit from 535648 Yukon Inc.	+ \$	1,312.50

Dec. 18	Gray Management Services – extinguisher checks (Chq #0070)	- \$	42.00
Dec. 30	City of Whitehorse – utilities	- \$	146.04
Dec. 30	Chq Printing Fee	-	22.66
Balance as of 31 Dec. /2015		\$	5,509.01
Jan. 11/16	Condo Fees: Deposit Kwok Ma – Units #301 & 201	+ \$	470.00
	Deposit Sarah Kitz – Unit #302	+ \$	235.00
	Deposit Creative Solutions – Unit #102	+ \$	235.00
	Deposit 45347 Yukon Inc. (Gary P.) – Units #101 & 202	+ \$	470.00
Jan. 4	Bank fee	- \$	10.44
Jan. 18	Yukon Electric Co. Ltd. monthly electrical – common areas	- \$	247.03
Feb. 2	Condo Fees: Deposit Kwok Ma – Units #301 & 201	+ \$	470.00
	Deposit Sarah Kitz – Unit #302	+ \$	235.00
	Deposit Creative Solutions – Unit #102	+ \$	235.00
	Deposit 45347 Yukon Inc. (Gary P.) – Units #101 & 202	+ \$	470.00
Feb. 1	Bank fee	- \$	6.00
Feb. 11	17660 Yukon Inc. – Garbage services (Chq #0071)	- \$	529.65
Feb. 11	Juliet’s Cleaning Services – Dec. & Jan. (Chq #0072)	- \$	175.00
Feb. 16	Yukon Electric Co. Ltd. monthly electrical – common areas	- \$	275.98
Feb. 17	Gray Management Services – Nov, Dec. & Jan. management fees (Chq #0073)	-	692.06
Mar. 2	Condo Fees: Deposit Kwok Ma – Units #301 & 201	+ \$	470.00
	Deposit Sarah Kitz – Unit #302	+ \$	235.00
	Deposit Creative Solutions – Unit #102	+ \$	235.00
	Deposit 45347 Yukon Inc. (Gary P.) – Units #101 & 202	+ \$	470.00
Mar. 1	Bank fee	- \$	6.00
Mar. 1	City of Whitehorse – utilities	- \$	146.04

Mar. 10	Juliet's Cleaning Services (Chq #0074)	- \$ 100.00
Mar. 15	Yukon Electric Co. Ltd. monthly electrical – common areas	- \$ 231.27
Balance as of 15 March 2016		\$ 7,319.54

Mar. 31	Total Fire Protection – Annual certification of alarms and lights (Chq #0075)	- \$ 934.50
Apr. 1	Condo Fees: Deposit Kwok Ma – Units #301 & 201	+ \$ 470.00
	Deposit Sarah Kitz – Unit #302	+ \$ 235.00
	Deposit Creative Solutions – Unit #102	+ \$ 235.00
	Deposit 45347 Yukon Inc. (Gary P.) – Units #101 & 202	+ \$ 470.00
Apr. 1	Bank fee	- \$ 6.18
Apr. 11	Juliet's Cleaning Services - March (Chq #0076)	- \$ 100.00
Apr. 15	Yukon Electric Co. Ltd. monthly electrical – common areas	- \$ 195.65
Apr. 29	City of Whitehorse – utilities	- \$ 200.09
Apr. 30	Gray Management Services – Feb., Mar & April management fees (Chq #0077)	- 661.50
May 2	Diane Pettifor – 2 hrs. bookkeeping (last 5 months) and updating chequing bank statement (Chq #0078)	- \$ 100.00
May 2	Condo Fees: Deposit Kwok Ma – Units #301 & 201	+ \$ 470.00
	Deposit Sarah Kitz – Unit #302	+ \$ 235.00
	Deposit Creative Solutions – Unit #102	+ \$ 235.00
	Deposit 45347 Yukon Inc. (Gary P.) – Units #101 & 202	+ \$ 470.00
May 2	Bank fee	- \$ 6.00
Balance as of 2 May 2016		\$ 7,001.12

