

# PLAN IT WHITEHORSE



## Highlights from the Draft Downtown Plan

The City has been working with UMA Engineering Ltd. and the Downtown Plan Advisory Committee on a new Downtown Plan. A Draft Plan has been prepared and an Open House was held in early December to get feedback from stakeholders and the public. The Plan will be finalized and presented to City Council in February.

Here are some of the proposed recommendations from the draft:

- Ensure that retail, offices, hotels, and major educational, arts and cultural facilities are located downtown
- Support mixed use development within both individual buildings and development sites
- Encourage increased residential density across downtown and stand-

alone multi-family residential buildings, except on Main Street

- Maintain the 4 storey height limit, but consider relaxation for multi-family residential buildings where view and shadow conditions allow
- Encourage more active use of the riverfront, including arts, culture and some commercial
- Maintain single family character, style and density of Old Town and improve roads and sidewalks
- Promote auto-oriented uses in the North End Service Commercial Area and pedestrian-oriented uses near Main Street and the Riverfront
- Link various areas by safe and attractive pedestrian/cycling corridors, a transit loop and good roads

- Encourage implementation of the City-Wide Transportation Plan, specifically road diets, pedestrian and cycling networks, and parking
- Support the creation of a number of downtown-focused organizations such as a Business Improvement Area, Housing Committee and Social Issues Committee
- Develop guidelines to encourage quality development/redevelopment and establish a Design Panel to review new developments

The Draft Plan as well as more information about this planning process are available on our departmental website, at [www.planning.whitehorse.ca](http://www.planning.whitehorse.ca). Please get your comments in by January 25, 2006. For more information call Zoë Morrison at 668-8338.

## Update on the Zoning Bylaw

The City is in the process of adopting a new Zoning Bylaw. Many of the changes will help to implement policies from the 2002 Official Community Plan. Important updates to the Zoning Bylaw include enhanced protection for the City's green spaces, incentives for downtown development and increased landscaping requirements.

Several of the changes will result in better management of the City's green spaces. New mapping has been completed for significant wildlife areas and areas that are considered to be environmentally sensitive. The identification of these areas and the application of appro-

priate buffers has greatly increased the area of land zoned Environmental Protection. A new Greenbelt Zone has been created to protect green spaces around existing neighbourhoods, while still allowing trail development and interpretive facilities. The Parks and Recreation Zone is now reserved for recreation facilities such as hockey rinks and playgrounds.

Another new zone, Commercial Recreation, has been applied to golf courses and outdoor recreation areas to allow for the expansion of tourist services. Maxwell has been rezoned to allow more commercial service uses and to diversify from traditional industrial uses.

Several of the zoning changes reflect the City's commitment to a strong and vibrant Downtown. Increased density and mixed-use development are supported through new and improved parking, loading and setback regulations. Also, the landscaping regulations have been enhanced to promote greener, more attractive development.

There will be a Public Open House to discuss the zoning changes on January 12<sup>th</sup>, 2006 from 4:00 - 8:00 P.M. in the Multipurpose room at the Canada Games Centre. To find out how the new zoning will affect your area, or to get more information, call the Planning & Development Services Department at 668-8335.

## Lessons from the Garden City

Did you know that Whitehorse's newest neighbourhood, Copper Ridge, integrates planning ideas that have existed since the turn of the century?

Ebenezer Howard, a visionary English town planner, invented an influential idea called the Garden City in 1903. Garden Cities were designed to maximize "healthy living" – for example, they ensured that industrial and residential areas had plenty of separation. When Garden City principles were applied to North American planning, the main result was the "Greenbelt town".

Greenbelt town planners recognized the importance of the automobile in determining city shape, and so in order to encourage healthy living, they called for the separation of cars and people. Modern city planning still uses many of these ideas – including the greenbelts that these towns were named after.

Take a walk down Winze Lane, in the newest part of Copper Ridge. Starting at the western end, you'll notice that Winze connects to the park areas around McIntyre Creek, then continues east to an area that has been set aside as a future

park. Keep walking, and Winze ends, forcing automobiles to take a different route. But pedestrians can keep going by cutting through the greenbelt that connects Keewanaw Drive and Stope Way. Here on Stope, a new tot lot with playground is planned. Another greenbelt connects the playground to the park areas beyond Copper Ridge to the east.

Easy access to green space is something that we all value. Greenbelts, parks, playgrounds and pedestrian connections are always part of our plans for new neighbourhoods in Whitehorse.



*The "Winze Walkway" in Copper Ridge*

### Planning & Development Services

Planning: 867-668-8335  
Building Inspections: 867-668-8340  
Fax: 867-668-8395

#### Planning

Vacant Planning Clerk 668-8335

**Lesley Cabott** Manager 668-8337  
lesley.cabott@city.whitehorse.yk.ca

**Mike Gau** Supervisor/Senior Planner 668-8333  
mike.gau@city.whitehorse.yk.ca

**Zoë Morrison** Planner 668-8338  
zoe.morrison@city.whitehorse.yk.ca

**John MacDougall** Development Officer 668-8334  
john.macdougall@city.whitehorse.yk.ca

**Pat Ross** Planning Technologist 668-8339  
pat.ross@city.whitehorse.yk.ca

**Mike Ellis** Planner 668-8347  
mike.ellis@city.whitehorse.yk.ca

#### Building Inspections

**Joy Janssens** Building Clerk 668-8340  
joy.janssens@city.whitehorse.yk.ca

**Cathy Henke** Building Clerk 668-8340  
cathy.henke@city.whitehorse.yk.ca

**Lyle Lonneberg** Building/Plumbing Supervisor 668-8340  
lyle.lonneberg@city.whitehorse.yk.ca

**Nick Marnik** Building/Plumbing Official 668-8340  
nick.marnik@city.whitehorse.yk.ca

**Pete Craft** Building/Plumbing Official 668-8340  
pete.craft@city.whitehorse.yk.ca

**Dave Brink** Building/Plumbing Official 668-8340  
david.brink@city.whitehorse.yk.ca

## New National Construction Codes

The National Research Council (NRC) has published the new National Construction Codes. These new codes are objective-based, meaning that more focus is placed on the intent behind each requirement. Updates have also made the codes more adaptable to technological innovation and easier to apply to existing buildings.

All the new codes (the National Building Code of Canada 2005, the National Plumbing Code of Canada 2005 and the National Fire Code of Canada 2005) can be purchased through the NRC at [www.nrc.gc.ca/virtualstore](http://www.nrc.gc.ca/virtualstore).

In order to give clients time to make the

transition from the 1995 Codes, please be aware that as of **April 1, 2006**, all construction and design must comply with the provisions of the 2005 National Construction Codes.

The NRC and the Yukon Government will be offering technical seminars on March 21 & 22, 2006 at the Westmark Whitehorse. This seminar will give an overview of the significant changes in the Codes. Please register online at [www.nationalcodes.ca/seminars](http://www.nationalcodes.ca/seminars).

For more information please contact Lyle Lonneberg, Senior Building Official/Supervisor at 668-8340.

