



# PLAN IT WHITEHORSE

## Sustainable Community Design

The City of Whitehorse is experiencing a major shift in the way that it's new residential neighbourhoods are being developed. As the City's population continues to grow, planners and developers have had to face the challenge of providing new housing while also following the sustainability principles outlined in the City's Integrated Community Sustainability Plan (ICSP).

The ICSP set out a bold new vision for the City, calling for it to be a "a well planned self sustaining community that is a leader in energy conservation and innovation that maintains and conserves wilderness spaces for future generations." As the City has grown, traditional housing developments that have been built to date have been located on the edge of the City and been built at a lower density. This development pattern is unsustainable as it consumes more energy than necessary and is costly to maintain and rebuild.

Starting in 2008, new planned housing developments have become more sustainable. Whistle Bend, Stan McCowan, Takhini North and Ingram will see new construction from 2008 to 2010. Development in these new areas will follow more sustainable practices by achieving the following:

- Urban sprawl on the edge of the City will be reduced, as areas serviced by existing infrastructure are developed. Putting new housing stock closer to existing development also means greater use of existing shops and services and encourages non-vehicular commuting.
- The designs are more efficient and use less resources, with narrower roads and passive solar orientation accommodated in lot layouts.
- An increase in housing stock within the City results in resource conservation. Within the newly designed subdivisions there is an increasing amount of duplex, townhouse, and multiple family development. Sharing walls with neighbours helps to reduce household energy consumption, reduces material consumption during construction, and has allowed for larger parks and green areas to be retained within the new development areas. Increased density also allows for greater margin of cost recovery, keeping lot prices affordable as the housing market and construction costs continue to rise.
- The overall quality of life will be improved through an improved environment for pedestrians and design standards to ensure a comfortable streetscape.

## The New Ingram Neighbourhood

The City of Whitehorse and the Yukon Government have been working together to complete the new Ingram Neighbourhood, formerly known as the Arkell Expansion Area. This name comes from Mount Ingram, which is located to the south west of the City. This name is consistent with other names in the area including McIntyre, Granger, and Arkell, as these subdivisions names originate from local mountains.

The development is the first to be completed under the new "Land Protocol Agreement" between the City and the Yukon Government. Through this agreement, the City is responsible for initial planning and engineering pre-design, while the Yukon Government oversees the detailed engineering and infrastructure construction. Upon completion this residential development will supply up to 226 units on 130 lots, of which 38 will be designated for single family housing.

The design concept, zoning, and subdivision plan for Ingram have all been approved by City Council. Street names for the

Ingram neighbourhood have also been adopted and will be named after ducks. The names chosen include Mallard, Pintail, and Goldeneye. The park area will be called Bufflehead Park. The Yukon Government will continue the construction of services and infrastructure over the next year with the tentative schedule for construction as follows:

- Clearing of On-Site Vegetation – August 2008
- Site Pre-Grading – October 2008
- Water and Sewer Construction – May 2009
- Shallow Utilities Construction – July 2009
- Road Construction – September 2009
- Lot Sales – November 2009

If you have any questions or concerns regarding the planning or construction phases of the Ingram Neighbourhood please contact Kinden Kosick, Planner, City of Whitehorse by telephone at 668-8348, or by email at [kinden.kosick@whitehorse.ca](mailto:kinden.kosick@whitehorse.ca).

# Officially Introducing Whistle Bend



City Council has voted to officially name the new Porter Creek Bench Subdivision Whistle Bend. The name Whistle Bend was developed through the 2006 charrette process. During the gold rush, steam ships navigating the Yukon River would blow their whistles at this point to alert other ships of their presence on the blind corner.

The City is continuing the planning work for the Whistle Bend Neighbourhood. Currently, a heritage and archaeological assessment of the area is being conducted, and preliminary engineering for off-site servicing is being explored. A Transportation Network Impact Study is also in the final stages of completion. The City is now looking for community input into the 3 area Master Plans that have recently been completed.

The three Master Plan options have been developed from the work completed at the 2006 Whistle Bend Charrette as well as technical and community guidance gathered over the last several months. To engage the public in the process the City of Whitehorse will be holding a Community Café in late October.

A Community Café is a relaxed meeting in which members of the public can discuss different aspects of the three plans and provide their input and suggestions. As there will be limited space available for this event the City is requiring participants to pre-register. Please check the website at [www.whitehorse.ca](http://www.whitehorse.ca) for further information regarding the time and location of the Community Café.

If you wish to participate or would like further information please contact Kinden Kosick by telephone at 668-8348 or email at [kinden.kosick@whitehorse.ca](mailto:kinden.kosick@whitehorse.ca).

## Talk of the Town

### New Names in the City

Council has officially adopted names for new developments in the City. The new road located in the Hillcrest Service Commercial area has been named "Wasson Place" after the Yukon pilot Everett Wasson. The new municipal building in Shipyards Park has been called "The Frank Slim Building," named after the famous steam ship captain.

### Summer Development Wrap Up

It has been a busy season in the Planning and Development Services Department. Beginning in the spring of 2008, the building season ramped up with a variety of applications ranging from downtown residential development, four-storey mixed use buildings, and retail outlets. The 2008 season is projected to surpass the previous year's record for Development Permits.

It has been encouraging to see Development Permit applications that incorporate and promote landscaping, energy efficiency, alternative forms of transportation, increased density, and mixed uses. New buildings are starting to apply energy efficiency standards such as the LEED Green Building Rating System. These developments will help to make Whitehorse a more sustainable city.

### Official Community Plan Update

The current Official Community Plan was adopted in 2002, and it is now time to review this document and make the changes necessary to ensure that it accurately reflects the goals and vision of the community for the future land use and sustainable development of Whitehorse. This work will involve updating the maps, identifying new areas for development, clarifying the future of the high-

way commercial designation and integrating the vision, principles and strategies set out in the Integrated Community Sustainability Plan. Work will begin this fall, with many opportunities for the public to get involved.

### Coming and Going

There have been a number of changes in the Planning and Development Services Department over the past few months.

Zoë Morrison, Senior Planner, has decided to leave the City after 4 years to pursue other opportunities. All the best Zoë!

Mike Ellis will be taking over for Zoë as the Senior Planner/Supervisor. Mike has been with the City for 3 years as a Planner. Also Ben Campbell has accepted a position as Planner. Congratulations Mike and Ben!

Cathy Small was the successful candidate for the Subdivision and Lands Coordinator position. Cathy worked as a real estate conveyancer for the last 8 years and now brings her knowledge to the City of Whitehorse.

The Department also recently hired Linda Leverman-Fike as a Customer Service Representative. Linda comes to the City with a wealth of experience from the Yukon Environmental Assessment Board Office. Congratulations to both Cathy and Linda!

### More Information

If you would like more information about any aspect of planning and development in the City of Whitehorse call us at 668-8335. You can also sign up to receive email notices about opportunities to get involved by going to [www.whitehorse.ca/subscribe](http://www.whitehorse.ca/subscribe).

### Planning & Development Services

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