



**northern
community
land trust**

PROJECT 1096



Whistle Bend · Whitehorse

**32 affordable homes for limited income,
working class people and families.**



Accessible



Sustainable



Affordable Forever



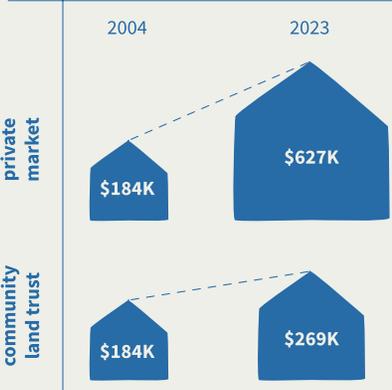
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**LENORE MORRIS
LAW OFFICE**

What is a Community Land Trust?



price of a single detached house



Value increase tied to inflation, not market speculation.



Not for Profit



Community-Driven



Affordable Forever

We build high-quality, thoughtfully designed homes at a fraction of standard development costs, thanks to:

- Land donation
- Access to funding for affordable housing
- Prudent, efficient design

We sell homes to residents at-cost, rather than at market value. Affordability is passed on to future buyers through resale price controls tied to inflation.

Learn More!





two-bed single parent
7 homes available



three-bed single parent
1 home available

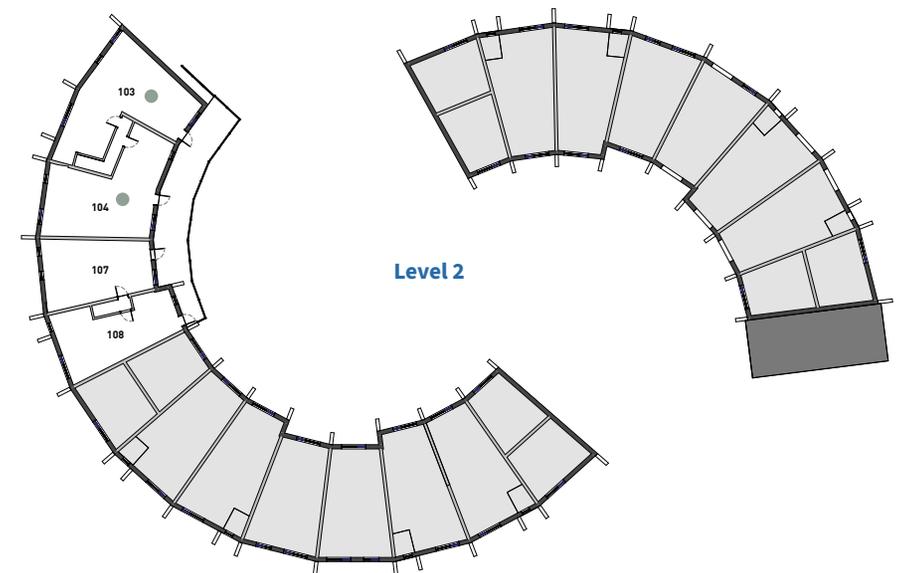
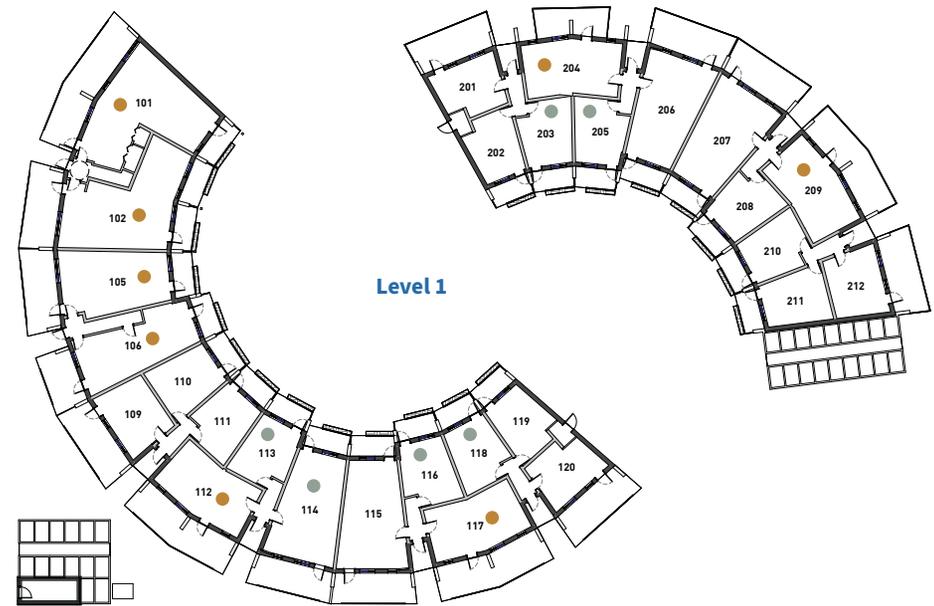


wheelchair optimized
2 homes available



barrier free
8 homes available

Eight of our homes meet barrier-free accessibility standards. Two are optimized for wheelchair use! Every home includes provisions for future accessibility adaptations to suit changing needs and support aging in place.





one-bed ECON
4 homes available



one-bed large
12 homes available



two-bed
12 homes available



three-bed
4 homes available

32 homes designed for a variety of family structures.