May 6	Juliet's Cleaning Services - April (Chq #0079)	- \$ 125.00
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May 16	Yukon Electric Co. Ltd. monthly electrical – common areas	- \$	272.43
June 1	Condo Fees; Deposit Kwok Ma – Units #301 & 201	+ \$	470.00
	Deposit Sarah Kitz – Unit #302	+ \$	235.00
	Deposit Creative Solutions – Unit #102	+ \$	235.00
	Deposit 45347 Yukon Inc. (Gary P.) – Units #101 & 202	+ \$	470.00
June 2	Bank fee	- \$	6.11
June 6	Extra Condo Fees for painting:		
	Deposit Kwok Ma – Units #301 & 201	+ \$	560.00
	Deposit Sarah Kitz – Unit #302	+ \$	280.00
	Deposit Creative Solutions – Unit #102	+ \$	280.00
	Deposit 45347 Yukon Inc. (Gary P.) – Units #101 & 202	+ \$	560.00
	Creative Solutions – FOB	+ \$	50.00
	Kwok Ma – FOB	+ \$	25.00
June 15	Yukon Electric Co. Ltd. monthly electrical – common areas	- \$	181.21
June 6	Juliet's Cleaning Services - May (Chq #0080)	- \$	100.00
June 29	City of Whitehorse – utilities	- \$	151.88
July 5	Condo Fees; Deposit Kwok Ma – Units #301 & 201	+ \$	470.00
	Deposit Sarah Kitz – Unit #302	+ \$	235.00
	Deposit Creative Solutions – Unit #102	+ \$	235.00
	Deposit 45347 Yukon Inc. (Gary P.) – Units #101 & 202	+ \$	470.00
July 4	Bank fee	- \$	8.02
July 8	Juliet's Cleaning Services - June (Chq #0081)	- \$	125.00
July 15	Yukon Electric Co. Ltd. monthly electrical – common areas	- \$	155.85
Aug. 1	Bank fee	- \$	6.00
Aug. 3	Condo Fees; Deposit Kwok Ma – Units #301 & 201	+ \$	470.00
	Deposit Sarah Kitz – Unit #302	+ \$	235.00
	Deposit Creative Solutions – Unit #102	+ \$	235.00
	Deposit 45347 Yukon Inc. (Gary P.) – Units #101 & 202	+ \$	470.00
Aug. 3	17660 Yukon Inc. – Garbage services (Chq #0082)	- \$	650.03

Balance as of 4 August 2016	\$ 12,097.09
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Aug. 8	Juliet's Cleaning Services - July (Chq #0083)	- \$ 100.00
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Aug. 12	Gray Management Services – May management fees \$220.50 & Gormley Contracting paint Hallway \$1,732.50 (Chq #0084)	- \$ 1,953.00
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Aug. 12	Aon Reed Stenhouse Inc. – Condo Corp 191 Building Insurance (Chq #0085)	- \$ 5,120.00
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Aug. 12	Diane Pettifor – 2 hrs. bookkeeping (last 4 months) and updating chequing bank statement (Chq #0086)	- \$ 100.00
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Aug. 16	Yukon Electric Co. Ltd. monthly electrical – common areas	- \$ 140.22
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Aug. 29	City of Whitehorse – utilities	- \$ 151.88
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Balance as of 31 August 2016	\$ 4,531.99
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Sept. 1	Bank fee	- \$ 9.10
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Sept. 7	Condo Fees: Deposit Kwok Ma – Units #301 & 201	+ \$ 500.00
	Deposit Sarah Kitz – Unit #302	+ \$ 250.00
	Deposit Creative Solutions – Units #102 & 101	+ \$ 500.00
	Deposit 45347 Yukon Inc. (Gary P.) – Unit #202	+ \$ 250.00

Sept. 8	Juliet's Cleaning Services – Aug. (Chq #0087)	- \$ 100.00
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Sept. 15	Yukon Electric Co. Ltd. monthly electrical – common areas	- \$ 136.75
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Sept. 14	Gray Management Services – management fees for June & July (\$441.00) and pay Gormley Contracting for painting 3 metal entry doors \$420.00 and fees for August (\$220.50) (Chq #0088)	- \$ 1,081.50
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Current Balance	\$ 4,941.39
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Oct. 3	Bank fee	- \$ 6.00
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Oct. 12	Condo Fees: Deposit Kwok Ma – Units #301 & 201	+ \$ 500.00
	Deposit Sarah Kitz – Unit #302	+ \$ 250.00

