

PLAN IT WHITEHORSE



Density With Dignity

The City of Whitehorse, through its Official Community Plan (OCP), has taken the approach of increasing residential densities to maximize the use of existing infrastructure, increase transit access and ridership, and limit sprawl.

One aspect of the planning process has been *density with dignity*, where an increase in densities would be combined with design standards. The demand for design standards has become evident through the City's public consultation process, due to a highlighted concern regarding the size, scale, look, and feel of higher density development.

To ensure a higher standard of design, the City has recently brought a potential zoning amendment forward to City Council that, if passed, will introduce three new zones for the Zoning Bylaw that would set the parameters of what is permitted.

The three new proposed residential zones would be: RCM – Comprehensive Residential Multiple Family, RCS – Comprehensive Residential Single Family, and RCT – Comprehensive Residential Townhouse. The single family and multiple family

zones are based on existing zones, while the townhouse zone is new.

The Comprehensive Development zones have been developed specifically for new land development at Stan McCowan and the Arkell Expansion, however, they are generic enough that they can be applied to future development within the City. The three zones have been designed to work with the narrow street layout and rear lane design that has been used in the Arkell Expansion and Stan McCowan concepts. These zoning regulations do not apply to other areas of the City.

The proposed standards found in the zones have been developed through consultation with a panel of individuals and are supported by the Homebuilders Association. It is felt that these are not onerous requirements, nor will they add significant cost to the projects. This proposed Zoning may be adopted in mid July.

To view the proposed zones in detail, please see the proposed bylaw on our website at planning.whitehorse.ca (follow links to Community Planning then Arkell Expansion or Stan McCowan)

Shipyards Park Heritage Restoration Underway

The restoration of three city-owned heritage buildings is underway in Shipyards Park. These buildings are the Pioneer Hotel also referred to as the Jenni House, the Hatch House and the U.S. Army Float Plane Base also referred to as the Miller House. By completing the restoration of these buildings the City can contribute to the development of the cultural tourism base and demonstrate a commitment to heritage in Whitehorse.

The Pioneer Hotel and the Hatch house were part of the Savoy Hotel, one of Whitehorse's first buildings. The Savoy Hotel was originally built on the east bank of the Yukon River, and in the year 1900 was moved to Front Street and renamed the Pioneer Hotel. In 1950 the hotel was purchased, moved to the Shipyards area and divided into three. The

Pioneer Hotel contains the original false façade which fronted on to First Avenue. The Hatch House is one of the rear sections of the Pioneer Hotel. The building was damaged by fire but was repaired and then occupied by John Hatch until his death.

The U.S. Army built a float plane base during the construction of the Alaska Highway. It is one of the few remaining structures from the US Army presence in Whitehorse. Around 1950 the building was occupied by the Millers who constructed the southern addition and resided there for over 50 years.

Once the buildings are completed they will be part of the programming space available in Shipyards Park. This project is funded through the Canadian Strategic

Infrastructure Fund and is scheduled to be completed in September 2008. For more information call Zoë Morrison at 668-8338.



New foundations being poured for the Jenni House

First Impressions

Every summer we ask our summer planning student to write something regarding their first impressions of the City of Whitehorse and/or the Yukon. It's always fun to see the different perspectives.

Warning this is corny: As a newcomer to the city I want to use this little article to explain my first impression of Whitehorse. Since I arrived from Victoria I've had the impression that Whitehorse is a special place but I haven't been able to figure out why. Maybe any place seems special after driving for 40 hours in a car that is older than you are, and cost less than the amount of gas money you put in it to get there. Maybe it's because life here still seems to be based on the Yukon traditions of rugged individualism and self-sufficiency. Perhaps it's the great opportunities that seem to be available to anyone who is hardworking and willing to dedicate their career to the Yukon. Although these are all good reasons, I think the main reason why this place is special is sim-

ple, it is the people. I can't say enough positive things about the friendliness, honesty, and the good nature of all the people I've met so far. Remember, you were warned.

Whitehorse seems to be constantly improving and I'm happy to be part of what is going on in the city. There are projects going on that I think are worth being excited about, such as the city venturing into geo-exchange in the new proposed Arkell expansion site. As well as the proposed building guidelines at the Stan McCowan site and the Arkell Expansion area that are meant to provide safe streets and sustainable living for residents. I look forward to being part of the planning and development that goes on in Whitehorse.

This summer, among other things, I will be working with the residents of Kopper King to develop a neighbourhood sign. Watch the City Page in the newspapers for the details. For details please contact me, Alex Kondor at 668-8319.

Talk of the Town

Porter Creek Bench Update

The City has awarded a contract for preliminary planning and engineering work, and started the process of evaluating sustainable infrastructure for this future neighbourhood.

The preliminary planning and engineering pre-design contract was recently awarded to UMA Engineering Ltd. of Burnaby BC. The contract includes an extensive public consultation process that will include the formation of two working groups: a community-based group made up of public individuals, and a technical group comprised of City and Yukon Government staff and other local professionals. Property owners, stakeholders, First Nations, and the general public will also have many opportunities to be involved. In the process.

The other process in the works is the evaluation of sustainable infrastructure possibilities. The City has been awarded funding through the Federation of Canadian Municipalities to undertake a district heating and waste heat collection feasibility study. The goal of the study is to look at the feasibility of district heating, through the use of geo-exchange and waste heat recovery technology. This study is meant to further the City's sustainability goals. For more information check the City website at www.whitehorse.ca or contact Kinden Kosick at 668-8348.

Coming and Going

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

Lesley Cabott, former Manager of Planning & Development and more recently the Manager of the City's Sustainability office has decided to leave the City after 14 years to study sustainable design abroad at Leeds University in England. All the best Lesley!

Mike Gau was working on a 1.5 year temporary appointment as Manager of the department, and recently accepted a change to permanent status, as did Zoë Morrison, who is now the permanent Senior Planner/Supervisor. Congratulations Mike and Zoë!

Pat Ross is the successful candidate for the Land Development Supervisor position, and will now supervise the Development Officer and the Subdivision and Lands Coordinator. Way to go Pat!

The Department also recently hired Alex Kondor as our summer planning student. Alex is a recent graduate of the University of Victoria, and looks to be considering a permanent move to Whitehorse. Welcome Alex!

We are also saying farewell to one of our planners of nearly 2 years. Max Kerrigan will be leaving us at the end of July to return to Ontario to finish a Masters degree. He has been an important part of our team, and will be missed. Good luck Max!

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 in the future by going to www.whitehorse.ca/subscribe.

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