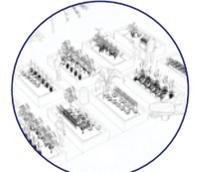
fire circle
central gathering space at the heart of the site is integral to Yukon culture



space of repose
quiet transitional area between private units and public amenities



natural playscape
reflection of the Yukon landscape encouraging play, fun and imagination



community gardens
enable residents to grow plants, and empower food security



picnic area
space for residents and guests to gather around food

Neighbourhood Amenities

Whistle Bend, Whitehorse



Public Transit



Walking trails



Lake



Public plaza



Playgrounds



Mountain View Golf Club



New retail development



10-minute drive to downtown



Brand new seniors' care facility



New elementary school

Project 1096 - Unit Features

UNIT #	# OF STORIES	# OF BEDS	# OF BATHS	PARKING SPOT	TOTAL SQ. FT.	SALE PRICE	HOUSEHOLD INCOME CAP	ASSET CAP	BARRIER FREE?	SINGLE PARENT PREFERENCE?	ESTIMATE CONDO FEE (Monthly) ¹	ESTIMATED PROPERTY TAX (Annual) ²
101	1	2	1	1	820	\$305,138	\$137,000	\$150,000	Yes		\$325	\$1,100
102	1	2	1	1	758	\$292,778	\$137,000	\$150,000	Yes		\$325	\$1,100
103	1	2	1	1	797	\$266,461	\$104,000	\$150,000	No	Yes	\$325	\$1,100
104	1	2	1	1	771	\$259,766	\$104,000	\$150,000	No	Yes	\$325	\$1,100
105	1	1	1	1	544	\$227,836	\$83,000	\$125,000	Yes		\$275	\$850
106	1	1	1	1	564	\$230,720	\$83,000	\$125,000	Yes		\$275	\$850
107	1	1	1	1	559	\$234,325	\$83,000	\$125,000	No		\$275	\$850
108	1	1	1	1	554	\$225,673	\$83,000	\$125,000	No		\$275	\$850
109	2	1	1	1	587	\$252,350	\$83,000	\$125,000	No		\$275	\$850
110	2	1	1	1	546	\$241,535	\$83,000	\$125,000	No		\$275	\$850
111	2	2	1	1	876	\$327,540	\$137,000	\$150,000	No		\$325	\$1,100
112	1	1	1	1	441	\$163,770	\$59,000	\$100,000	Yes		\$225	\$600
113	2	2	1	1	876	\$281,860	\$104,000	\$150,000	No	Yes	\$325	\$1,100
114	2	3	1.5	1	1,113	\$392,739	\$172,000	\$200,000	No		\$375	\$1,320
115	2	3	1.5	1	1,113	\$392,739	\$172,000	\$200,000	No		\$375	\$1,320
116	2	2	1	1	876	\$281,860	\$104,000	\$150,000	No	Yes	\$325	\$1,100
117	1	1	1	1	441	\$163,770	\$59,000	\$100,000	Yes		\$225	\$600
118	2	2	1	1	876	\$283,868	\$104,000	\$150,000	No	Yes	\$325	\$1,100
119	2	1	1	1	546	\$224,231	\$83,000	\$125,000	No		\$275	\$850
120	2	1	1	1	587	\$240,814	\$83,000	\$125,000	No		\$275	\$850
201	2	1	1	1	587	\$240,814	\$83,000	\$125,000	No		\$275	\$850
202	2	1	1	1	546	\$224,231	\$83,000	\$125,000	No		\$275	\$850
203	2	2	1	1	876	\$283,868	\$104,000	\$150,000	No	Yes	\$325	\$1,100
204	1	1	1	1	441	\$164,388	\$59,000	\$100,000	Yes		\$225	\$600
205	2	2	1	1	876	\$281,860	\$104,000	\$150,000	No	Yes	\$325	\$1,100
206	2	3	1.5	1	1,113	\$392,739	\$172,000	\$200,000	No		\$375	\$1,320
207	2	3	1.5	1	1,113	\$329,394	\$112,000	\$200,000	No	Yes	\$375	\$1,320
208	2	2	1	1	876	\$325,223	\$137,000	\$150,000	No		\$325	\$1,100
209	1	1	1	1	441	\$164,388	\$59,000	\$100,000	Yes		\$225	\$600
210	2	2	1	1	876	\$327,540	\$137,000	\$150,000	No		\$325	\$1,100
211	2	1	1	1	546	\$231,441	\$83,000	\$125,000	No		\$275	\$850
212	2	1	1	1	587	\$248,024	\$83,000	\$125,000	No		\$275	\$850

1. Condo fees are estimates based on nearby similar reference developments built in 2022. Full condominium corporation budget and final first condo fee will be set prior to completion of purchase. After year one condo fees will be set by the Board of the condominium corporation elected by the residents. 2. Property taxes are estimates only based on nearby similar reference developments built in 2022. Final property taxes will be based on Government of Yukon assessments and City of Whitehorse tax rates and are not controlled by NCLTS.