	Deposit Creative Solutions – Units #102 & 101	+ \$	500.00
	Deposit 45347 Yukon Inc. (Gary P.) – Unit #202	+ \$	250.00
Oct. 11	Juliet's Cleaning Services – Sept. (Chq #0089)	- \$	100.00
Oct. 18	Yukon Electric Co. Ltd. monthly electrical – common areas	- \$	148.28
Oct. 30	City of Whitehorse – utilities	- \$	225.04
Nov. 1	Bank fee	- \$	6.00
Nov. 1	Condo Fees: Deposit Kwok Ma – Units #301 & 201	+ \$	500.00
	Deposit Sarah Kitz – Unit #302	+ \$	250.00
	Deposit Creative Solutions – Units #102 & 101	+ \$	500.00
	Deposit 45347 Yukon Inc. (Gary P.) – Unit #202	+ \$	250.00
Nov. 3	Extra Condo Fees for Arctic Entrance:		
	Deposit Kwok Ma – Units #301 & 201	+ \$	1,600.00
	Deposit Sarah Kitz – Unit #302	+ \$	800.00
	Deposit Creative Solutions – Units #102 & 101	+ \$	1,600.00
	Deposit 45347 Yukon Inc. (Gary P.) – Unit #202	+ \$	800.00
Nov. 9	Juliet's Cleaning Services – Oct. (Chq #0090)	- \$	100.00
Nov. 10	Reimburse Gary P. for LED lights (replacing old lights in condo building) (Chq #0091)	- \$	935.57
Nov. 16	Yukon Electric Co. Ltd. monthly electrical – common areas	- \$	159.81
Current Balance			\$ 10,823.94
Dec. 1	Bank fee	- \$	8.33
Dec. 6	Condo Fees: Deposit Kwok Ma – Units #301 & 201	+ \$	500.00
	Deposit Sarah Kitz – Unit #302	+ \$	250.00
	Deposit Creative Solutions – Units #102 & 101	+ \$	500.00
	Deposit 45347 Yukon Inc. (Gary P.) – Unit #202	+ \$	250.00
Dec. 5	Juliet's Cleaning Services – Nov. (Chq #0092)	- \$	100.00

Dec. 5	Reimburse Gary P. for Arctic Entrance door, frame, hardware and glass (from All West Glass) in condo building) (Chq #0093)	- \$ 4,047.75
Dec. 12	Gray Management Services – management fees for Sept, Oct. & Nov. (Chq #0094)	- \$ 714.00
Dec. 15	Yukon Electric Co. Ltd. monthly electrical – common areas	- \$ 205.87
Dec. 30	Diane Pettifor – 2 hrs. bookkeeping (last 4 months) and updating chequing bank statement (Chq #0095)	- \$ 100.00
Dec. 30	Reimburse Gary P. for materials to install new Heater in arctic entrance way (Chq #0096)	- \$ 100.00
Dec. 30	City of Whitehorse – utilities	- \$ 355.02
Current Balance		\$ 6,692.97

Jan. 3	Bank fee	- \$ 6.00
Jan. 3	Condo Fees: Deposit Kwok Ma – Units #301 & 201	+ \$ 500.00
	Deposit Sarah Kitz – Unit #302	+ \$ 250.00
	Deposit Creative Solutions – Units #102 & 101	+ \$ 500.00
	Deposit 45347 Yukon Inc. (Gary P.) – Unit #202	+ \$ 250.00
Jan. 4	Juliet's Cleaning Services – Dec. (Chq #0097)	- \$ 125.00
Jan. 17	Yukon Electric Co. Ltd. monthly electrical – common areas	- \$ 201.26
Feb. 1	Bank fee	- \$ 7.08
Feb. 8	Condo Fees: Deposit Kwok Ma – Units #301 & 201	+ \$ 500.00
	Deposit Sarah Kitz – Unit #302	+ \$ 250.00
	Deposit Creative Solutions – Units #102 & 101	+ \$ 500.00
	Deposit 45347 Yukon Inc. (Gary P.) – Unit #202	+ \$ 250.00
Feb. 8	Juliet's Cleaning Services – Jan. (Chq #0098)	- \$ 100.00

