



# PLAN IT WHITEHORSE

## Design Workshops for Residential Development

The City of Whitehorse recently began the public consultation process on two new residential developments.

The first is a 3 hectare parcel in Porter Creek, familiarly known as the Stan McCowan arena site. Since the opening of the Canada Games Centre, this older arena has become obsolete and a financial burden for the City. In turn, the City views the site as ideal for urban residential development. The site is within an established neighbourhood, and is adjacent to existing infrastructure and services such as schools, transit, neighbourhood commercial and greenspace.

On November 14<sup>th</sup>, 2007 the Planning and Development Services Department hosted a public open house to answer questions and concerns on the Stan McCowan site. The following Saturday, around 25 participants combined efforts to develop some design concepts for the site.

The second workshop that took place recently was for the Arkell expansion area between the Arkell and McIntyre subdivisions.

It is a 13 hectare site that is also slated for residential development. The workshop took place on Saturday November 24<sup>th</sup>, 2007, where about 20 participants worked together to create design concepts for the area.

The two workshops followed a similar agenda whereby the City's Planning and Development Services Department gave presentations on the city-wide sustainability goals, specific goals for the individual sites, and current urban design standards. The resulting concept development was a positive and collaborative experience for all those involved. Each design workshop resulted in the creation of at least two design concepts.

The design concepts created at the workshops are currently being digitized, and will be available for public comment in January, so be sure to keep your eye on the City Page in the newspaper and the city website for dates and locations.

For more information please call Max Kerrigan at 668-8347.

## The Motorways Development

The City of Whitehorse purchased the 4.2 hectare Motorways property from the White Pass and Yukon Railway in 1994. Since that time, the city has invested a significant amount of time and money into both the environmental clean-up and a community planning process. Through this planning process and the associated public consultation, a vision for Motorways has been developed.

Motorways is to be developed as a thriving, pedestrian oriented, mixed-use residential/commercial neighbourhood that provides a unique identity befitting of an urban waterfront. A subdivision plan, design guidelines and specific zoning are in place to ensure that the vision for the area is realized as development occurs.

Recently, the much needed infrastructure improvements were carried out all along the Whitehorse riverfront. These were funded through the Canadian Strategic Infrastructure Fund. Work in the Motorways area included new underground services, new paving and sidewalks, and new decorative street lighting. The landscaping and finishing touches will be completed in 2008.

The Motorways property is divided into 17 lots. Two are currently owned by the Yukon Government, one by the Kwanlin Dün First Nation, one will be retained by the City and the re-



Subdivision sketch showing property ownership.

maining 14 lots will be sold to the private sector for development. The City will be releasing calls for proposals in two phases, and will select the proposals that best meet the vision for the Motorways development. Minimum prices for the lots will be based on market value and determined by an independent appraiser.

The City will be hosting a public meeting to explain this process in early 2008. For more information please call Zoë Morrison at 668-8338.

## Improvements to City Services

There are going to be some service location changes within the City of Whitehorse buildings in the new year.

A number of departments will be switching offices which will in turn enhance some important public services.

The Municipal Services Building (MSB) on 4th Avenue between Ogilvie and Baxter Streets will be going through some renovations, and departments will be moving. The City's Building Inspectors, along with the Development Officer and Lands Manager will be moving downstairs to the current Bylaw offices which will improve accessibility to key public services. Bylaw will be relocating to join

Planning on the second floor. Most of the walk-in public services currently offered in the Bylaw Department will be relocated to City Hall.

The office reorganization will mean that if you are in need of a parking permit, dog tag renewal, or a business license renewal, or you need to make a utility payment or deal with a parking fine, you will now be able to do so at City Hall. New business licences will now be issued through the Development Officer at the MSB.

Bylaw Services will continue to receive complaints, as well as issue vehicle for hire (taxi) permits at their MSB location.

The change is taking place in the new year. For more information on the moves and changes, please call John Taylor, Manager of Bylaw Services at 668-8318.



Municipal Services Building (MSB)

## Talk of the Town

### Ice Climbing Wall

In December, Chris Gishler's application to construct an ice climbing wall on the Yukon River waterfront adjacent to Shipyards Park was approved by City Council. Gishler, of Equinox Adventure Learning, plans to build an ice wall facility consisting of four separate ice towers ranging in height from six to eighteen metres. Developments like this are great for the City, as they contribute to year round activity along the waterfront, and attract more people to Downtown.

### Whistle Bend/Porter Creek Bench Update

This past fall was busy with public meetings and design workshops for Takhini North, the Arkell expansion, and the Stan McCowan arena site. With the ball rolling on these developments, the Planning and Development Services Department can really focus on continuing the planning for the Whistle Bend/Porter Creek Bench development.

The Planning and Development Services Department will be issuing a Request for Proposals for the preliminary engineering and planning for Whistle Bend/Porter Creek Bench in early January. Plans have not been

finalized but there will likely be a design workshop for the first phase of development following the contract award for the preliminary engineering and planning for the site.

For more information please call Zoë Morrison at 668-8338.

### Coming and Going

There have been a number of changes in the Planning and Development Services Department since the summer months. Barbara Barchen joined the department in early October as a customer service representative.

Kinden Kosick accepted a position as a Planner with the City. He will be working on the Arkell and Whistle Bend/Porter Creek Bench projects.

The Development Officer position has been filled by Ben Campbell who has a Masters of Planning from the University of British Columbia.

### 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](http://www.whitehorse.ca/subscribe).

### Planning & Development Services

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