A

546 sq.ft.



1 Bed



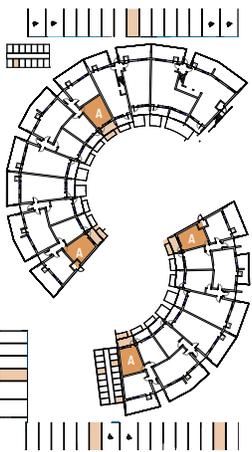
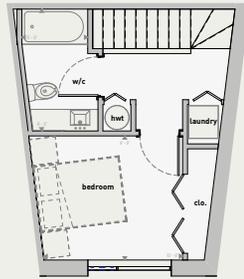
1 Bath



1 Parking Stall

SALE PRICE RANGE: \$224,231 - \$241,535

HOUSEHOLD INCOME CAP: \$83,000



UNITS: 110, 119, 202, 211

N° OF STORIES: 2

AMENITY AREA: 108 sq.ft.
+ 25 sq.ft. storage locker

B

587 sq.ft.



1 Bed



1 Bath



1 Parking Stall

SALE PRICE RANGE: \$240,814 - \$252,350

HOUSEHOLD INCOME CAP: \$83,000

C

876 sq.ft.



2 Bed



1 Bath



1 Parking Stall

SALE PRICE RANGES

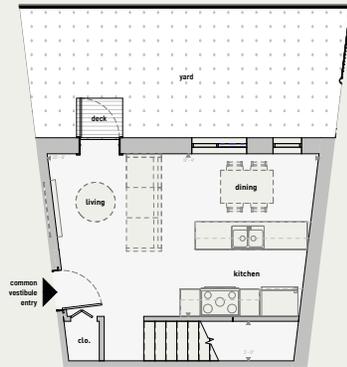
SINGLE PARENT UNITS: \$281,860 - \$283,868

UNITS 111,208,210: \$325,223 - \$327,540

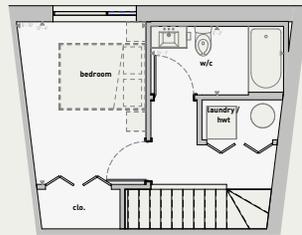
HOUSEHOLD INCOME CAP: \$104,000 - \$137,000



SINGLE PARENT UNITS



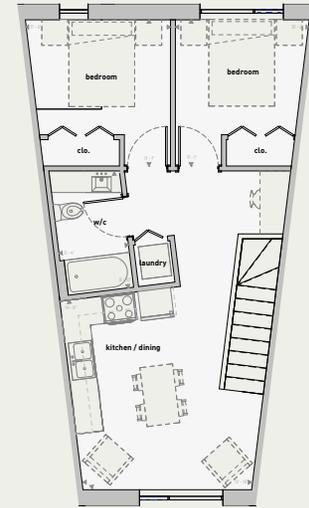
LEVEL 1



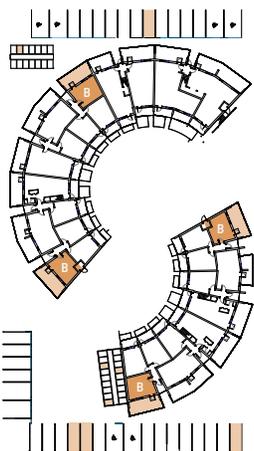
LEVEL 2



LEVEL 1



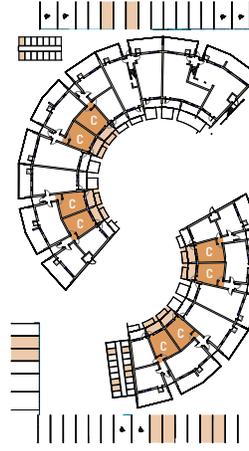
LEVEL 2



UNITS: 109, 120, 201, 212

N° OF STORIES: 2

AMENITY AREA: 247 sq.ft.
+ 25 sq.ft. storage locker



SINGLE PARENT UNITS:
113, 116, 118, 203, 205

UNITS: 111, 208, 210

N° OF STORIES: 2

AMENITY AREA: 108 sq.ft.
+ 25 sq.ft. storage locker

D

441 sq.ft.

