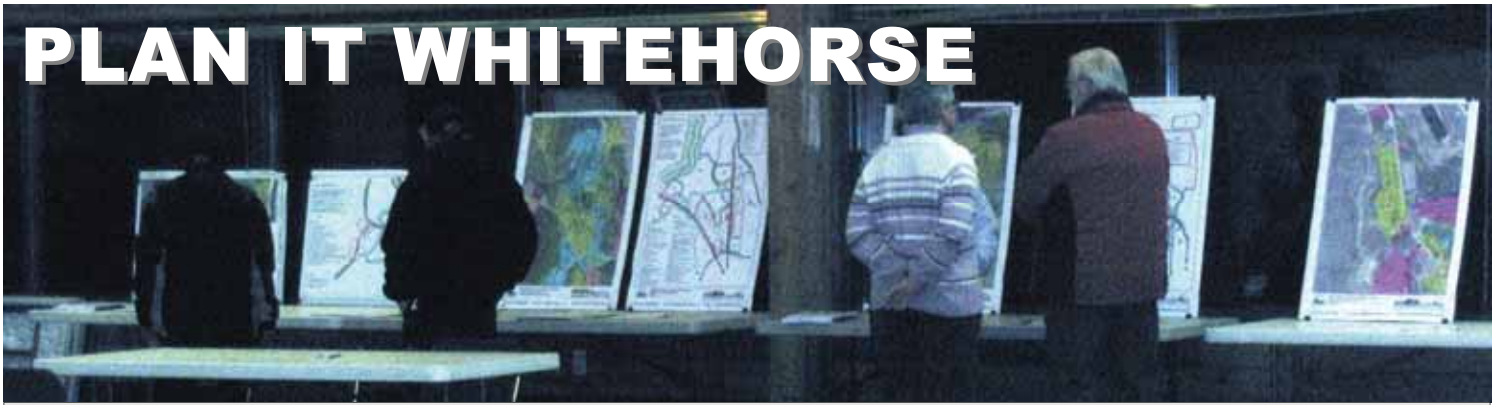


PLAN IT WHITEHORSE



Official Community Plan Review



The City is currently reviewing and updating our Official Community Plan (OCP). The OCP is the City's main land use planning document, providing a guide for the City's growth and development over the next 10 to 20 years.

The theme for the review process is "Planning Together". We need your help! The OCP is only valid if it reflects the goals, visions and ideas of the entire City. So far, we have held 15 neighbourhood workshops, sent out a City-wide questionnaire,

held three public open houses and conducted more than 30 stakeholder interviews. Please come and visit our website to download all of the information.

Our next event is an **Open House** to present the first draft of the revised OCP. Check out the website for the May date. Drop by anytime between 4 and 9pm to see all the proposed changes!

Contact: Mike Ellis, Senior Planner
 Phone: 668-8338 or Email: mike.ellis@whitehorse.ca or
 Visit the website: www.whitehorse.ca/ocp



Whistle Bend Master Plan Approved By Council



Whistle Bend is approximately 700 hectares in size, with the majority of the land being owned by the Yukon Government. It is located between Porter Creek and the Yukon River and expected to have a population of 6,500-8,500.

The final Master Plan concept received Council approval on February 23rd, 2009. Now that the concept has been finalized, the consultants will begin drafting zoning regulations and subdivision plans for the first phases of Whistle Bend. It is expected that the first Whistle Bend lots will be available in the fall of 2012.

This final concept is based on "fused grid" design. This design breaks up long road ways, replacing them with pedestrian corridors, slowing traffic on local roads and promoting walking and cycling. The overall design is centred on a town square that is envisioned as both an urban space and recreation area.

An arterial loop road serves as the main access for the area. This arterial loop provides a convenient transit route as well as access to the commercial areas, schools, and the community use areas. "Green fingers" which are 50m wide forested corridors with trails, run through the development creating trail linkages to different areas of the neighbourhood. The "green fingers" connect the perimeter loop trail to the town square and provide on-site storm water management.

In addition to zoning and subdivision work, the engineering consultants will now resume work on the District Heating and Waste Heat Recovery Feasibility Study that is being funded from the Federation of Canadian Municipalities (FCM), The Yukon Government and the City.