Feb. 8	17660 Yukon Inc. (neighbouring lot) – 6 months garbage removal (Chq #0099)	- \$ 1,005.80
Feb. 8	Gray Management Services – management fee for Dec., snow removal and window cleaning from May (Chq #0100)	- \$ 829.50
Feb. 15	Yukon Electric Co. Ltd. monthly electrical – common areas	- \$ 418.96
Current Balance		\$ 6,999.37

Mar. 1	City of Whitehorse – utilities	- \$ 217.28
Mar. 1	Bank fee	- \$ 7.23
Mar. 1	Condo Fees: Deposit Kwok Ma – Units #301 & 201	+ \$ 500.00
	Deposit Sarah Kitz – Unit #302	+ \$ 250.00
	Deposit Creative Solutions – Units #102 & 101	+ \$ 500.00
	Deposit 45347 Yukon Inc. (Gary P.) – Unit #202	+ \$ 250.00
Current Balance (March 1, 2017)		\$ 8,274.86

Mar. 11	Juliet's Cleaning Services – Jan. (Chq #0101)	- \$ 100.00
Mar. 15	Yukon Electric Co. Ltd. monthly electrical – common areas	- \$ 291.83
Apr. 4	Condo Fees: Deposit Kwok Ma – Units #301 & 201	+ \$ 500.00
	Deposit Sarah Kitz – Unit #302	+ \$ 250.00
	Deposit Creative Solutions – Units #102 & 101	+ \$ 500.00
	Deposit 45347 Yukon Inc. (Gary P.) – Unit #202	+ \$ 250.00
Current Balance (April 4, 2017)		\$ 9,383.03

Credit from 17660 Yukon Inc. as they overcharged on our garbage
bill last 6 months + 307.86 credit to be
applied to next 6 months' bill

Apr. 4	Diane Pettifor – 2 hrs. bookkeeping (last 3 months) and updating chequing bank statement (Chq #0102)	- \$ 100.00
April ??	Gray Management Services – management fee for Jan. & Feb. & March/17 and snow removal (Chq #01??)	- \$ 661.50??



RBC Royal Bank®

Close

Chequing

4 Apr 2017

CAD Chequing 09950-1016237

Show All Transactions for the last 30 days

Date	Description	Withdrawals	Deposits	Balance
4 Apr 2017	DEPOSIT		1,500.00	9,383.03
20 Mar 2017	CHEQUE - 101	100.00		7,883.03
15 Mar 2017	BUSINESS PAD -ATCO ELECTRIC	291.83		7,983.03



ROYAL BANK OF CANADA
P.O. BAG SERVICE 2650
CALGARY AB T2P 2M7

Business Account Statement

RBDA30000_7819407 E D 09950 00994

WHITEHORSE CONDOMINIUM CORPORATION NO 191
BOX 1223
MARSH LAKE YT Y0B 1Y1

February 28, 2017 to March 31, 2017

Account number: 09950 101-623-7

How to reach us:

Please contact your RBC Banking representative or call
1-800-Royal®2-0
(1-800-769-2520)

www.rbcroyalbank.com/business

Account Summary for this Period

RBC Business Essentials® Variable Pricing Account

Royal Bank of Canada

4110-4TH AVE, WHITEHORSE, YT Y1A 4N7

Opening balance on February 28, 2017	\$6,999.37
Total deposits & credits (1)	+ 1,500.00
Total cheques & debits (6)	- 616.34
Closing balance on March 31, 2017	= \$7,883.03

Account Activity Details

Date	Description	Cheques & Debits (\$)	Deposits & Credits (\$)	Balance (\$)
	Opening balance			6,999.37
01 Mar	Deposit 0064		1,500.00	
	Utility Bill Pmt City of Whse	217.28		8,282.09
	Regular transaction fee 4 Drs @ 1.12 1 Cr @ 1.12	5.60		
	Electronic transaction fee 1 Dr @ 0.75	0.75		
	Items on deposit fee 4 ID @ 0.22	0.88		8,274.86
15 Mar	Business PAD ATCO ELECTRIC	291.83		7,983.03
20 Mar	Cheque - 101	100.00		7,883.03
	Closing balance			7,883.03

Account Fees: \$7.23

minutes of march 9, 2017
meeting to follow
shortly.