1 Bed ECON

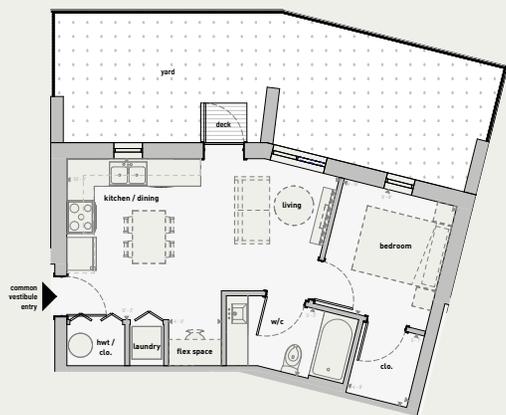
1 Bath

1 Parking Stall

SALE PRICE RANGE: \$163,770 - \$164,388

HOUSEHOLD INCOME CAP: \$59,000

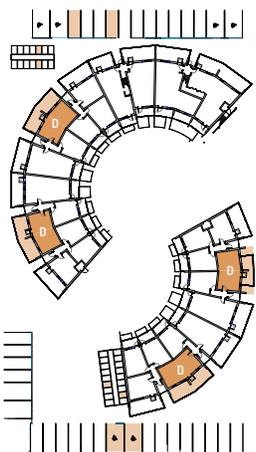
 BARRIER FREE



LEVEL 1



KEY PLAN | LEVEL 1



UNITS: 112, 117, 204, 209

N° OF STORIES: 1

AMENITY AREA: 343 sq.ft.
+ 25 sq.ft. storage locker



E

1,113 sq.ft.



SINGLE PARENT UNIT



3 Bed



1.5 Bath



1 Parking Stall

SALE PRICES

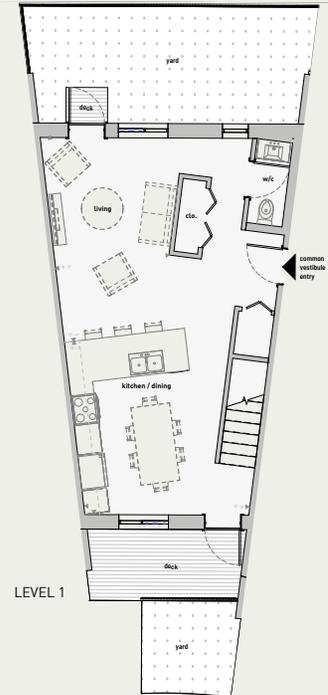
SINGLE PARENT UNIT: \$329,394

UNITS 114, 115, 206: \$392,739

HOUSEHOLD INCOME CAP: \$112,000 - \$172,000

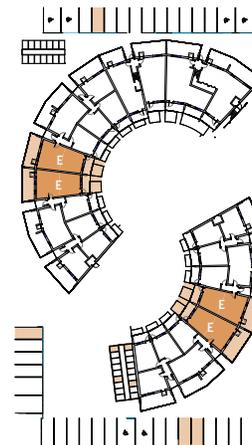


LEVEL 2



LEVEL 1

KEY PLAN | LEVEL 1



SINGLE PARENT UNIT: 207
UNITS: 114, 115 & 206

N° OF STORIES: 2

AMENITY AREA: 108 sq.ft.
+ 25 sq.ft. storage locker

F

564 sq.ft.

 BARRIER FREE



1 Bed



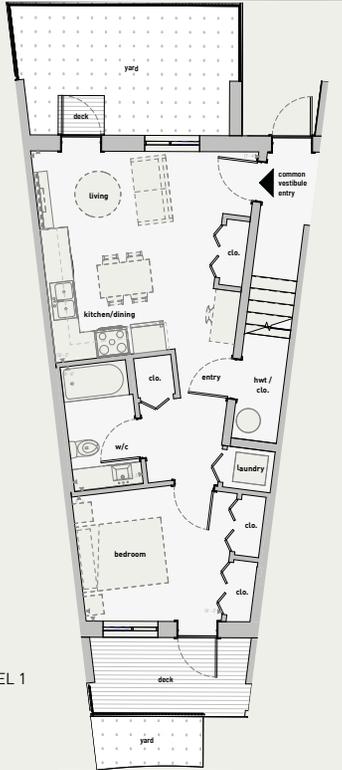
1 Bath



1 Barrier Free Parking Stall

SALE PRICE: \$230,720

HOUSEHOLD INCOME CAP: \$83,000



LEVEL 1

G

544 sq.ft.

