

PLAN IT! Whitehorse

Conceptual illustration
of 701 Jarvis St

Old Town: Multiple-Housing Development



As the City grows, introducing higher density construction (such as multiple-housing development) will be increasingly necessary to accommodate population growth. Determining *where* multiple-housing developments should go and *what* they should look like is a challenging task for the City, requiring comprehensive attention.

The issue was recently explored for Old Town, where multiple-housing buildings can be permitted as a Conditional Use following a public input session. The process informs City Council of conditions that need to be considered when deciding to approve or deny a development permit. The merits of each application are assessed based

on the input received, impacts to the surrounding neighbourhood, and consistency with the *Official Community Plan* and *Zoning Bylaw*.

After the recent approval of developments at 701 Jarvis St and 603 Ogilvie St (which will be 5 and 8 units, respectively), Council instituted a moratorium pending further review of zoning and design regulations.

Two public meetings were held in February and March, which confirmed that a wide-range of opinions exist regarding multiple-housing in our city's oldest residential neighbourhood. **A big thank you to all who attended!**

Concerns were raised in relation to character preservation, building size, shadowing, and parking provision. Strategies to minimize impacts were also discussed. Suggestions included placing restrictions on building height and

allowable number of units, implementing design guidelines (e.g. tiered storeys and sloped roofs), and setting controls for the Floor Area Ratio (FAR) of new developments.

What's next?

Revisions for multiple-housing and other zoning regulations examined through the *Zoning Bylaw* rewrite process can be expected by late April. A fully-revised draft of the document can be expected for Council adoption in July. For more information contact Ben Campbell, *Planner*, or visit www.whitehorse.ca/zoning.

Floor Area Ratio (FAR)?

The FAR of a building is the ratio of total floor area to the size of the lot. Higher FARs tend to indicate a higher density of construction. FAR of 1 allows 100 % build-out of the lot at 1 storey, or 50 % at 2 storeys.

Rendezvous ice
sculptures in Shipyard
Park: Team Québec
(left) and Team British
Columbia (right)



Development Cost Charges to Increase

The City will be increasing residential Development Cost Charges (DCC) to reflect inflation, growing demands on municipal infrastructure, and the rising cost of construction.

Like other municipalities, the City places a charge on new development to help pay for infrastructure that becomes necessary as our population increases.

DCCs are tools used to finance municipal works that are city-serving and would otherwise be paid for through tax revenue. These works include reservoirs, lagoons, recreation facilities, and parks. The one-time fees are collected either at the subdivision or building permit phase of a development.

Over the past 15 years, the City has experienced nearly 40 % compounded inflation, though DCCs have not increased to reflect this. Whitehorse now has rates amongst the lowest in Canada and well below the national average.

To keep up with inflation, residential DCC rates are set to increase on July 1st by an average of 40 %. Rates will increase by another 2 % (compounded) each year for the next 3 years.



Hillcrest Local Improvement Project

The City is moving ahead with preliminary consultation, investigation, and planning of infrastructure improvements needed in the Hillcrest area. The Hillcrest Local Improvement (LI) Project seeks to upgrade water and sewer lines to new municipal standards in performance and efficiency.

Upgrades involve replacing residential systems that “bleed” water with an improved recirculating design. This helps to reduce use and lowers the City’s operating costs for water treatment. **Did you know that bleeders can waste up to 2 liters of water per minute?**

The replacement of water and sewer lines in the rights-of-way (underneath roads and sidewalks) is intended, where

needed, and improvements to vehicle and pedestrian areas are also being explored.

A questionnaire was delivered to Hillcrest residents and property owners in January. **Many thanks to the 122 people who responded!** Topics included water and sewer performance, drainage, road safety, neighbourhood character, transit, and commuter-trail connections.

Further consultation and investigation will occur this spring. Later steps will include a property-owner vote, design work, and budget approval for construction.

For more information contact Erica Beasley, *Planner*, or visit the project web page at www.whitehorse.ca/lipprojects.

Still Growing!

The results of the 2011 Census were released in February, showing that Whitehorse continues to grow:

2011 population:	23,279
Population change from 2006:	13.8 %
Population density:	55.9/km ²

(compare to Yellowknife: 182.4/km², Prince George: 226.1/km², Vancouver: 5,249.1/km²)

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Whistle Bend Update

Whistle Bend is being constructed in 6 phases. With Phases 1 and 2 nearly complete, up-coming lot sales are expected to reflect the following unit counts:

Fall 2012:	Fall 2013:
88 single-family	103 single-family
40 duplex	46 duplex
350 multiple-housing	47 townhouse
	90 multiple-housing

A public meeting was held in March to finalize the area plan and zoning regulations for Phases 3 to 5. Review by YESAB and subdivision approval are slated for this spring. For more information, contact Kinden Kosick, *Senior Planner*.



Adam Waddington, Team Yukon

What a Winter!

As winter ends, we reflect on what an exciting season it has been! Shipyards Park was ornamented by the fine works of the Rendezvous ice sculptors, while city facilities were used to host the Arctic Winter Games (AWG).

Congratulations to all who participated and **a special hurray for our Yukon athletes!** The 7 day event was made possible through the hard work of the AWG International Committee, Host Society, and the helping hands of over 2000 volunteers. Your dedication made this a memorable and inspiring event!



Comings and Goings

Planning and Development Services is excited to welcome two new staff members. **Shirlee Fraser** joins us as a *Customer Service Representative*. Shirlee is no stranger to the City, having worked in the Finance Department for over 10 years. Shirlee is happy to assist with all your business license and building permit needs!

Matt Wilkinson joins the inspections team temporarily in the role of *Building/Plumbing Official*. Matt has 10 years of experience in the Yukon and NWT construction industries, with specialization in energy efficiency, residential ventilation systems, and multiple-housing development.

Welcome aboard, Shirlee and Matt!