Condo 191 meeting: September 13, 2016

In attendance: Denali, Gary, Nicole

Financial Update

- Balance as of August 31, 2016: \$4531.99.
- Gary provided the update.
- Estimated balance to current date is \$4941.39.

New items

- Nicole Bringsli now owns unit 101 and will have tenants move in October 1, 2016. Property Management has been notified about the move in date, so they will inspect common areas prior to tenants moving in.
- Unit 301 moved in and Property Management was not notified nor was the owner of the unit seen on site during the move. There was some damage to the walls, paint missing about a quarter size in the hall on 301 (exterior wall) and still bike marks between the second and third floor landing. There is still a spot where the paint has been removed when the tenants moved into 301 that require painting and there are still bicycle marks between the second and third floor rear stairwell. A quote to fix it would be \$210.00.
- Motion: Is that owners must notify Grey Management at a minimum of one week (seven calendar days) in advance of any tenant or owner is moving in or out of a unit. If notification is not provided with one weeks notice and the hallways are not inspected prior to the move, the owner of the condo where the tenants is moving in or out of, shall be held responsibility for 100% of the cost for the damage and painting. This will be added to our rules and regulations. Those who voted in favour are Gary, Nicole and Ray and Sarah Kitz (via phone). Kwok Mah was not present at this meeting.
- Front exterior door often slams. Very noisy. Gary will ask Paul Harek, about door options such as a heavy duty door with hydraulics to make it less noisy. Gary will inquire.
- Denali to put out a notice to tenants about the following:
 - We have an area between the condo building and the building next door, with a bike rack where people can put bikes. It is gated and locked. It is the same key that is used for the dumpster. It is preferred to have the bikes kept there to avoid damage to the common area.
 - The other notice will pertain to tenants who do not live in condos 101 or 102 do not need to be accessing the hallway and increasing foot traffic on the main floor. Please use front and rear stairways to get where you need to be.
- Every condo must supply proof of liability insurance to the condo corporation. Please email copies to Diane at gpettifor@northwestel.net . This is compulsory and in our bylaws. Everyone needs to send an updated copy. We do not have this year's insurance for owner and tenant legal liability insurance for all unit yet. This needs to be sent by

October 15, 2016. If it is not sent then there may be a possibility of being fined for not abiding by bylaws.

- Gary will look into pricing artie entry ways for front door.
- Tabled: discussion on front paving.
- Vote: LED lights will put in place entry way (exterior) and all other areas with the exception of of the hallways on each floor. Gary will take this on.

Condo Meeting April 21, 2015: Mah, Sarah and Ray Kitz, Kurt and Nicole Bringsli, Gary Pettifor, Denali, and Shannon.

- Reviewed financials (copy provided to Danali, Grey Management Services, INC).
- Carpet Cleaning quotes will be provided GMS and painting common areas in the building quotes.
- Vote: All in favor to clean the carpets.
- Discussed Aon condo coverage insurance.
- Parking signs have been created and posted.
- Damage out front: Ray and Sarah will look into fixing it and they will submit the invoice to Mr. Mah and he will submit to tenant in 201 who is responsible for the damage.
- Arctic entrance at back entrance way: Ray will look into quotes. Outside door will be solid and this will have a lock on it. The inside door may not lock but this is not confirmed. The goal is to ensure that the door does not freeze. Ray will submit a quote via email to all board members for what the door will cost.
- Ray will speak to the neighbors about splitting a bin specifically for cardboard. Ray be building a pad for the garbage bin in the back.
- New Board: Kurt: president, Gary: treasurer, Mr. Mah: Secretary. Ray Kitz moves that the Directors stay the same as the previous year. Nicole Bringsli seconded this.