 BARRIER FREE



1 Bed



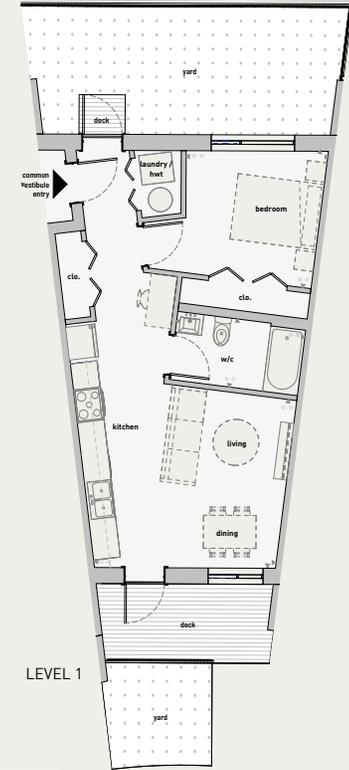
1 Bath



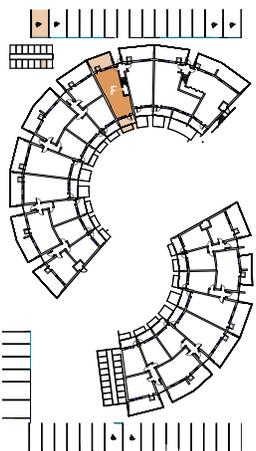
1 Barrier Free Parking Stall

SALE PRICE: \$227,836

HOUSEHOLD INCOME CAP: \$83,000



LEVEL 1



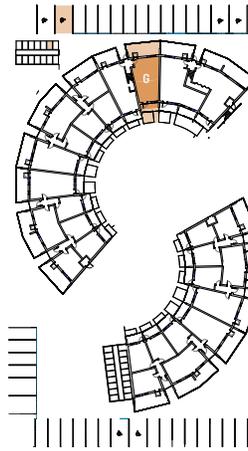
UNITS: 106

Nº OF STORIES: 1

AMENITY AREA: 283 sq.ft.
+ 25 sq.ft. storage locker

p 18

KEY PLAN | LEVEL 1



UNITS: 105

Nº OF STORIES: 1

AMENITY AREA: 386 sq.ft.
+ 25 sq.ft. storage locker

p 19

KEY PLAN | LEVEL 1

H

554 sq.ft.



1 Bed

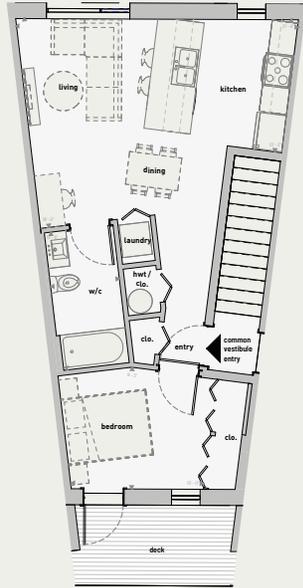


1 Bath



1 Parking Stall

SALE PRICE: \$225,673
HOUSEHOLD INCOME CAP: \$83,000



LEVEL 2

I

559 sq.ft.



1 Bed

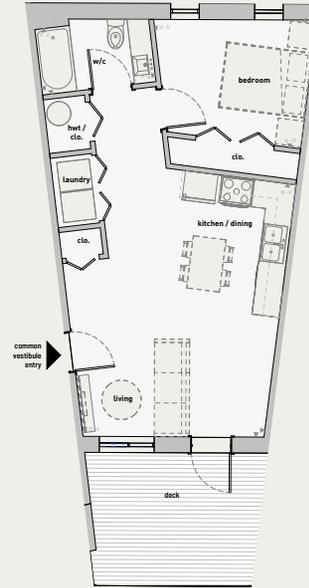


1 Bath

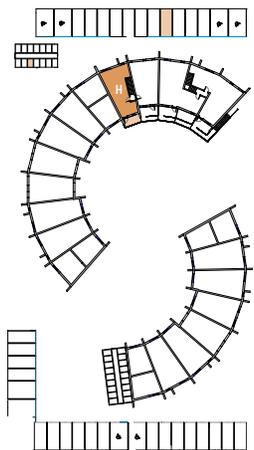


1 Parking Stall

SALE PRICE: \$234,325
HOUSEHOLD INCOME CAP: \$83,000



LEVEL 2

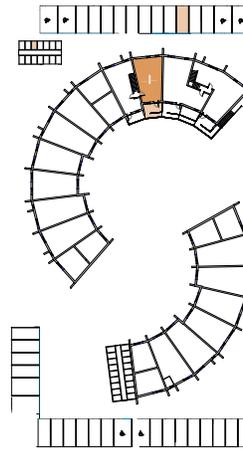


p 20

UNITS: 108

Nº OF STORIES: 1 (level 2)

AMENITY AREA: 76 sq.ft.
+ 25 sq.ft. storage locker



p 21

UNITS: 107

Nº OF STORIES: 1 (level 2)

AMENITY AREA: 91 sq.ft. + 25
sq.ft. storage locker

J

758 sq.ft.



2 Bed



1 Bath



1 Barrier Free Parking Stall

SALE PRICE: \$292,778

HOUSEHOLD INCOME CAP: \$137,000

BARRIER FREE
WHEEL CHAIR OPTIMIZED



LEVEL 1

K

820 sq.ft.



