

# PLAN IT WHITEHORSE

## Official Community Plan Review

### What We've Already Done

#### "Gathering Ideas"

The OCP is a land use document that gives a vision for the physical layout of the City.

Starting in early 2009, we began to seek ideas from the public of what changes they thought were needed to the OCP. Methods for public input included:

- ◆ 4 City-wide Open Houses
- ◆ 3 "Community Café" Workshops
- ◆ 15 Neighbourhood Mapping Workshops
- ◆ City-wide Questionnaire
- ◆ Numerous meetings with individual stakeholders



### What We Are Doing Now

#### "Turning Ideas into a New Plan"

Starting in late 2009, we gathered all of the ideas and turned them into actual proposals for OCP improvements. Work to date has included:

- ◆ Release of Draft One of the 2010 OCP
- ◆ City-wide Open House and extended Public Comment period
- ◆ 4 Council workshops to discuss proposed changes

Council is considering all of the public input to date and will give the Planning Department their recommendations and direction for the Draft 2 of the OCP.

A public hearing will then be scheduled to ensure that everyone has an opportunity to speak to any amendment to the OCP.

Watch the newspaper CityPage for the public hearing notice and keep checking the planning website, [www.whitehorse.ca/ocp](http://www.whitehorse.ca/ocp).

### What We'll Do Next

#### "Implementing the Plan"

Once the OCP is adopted by Council, the work continues!

Future work will include:

- ◆ Plan Adoption – tentatively anticipated for fall 2010
- ◆ Zoning Bylaw update – the OCP sets the vision for land use; the Zoning Bylaw says specifically what you can and can't do with a piece of land
- ◆ Start of other specific projects that the OCP calls for

For more information visit the website at [www.whitehorse.ca/ocp](http://www.whitehorse.ca/ocp) or contact Mike Ellis, Senior Planner at 668-8337



## Radon: Is It In Your Home?

Radon is a radioactive gas that is colourless, odourless and tasteless. It is formed by the breakdown of uranium, a natural radioactive material found in soil, rock and groundwater.

Radon escapes from the ground. Outside, it is diluted to low concentrations and is not a concern. However, radon that enters an enclosed space, such as a home, can sometimes accumulate to high levels. Radon occurrence in buildings depends on soil conditions, building construction, ventilation rates, and in the short term, weather conditions.

Since the mid 1970's, Health Canada has been surveying houses across the country and they have found low concentrations of radon in every community. However, a small but significant minority of homes in some locations were found to have high levels. The Yukon seems to be in a slightly higher risk area with between 10-20% of houses with higher than recommended levels of radon.

To find out if your home is affected, contact Yukon Housing Corporation (YHC). The equipment to test for radon in your home is available at no charge from YHC and the test is best done during the winter months.

If your radon level is above the recommended guideline, you can take the following cost effective steps to reduce your risk:

- ◆ Increase ventilation in basement to allow an exchange of air.
- ◆ Seal all cracks and openings in foundation walls and floors, and around pipes and drains.
- ◆ Paint basement floors and foundation walls with two coats of paint and a sealant.
- ◆ Ventilate the basement sub-flooring by installing a small pump to draw the radon from below the concrete slab to the outside before it can enter your home.
- ◆ Renovate existing basement floors, particularly earth floors.



For more information on radon or testing for radon, please contact Yukon Housing Corporation at (867) 667-5759 or read up online at [www.hc-sc.gc.ca/ewh-semt/radiation/radon](http://www.hc-sc.gc.ca/ewh-semt/radiation/radon)

## Planning Projects

*The City of Whitehorse takes on a number of planning projects each year. Here are some updates on projects we are currently working on. For more details visit the website at [www.planning.whitehorse.ca](http://www.planning.whitehorse.ca)*

**Takhini North:** This summer the City will be building Carpiquet Road and expect house construction on already sold lots to start once the ground has thawed.

Future lot sales will include a bid process for 2 multiple housing lots and 1 mixed-use residential-commercial lot. A lottery is scheduled for the Fall with 30 singles and 12 duplex lots. For more information contact Cathy Small or check out the website at [www.whitehorse.ca/takhininorth](http://www.whitehorse.ca/takhininorth).

**Whistle Bend:** The Yukon Environmental and Socio-Economic Assessment Board (YESAB) has completed their assessment of Whistle Bend Phases 1 & 2. The City has turned these two Phases over to the Yukon Government for detailed engineering design & construction.

For more information contact Kinden Kosick or check out the website at [www.whitehorse.ca/whistlebend](http://www.whitehorse.ca/whistlebend)

**Stan McCowan:** Construction will continue this building season as all of the lots have been sold. Upgrades to the park and landscaping will be started this summer.



Stan McCowan Residential Subdivision

### Shipyards Park Heritage Buildings:

Tenants have been found for the Pioneer Hotel 1 (Jenni House) and Pioneer Hotel 2 (Hatch House). Interior restoration work is being done and the buildings are tentatively scheduled to be ready for the tourist season and open by June 30 this year.

**Neighbourhood Signs:** We are taking suggestions for the 2010 neighbour sign project. The Porter Creek sign from last year has been completed and will be erected sometime late this Summer or early Fall on Mountainview Drive.

**Alaska Highway Corridor Plan:** A comprehensive design and implementation strategy will be developed to ensure that there is a consistent and aesthetically pleasing appearance for this 'gateway' corridor. This plan may include such things as;

- ◆ landscaping regulations
- ◆ protection of significant views and vistas
- ◆ minimum site planning requirements
- ◆ controlled access
- ◆ crossing points along the highway

Public consultation is tentatively set for the winter of 2011.

**Industrial Land Study:** Next year the City will conduct an assessment for industrial land within the city limits that will investigate supply and demand. This study will look at locations, and existing land use.



Taylor Industrial Area

## Downtown Corner

### Downtown Parking Management Plan:

For a number of years the City has heard from residents, employees, business owners and customers on how downtown parking can be improved. In response the City is undertaking a new 2010 Downtown Parking Management Plan.

The Plan will be the guiding document for parking management within the downtown of our city. The primary goal is to develop achievable recommendations to effectively manage parking for the betterment of business owners, patrons, employees and residents of the city and to reduce overall parking demand by encouraging alternative transportation such as walking, biking, public transit and carpooling.

Some of the issues that will be covered under the plan include:

- ◆ Active Transportation
- ◆ Short and Long Term Parking
- ◆ Demand for Downtown Parking,
- ◆ Pedestrian and Bicycle Improvements,
- ◆ Employee Parking Permits,
- ◆ Using Existing Parking more Efficiently,
- ◆ Possible New Parking Areas
- ◆ Parking Signage and Information

Boulevard Transportation Group, a Victoria based company specializing in parking and transportation management will be the lead consultant on this project.

Boulevard will be working with Inukshuk Planning & Development Ltd, a local planning consulting firm, and Victoria Transport Policy Institute.



Downtown Parking on Main Street

The City and the consultants will be contacting residents to get involved in the development of this important Plan. Please check out the website [www.whitehorse.ca/parkingplan](http://www.whitehorse.ca/parkingplan) or contact Ben Campbell.

**Downtown Amenities Plan:** This summer the City is carrying out a complete inventory of downtown resources and amenities that will flag areas that are in need of improvements and beautification.

**Downtown South Charrette:** This initiative is being undertaken by Yukon Housing Corporation and the City of Whitehorse. This Fall the public and stakeholders will be brought together to help come up with a vision and plan for this area.

## Planning & Development Services

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