Condo Meeting April 29, 2014

1. Agenda adopted

2. Election of officers

- 3 directors
 - Kurt Bringsli
 - Kwok Ma
 - Gary Pettifor
-
- Ray second the motion
 - All in agreement

3. Election of officers

- President-Kurt Bringsli
 - Secretary/Treasurer-Gary Pettifor
 - Director-Kwok Mah
-
- Vote-Kwok Mah moves
 - Second-Sarah Kitz
 - All in favor

4. Insurance

- \$4558.00 insurance due July 20, 2014
- For the building (\$760.00 per unit)
- Fire extinguishers/alarm checks will be due soon and needs to get done. Will be paid by condo money. Vote to pay a lump sum for insurance.
- Moved by Sarah Kitz
- Second by Gary Pettifor
- **ACTION: Cheque must be submitted by May 30, 2014**
- **ACTION: Kurt to follow up with Total Fire Protection**

5. Hiring Property Management

- Have had presentation by Gray Management Services, \$35.00/unit
- Doesn't include cleaning of common elements/bookkeeping/ and snow removal
- Move to adopt \$35/mnth per unit with Gray Management Services
- We would like to increase the condo fees to \$235/unit to cover this
- Sarah-Moves this
- Nicole-Second this
- Hire a cleaner twice a month at \$25/hr
- Nicole to arrange cleaner to come and submit invoice to Condo Corp monthly and will be paid out of our Condo Corp.

- Condo fees to increase to \$235.00 per month starting May 1, 2014.
- **ACTION: Kurt to contact Gray Management Services and to supply a copy of what is included to all Condo owners.**

6. Paving Driveway

Approx \$10,000 maximum

ACTION: Gary to confirm a timeline and price

7. Arctic Entry Way

ACTION: Ray to get designs and quotes for arctic entrance way

8. Garbage Dumpster

\$150/ month now

ACTION: Ray/Sarah to discuss with neighbor to see if they would like to share dumpster with us and this will reduce our monthly costs.

9. Old Business

Pest Problem

- Tenants will be out of #201 by the end of May 2014.
- Tenants killing bugs and leaving them on walls, not being clean
- Dead bugs and egg larvae present in the building. They are not cleaning up, not helping to eliminate the bug problem.
- They are sprinkling white powder all around in carpet, etc
- When they leave May 30, 2014 The Orkin man will spray one week, then another week and then can be cleaned after this.

10. New Business

Parking Signage

Table the issue until it is a further problem

Lawyer Fees

Kwok Man is not willing to pay for any of the fees that accrued by the damages because of the pest problem. He has asked the condo corp lawyer to speak to his lawyer, Jim Tucker.

Condo Bylaws

- Review contravention of bylaws and fees that have to be paid
- Please review bylaws
- Agreed by majority

ACTION: Kurt to research 66 2/3% voting on condo board issues/bylaws

Next meeting June 3, 2014 9am at the Kitz's place

Office Consolidation of City of Whitehorse Zoning Bylaw 2012-20

10.6 **CM2** **Mixed Use Commercial 2**

10.6.1 Purpose

To provide a zone for a mix of low intensity commercial and residential uses for the transitional area around the periphery of the downtown commercial core

10.6.2 Principal Uses

- a) business support services
- b) child care centres
- c) commercial schools (excluding heavy equipment)
- d) community gardens and greenhouses
- e) community recreation services
- f) eating and drinking establishments
- g) financial services
- h) fleet services (bus lines only)
- i) funeral services
- j) health services
- k) hostels
- l) hotels
- m) household repair services
- n) housing: multiple, residential care homes, supportive, temporary shelter services
- o) indoor participant recreation services
- p) institutional services
- q) offices
- r) outdoor recreation equipment rentals/sales
- s) parks
- t) personal service establishments
- u) pet clinics
- v) private clubs
- w) religious assemblies
- x) retail services, convenience
- y) retail services, general
- z) scientific and cultural exhibits
- aa) spectator entertainment establishments
- bb) studios