2 Bed



1 Bath

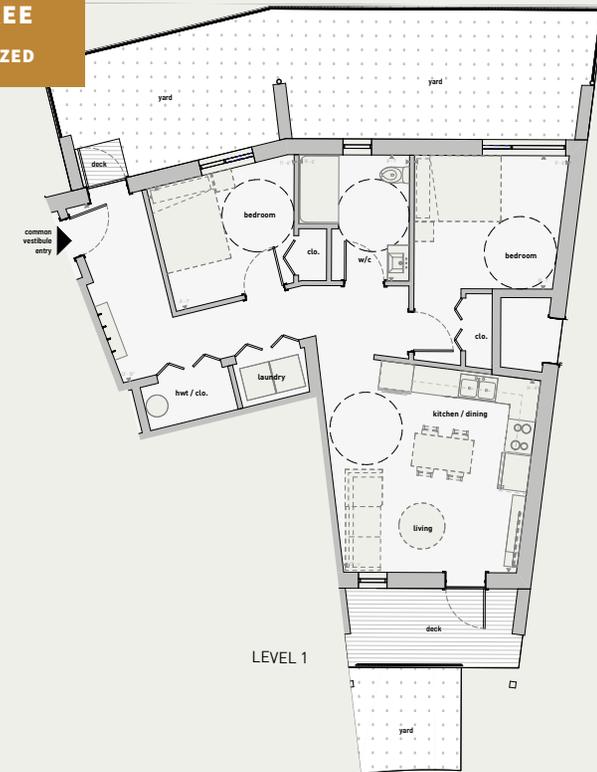


1 Barrier Free Parking Stall

SALE PRICE: \$305,138

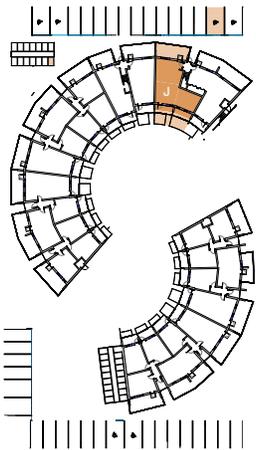
HOUSEHOLD INCOME CAP: \$137,000

BARRIER FREE
WHEEL CHAIR OPTIMIZED



LEVEL 1

KEY PLAN | LEVEL 1



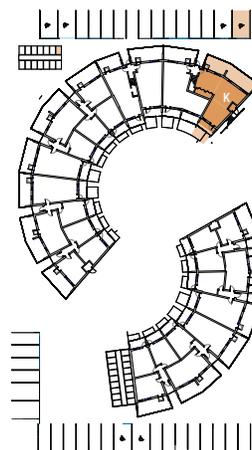
UNIT: 102

N° OF STORIES: 1

AMENITY AREA: 566 sq.ft.
+ 25 sq.ft. storage locker

p 22

KEY PLAN | LEVEL 2



UNIT: 101

N° OF STORIES: 1

AMENITY AREA: 568 sq.ft.
+ 25 sq.ft. storage locker

p 23

L

771 sq.ft.



2 Bed



1 Bath



1 Parking Stall

SALE PRICE: \$259,766

HOUSEHOLD INCOME CAP: \$104,000



SINGLE PARENT UNIT



LEVEL 2

M

797 sq.ft.



2 Bed



1 Bath



1 Parking Stall

SALE PRICE: \$266,461

HOUSEHOLD INCOME CAP: \$104,000

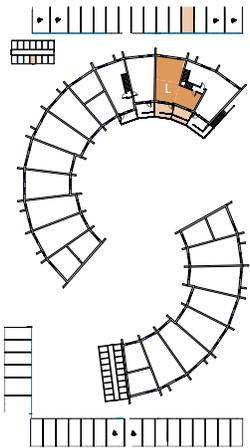


SINGLE PARENT UNIT



LEVEL 2

KEY PLAN | LEVEL 2



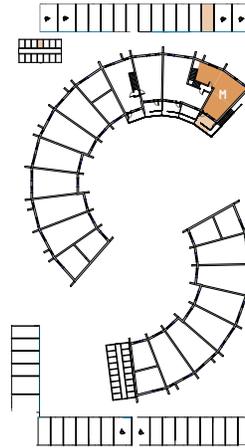
UNIT: 104

N° OF STORIES: 1 (level 2)

AMENITY AREA: 190 sq.ft.
+ 25 sq.ft. storage locker

p 24

KEY PLAN | LEVEL 2



UNIT: 103

N° OF STORIES: 1 (level 2)

AMENITY AREA: 96 sq.ft.
+ 25 sq.ft. storage locker

p 25

Construction Specifications

SITE

- Driveway/Sidewalk: paved driveway
- Landscaping & Fencing: to meet city of Whitehorse Dev. Permit Requirements.

FOUNDATION & CONCRETE

- Damp-proofing: to meet NBC specifications. Foundation coating with mastic as per code.
- Foundation: concrete slab-on-grade with perimeter thickenings
- 4" ABS pipe (capped off) is provided for mitigation of radon if necessary

FRAMING

- Engineered "I" joist floor system and engineered roof truss system.
- Floor Sheathing: 5/8" T&G plywood glued and screwed.
- Exterior Walls: 2x6 spruce studs 24" on center, 3" Halo Interra, 1/2" Air gap, interior 2x4 strapping wall, 24" on center, & 1/2" Plywood.
- Interior Walls: 2x4, 2x6, and 2x8 spruce studs at 24" on center.
- Partition Walls: 2x4 with insulation, double 5/8" drywall, 1" separation, 2x4 with insulation. 5/8" drywall, resilient channel
- Interior Stairs: Spruce stringers with 1" thick premade oriented strand board treads. 1/2" plywood risers.