After a series of internal revisions, meetings with First Nations, landowners, technical and community Working Groups and City Council an amalgamated concept was developed. This concept was presented to the public at an Open House held on January 20th, 2009 at the Old Fire Hall. Over 60 people attended this Open House and made comments on the amalgamated plan. The City and consultants took these comments and made the final revisions to the Master Plan concept.

Contact: Kinden Kosick, Planner
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 Visit the website: www.whitehorse.ca/whistlebend



Residential Land Development Updates

Takhini North: Phase 1 of 2009, involves the reconstruction of existing water/sewer and roads for 86 existing properties and 44 new single-family/duplex-zoned lots as well as one multi-family and one residential-commercial site will be added. Lots should be available for sale sometime in August; visit the web site for plan details and watch for ads in the paper.

Phase 2 is scheduled for 2010, and involves construction of new infrastructure for an additional 55 triplex, duplex, single family and two multi-family lots.

Detailed construction and servicing design is now complete. Construction is expected to be carried out through the summer.

Contact: Christine Benedek, Engineering Projects Officer
Phone: 668-8307 or Email: christine.benedek@whitehorse.ca
Visit the website: www.whitehorse.ca/takhininorth

Stan McCowan: The City of Whitehorse has available one multiple family and two single family residential development lots for sale in the new Stan McCowan subdivision on a first-come, first-serve basis.

Contact: Cathy Small, Lands and Subdivision Coordinator
Phone: 668-8319 or Email: cathy.small@whitehorse.ca.

Ingram (AKA Arkell Expansion): Is a 227 unit residential subdivision loaded in-between Arkell and McIntyre neighbourhoods.

The planning process is complete and the City Council has granted subdivision approval. The Yukon Government has begun the detailed engineering and construction process with water, sewer and shallow utilities construction expected to be finished this summer. Road construction & lot sales are expected to take place in the fall.

Contact Kinden Kosick, Planner
Phone: 668-8348 or Email: kinden.kosick@whitehorse.ca

Shipyards Commercial Waterfront Area (AKA Motorways):

The City of Whitehorse is selling nine lots in the downtown area of Whitehorse on a first-come, first-serve basis. These properties are planned as a thriving, pedestrian oriented, mixed-use residential/commercial neighbourhood that provides a unique identity befitting an urban waterfront.

Contact: Pat Ross, Land Development Supervisor
Phone: 668-8339 or Email: pat.ross@whitehorse.ca.

www.planning.whitehorse.ca

Project Update Corner

New Green Building Code: The City is proposing changes to the Building and Plumbing Bylaw that would implement energy conservation in new construction. For further information please check out the website. An effective date of July 1st has been proposed.

Hamilton Boulevard Extension: Yukon Government is the project manager for this project and stated that the road construction will be completed and the paving should be done by the end of the summer.

Kinden Kosick: (Whitehorse Planner) was one of the guest speakers at the "Smart and Sustainable Planning for the North" hosted by The Planning Institute of British Columbia in Prince George in March. He was asked to speak on the success of the Whistle Bend Planning process which has become a model for sustainable development in Northern Canada. Way to go Kinden!



Downtown Planning

Downtown Zoning: The City is considering bringing forward a group of zoning amendments focused on the downtown area. Some amendments are specifically mentioned in the Downtown Plan as recommendations. Other amendments were previously brought forward by developers and property owners and the City is considering applying the amendments on a larger scale. Prior to the amendments being formally introduced to Council, Administration will undergo a public consultation process.



Whitehorse Waterfront Planning: The waterfront continues to take shape as many of the projects are being completed. Designs for two major waterfront projects – the Kwanlin Dün Cultural Centre/Whitehorse Public Library and the Yukon Government Whitehorse Waterfront Wharf – is nearing completion.

Shipyards Park Heritage Buildings: Now that the exterior and structural restoration work of the heritage buildings is completed, the City is preparing to begin the interior restoration work. The scope of the work includes restoring the interiors of the Hatch, Miller and Jenni Houses so they can be leased to waterfront related organizations, it also includes providing heritage interpretation of the buildings.

Contact: **Ben Campbell**, Planner
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