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- 10.6.3 Secondary Uses
- a) accessory building/structure
 - b) bed & breakfast lodgings
 - c) boarding and rooming houses
 - d) family day homes
 - e) garden suites
 - f) home-based businesses, major
 - g) home-based businesses, minor
 - h) living suites
- 10.6.4 Conditional Uses
- a) housing: single detached, duplex
 - b) motels
 - c) non-accessory parking
 - d) vehicle sales and service
- 10.6.5 Development Regulations
- a) The minimum lot width is 15.0 m.
 - b) The minimum lot area is 464 m².
 - c) The maximum floor area ratio is 5.4.
 - d) The maximum site coverage is 90%.
 - e) The maximum height is 20 m, except where otherwise indicated in Appendix C.
 - f) The minimum front yard is 0.0 m.
 - g) The minimum side yard is 0.0 m except on a corner lot no structure shall be constructed within a sight triangle.
 - h) The minimum rear yard is 0.0 m.
 - i) For portions of buildings greater than 20 m in height, upper floors are required to be set back at least 2.0 m from property lines.
- 10.6.6 Other Regulations
- a) Non-accessory parking is permitted only when a parking area is set back from any adjacent street a minimum of 3.0 m, this area is landscaped and the parking lot is hard-surfaced.
 - b) Accessory parking shall be provided to the rear or side of the principal building on the lot with provision for landscaping and screening.
 - c) Mixed-use developments shall be permitted in one building or may be permitted in separate buildings on the same lot.
 - d) Development in this zone is subject to multiple housing regulations set out in section 6.14.

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- e) New development resulting in new buildings and/or site disturbance that falls within the area specified in Appendix D – Moderate Geo-hazard Area, requires a site-specific geotechnical evaluation in the form and substance acceptable to the City Engineer, and implementation of any mitigation measures required by the City Engineer. (*Bylaw 2013-20 – July 8, 2013*).
- f) At least 40% of the horizontal distance of each ground floor facade facing a public roadway shall be glazed. (*Bylaw 2013-20 – July 8, 2013*)
- g) In addition to the regulations listed above, other regulations may apply. These include the general development regulations of section 5 (accessory development, site design, yards, etc.); the specific use regulations of section 6 (vehicle oriented businesses, etc.) the parking regulations of section 7; and the sign regulations of section 8.