HEATING

- Ouellet base board heaters with dial thermostats

PLUMBING *(please see Interior Finish Catalogue for plumbing finishing fixture selection)*

- GSW Space Saver 40 Gallon electric hot water tank or equivalent
- 1 frost-free hose bibs, location determined by plumber
- Water line run to fridge
- Shut off valves on all plumbing fixtures except for showers and bathtubs
- Drains, water lines and vents as per design, general plumbing system per NBC
- PEX individually dedicated water lines to basement c/w copper manifold
- Stainless Steel top mount kitchen sink, 20 gauge or equivalent, white ceramic countertop vanity sink
- Chrome Finish plumbing fixtures
- WaterSense Certified ProFlo High-Efficiency Complete Toilet or equivalent
- 60" white acrylic TSEA Maax with fiberglass or equivalent

ELECTRICAL

- Main circuit panel 125 amp service, location determined by builder
- White Decora switches & plugs, 2 exterior weatherproof duplex receptacles (GFI) at front & rear of house
- All electrical work and layout is done in accordance with local and Canadian codes
- 220V receptacles for dryer and range, GFI duplex receptacle outlet in bathrooms
- Telephone outlet boxes located in master bedroom, living room and family room

Construction Specifications

- Television cable outlet boxes located in all bedrooms, living room and family room
- Light fixtures as per Standard Finish Catalogue with LED light bulbs
- Hardwired smoke detectors with battery backup smoke detectors. Combination smoke/carbon monoxide detectors if required. Locations as per NBC
- Door bell push button at front door
- Lighting on all exterior doors

VENTILATION

- Dedicated and balanced Heat Recovery Ventilation (HRV) system sized per ventilation code requirements and design layout
- Exhaust/returns in kitchen and bathrooms and fresh air supply to bedrooms and living spaces
- High efficiency unit; nu-air NU145 (subject to change with availability), location determined by builder
- Deco-Touch AVS main wall control, centrally located. (subject to change with availability)
- 20/40/60min push button timers in kitchen and bathrooms for high speed override
- Round plastic whisper grills 4 inch and 6 inch
- Dryer exhaust venting located as per design and vented to the exterior
- Over the range microwave with charcoal filtered recirculating vent

WINDOWS AND DOORS

- Triple glazed dual Low-E argon filled white vinyl windows. Screens on all venting windows.

- Fiberglass or metal exterior doors as per plan.

EXTERIOR FINISHING

- Exterior cladding: metal, over approved air barriers
- 5" prefinished aluminum eavestrough with downspouts and extension as required
- Prefinished vented aluminum soffit.
- Porches/Decks: As per plan and building code. Treated wood decking and aluminum spindle railing if required. Steps will be provided on the front porch if required by the building code.
- 30 year architectural shingles, with 15lb tar paper, dual black color. Ice & water shield 3' above edge.

INSULATION

- R44 Exterior Wall 2x6 & 2x4 double wall system with R20 batt insulation, sandwiched 3" Rigid insulation and vapor Barrier, R15 batt insulation.
- Rim Joists 4" of 2LB spray foam, and R12 batt insulation or all batt insulation dependent on construction.
- Foundation insulation with 2" rigid terra foam, 10 mm poly.
- Frost Protection: Rigid terra foam insulation specified by engineer, 2"x24".
- Ceilings: R80 insulation, loose fill with insulation stops, 6mm poly

DRYWALL

- Square bead corners, smooth finish ceiling

Construction Specifications

PAINTING

- One primer coat, 2 finish coats of paint, eggshell latex
- White trim (semi-gloss)

FINISHING & MILLWORK *(please see Interior Finish Catalogue for selections)*

- Interior Doors Hollow Core MDF with finger joint paint grade pine or MDF jambs and satin nickel hinges
- Door/Window Casing: White MDF 1x3 flat profile
- Baseboard: White MDF 1x4 flat profile
- Handrail: White MDF
- Halfwalls: Capped with white MDF
- Closet Shelves: MDF. All bedroom and entry closets receive one 16" shelf with hanging rod, and 12" shelf above.
- Passage handles lever style
- Bathroom Hardware: Chrome finish, includes towel ring

CABINETRY *(please see Interior Finish Catalogue for selections)*

- Ikea Cabinets, as per plans
- Kitchen Counter Tops & Backsplash: Laminate with tile backsplash, drop-in sink.
- Bath Counter Tops: Ikea Solid Surface vanity
- Soft close drawers and doors, adjustable shelves

FLOORING *(please see Interior Finish Catalogue for selections)*

- Waterproof Drop-Click-Vinyl System with quiet innovation attached pad throughout the unit.

APPLIANCES* *(please see Interior Finish Catalogue for more information)*

- Fridge: RF220NCTASR Samsung 30" 22 cu.ft. French 3-Door (SS)
- Range: NE59R4321SS Samsung 30" Free Standing Range (SS)
- Dishwasher: DW80R2031US Samsung 55dBA Hybrid Tub DISHWASHER (SS)
- OTR Microwave: ME16K3000AS Samsung 1.6 Cu.Ft OTR Microwave (SS)
- Washer: WF45T6000AW Samsung 5.2 Cu.Ft Washer (White)
- Dryer: DVE45T6005W Samsung 7.5 Cu.Ft Dryer (White)

**subject to change with availability*



ADDITIONAL NOTES

- The home is to be built as per these specifications unless otherwise specified by Extra to Contract (signed by the purchasers and accepted by the vendor)
- The vendor reserves the right to substitute materials of equal or better quality at its discretion. Specifications and details are subject to change.
- Should there be any conflicts between the drawings and the site conditions and/or the building codes, the vendor reserves the right to modify the drawings to suit at its discretion
- SITE VISITS: Purchasers Liability regarding site inspections; the purchasers acknowledge that the construction site is potentially hazardous. The vendor shall not be liable for any loss, injury, or damage suffered by the purchasers or any member of their family, or any invitee or licensee of the purchasers resulting from any cause during any visit or inspection of the home prior to the delivery of possession by the builder. Entrance to the site by the purchasers or any invitee or licensee shall be by request of the purchasers and accompanied by a representative. Personal Protective Safety Equipment is required at all times.
- I/we the Purchaser(s) understand and acknowledge that from and after the date of possession, that the vendor is not responsible for the care, and/or the maintenance of all supplied products including the mechanical systems throughout the house.
- I/we the Purchaser(s) understand and acknowledge that from and after the date of possession, that the vendor is not responsible for any ground settlement and/or damage to retaining walls, driveways, yards, walks, patios, and ramps due to improper care, and/or damage by others. Upon possession it will be the purchasers' responsibility to maintain these.



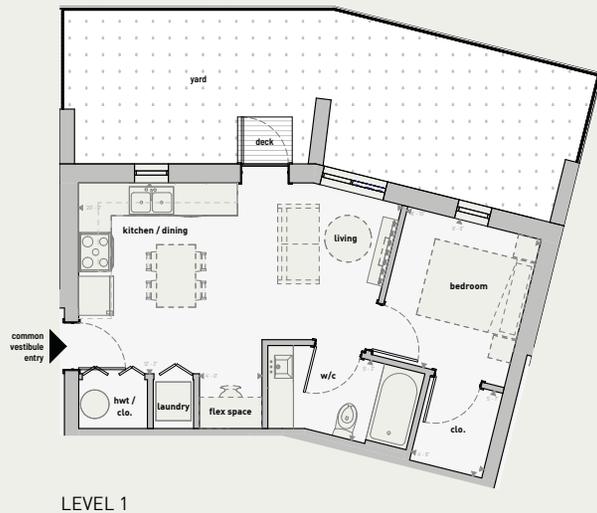
Universal Accessibility

Eight of our homes meet barrier-free accessibility standards. Two are optimized for wheelchair use! Every home includes provisions for future accessibility adaptations to suit changing needs and support aging in place. Zero-threshold doorways, reinforced star walls to support chair lifts, grab bars, roll-under counter space, and removable base cabinetry are all a part of this strategy to create safe, inclusive housing.

Wheelchair Optimized units: 101, 102

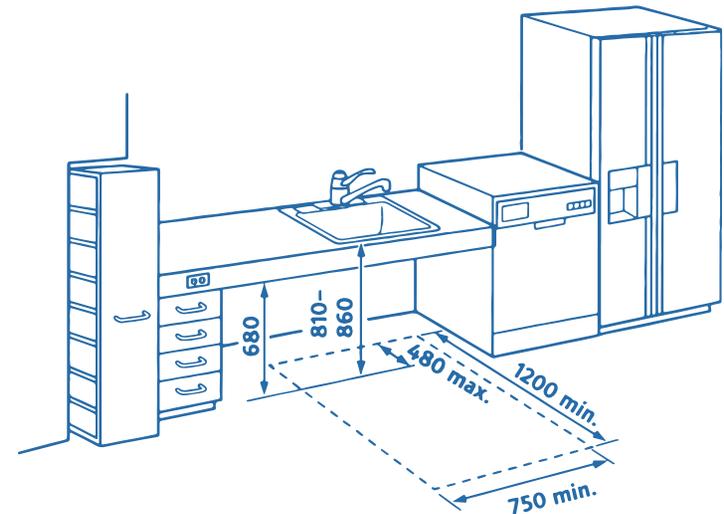
Barrier Free Units: 112, 117, 204, 209, 106, 105

Easily Adapted for Universal Accessibility: Every unit!



Key Features in Wheelchair Optimized Suites

- Level thresholds
- Hard floors
- Low door tension
- Lever handles
- Taller toilets
- Safety bars
- Roll-under sinks
- Hand-held showers
- Fold-down shower seat
- Roll-under counters
- Accessible controls/control panels
- Wide access
- Outward swinging doors



Project occupancy starting from Spring 2026



**Want to join the waitlist? Ensure
you meet our eligibility requirements
and fill out the application here →**



northernclt.ca | info@northernclt.ca



**northern
community
land trust**

As we embark on this housing development, we acknowledge and honor the traditional territory of the Kwanlin Dün and Ta'an Kwäch'än upon which we build. This land holds deep historical, cultural, and spiritual significance for the Kwanlin Dün and Ta'an Kwäch'än people, who have been its stewards for countless generations.