10.6.7 Special Restrictions

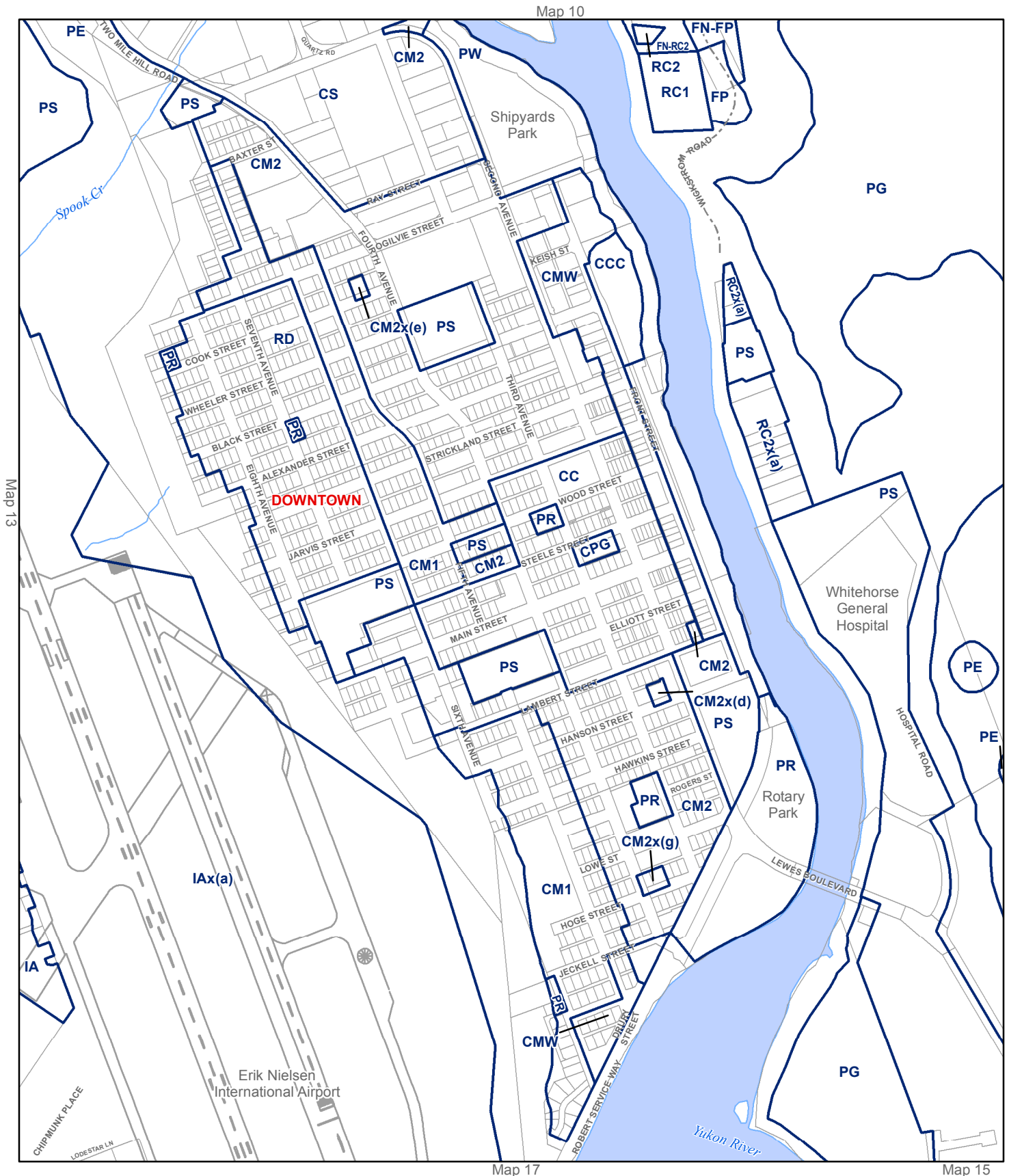
- a) A portion of Centennial Street in Porter Creek, as shown on the Zoning Map, is designated CM2x. The special modifications are as follows:
 - (1) The addition of single detached dwellings and gas bars as principal uses
 - (2) Minimum yard setbacks are as follows: front - 6.0 m; rear - 6.0 m; side - 3.0 m;
 - (3) Maximum height is 10.0 m
 - (4) The addition of crematoria as a secondary use to Lots 78 and 79, Porter Creek, Plan 25142 LTO, located at 1101 and 1103 Centennial StreetNotwithstanding the above, the CM2 zone shall apply in its entirety.
- b) Lot 570 Group 804 (35 River Ridge Lane) is designated CM2x, the special modifications being as follows:
 - (1) Minimum yard setbacks are as follows: front - 6.0 m; rear - 6.0 m; side - 3.0 m;
 - (2) Maximum height is 10.0 m.Notwithstanding the above, the CM2 zone shall apply in its entirety.

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- c) Lot 360, Group 804 in Porter Creek, located at 1307 and 1313 Centennial Street, is designated CM2x, the special modifications being as follows:
 - (1) The addition of single detached dwellings, and gas bars as principal uses
 - (2) Minimum yard setbacks are as follows: front - 6.0 m; rear - 3.0 m; side - 3.0 m;
 - (3) Maximum building height is 17.5 mNotwithstanding the above, the CM2 zone shall apply in its entirety.
- d) Lot 14, Block 13 and a portion of the adjacent lane remainder located at 206-208 Hanson Street in the Downtown area are designated CM2x, the special modification being that site coverage shall be increased to 95%.
- e) Lots 3 and 4 Block 113 in the Downtown area, located at 406-408 Cook Street, are designated CM2x, the special modification being that only seniors housing is permitted as a principal use.
- f) Lot 6, Block E, Plan 19005, located at 4041 Fourth Avenue, and Lot 13, Block E, Plan 91-104, located at 308 Hoge Street, are designated CM2x with the special modification being that the maximum fence height in the front yard is 2.13 m. (*Bylaw 2013-33 passed August 12, 2013*)

MAP 14

DOWNTOWN



Where a letter appears in brackets following a zoning designation, e.g. RSx(a), the letter corresponds to the 'special restrictions' subsection for that zone.



0 430
Meters

Projection: NAD 1983 UTM Zone 8

Consolidation date:
April 15, 2016