

# PLAN IT WHITEHORSE



## Big News for the Whitehorse Waterfront

Thanks to the recent announcement of a grant from the Canadian Strategic Infrastructure Fund, development on Whitehorse's waterfront is finally getting underway. Through this agreement, the Federal and Territorial governments will together provide a total of \$19,000,000 to be spent on the riverfront.

The City's riverfront plans have been developed over the past seven years. This planning process involved significant public consultation. The resulting plan is focused on five main nodes of activity; Rotary Park, the Visitor Reception Centre, the Main Street Heritage/Cultural Precinct, the Motorways Property and Shipyards Park. These nodes will be connected by a continuous Riverfront Trail, the Trolley Track extending from Spook Creek to the S.S. Klondike and an upgraded First Avenue.

With the funding in place, these plans can now be put into action. In 2005 we

will see a new, lit riverfront trail and water park in Rotary Park, as well as decorative lighting for the Robert Service Bridge. Improvements will also be made to the Trainshed, with an interior retrofit and landscaping both on the books for this summer. The City will be completing the work planned for Shipyards Park. This includes the construction of the main park building, a picnic shelter and viewing platform, additional landscaping and restoration work on the City's three heritage buildings.

The Territorial Government and the City will be working together on the Main Street Heritage/Cultural Precinct. This area will focus on culture and heritage and is intended to encourage the extension of Main Street shopping and pedestrian activity to the riverfront. To date, the conceptual design for this precinct proposes a plaza, public wharf, viewing tower and trails. The planning process

will be getting underway later this year, with detailed design taking place in 2006 and construction slated for 2007.

Plans for the city-owned Motorways property are also taking shape. We have recently passed a subdivision plan and are now working on the zoning regulations. This area will be mixed-use and pedestrian oriented, with First Avenue set aside as a walking street from Black to Ogilvie. Detailed design and planning for Motorways will take place this year. The underground servicing and the road work (Black Street extension and First Avenue from Main to Ogilvie) will take place in 2006.

The City will be looking for public input on several aspects of this plan. Watch the City Page in the newspapers for more details. For more information please contact the Planning and Development Services Department at 668-8335.

## Downtown Planning Underway

The City has begun work on a new Downtown Plan. This Plan will be based on the Official Community Plan and other relevant planning initiatives. The Plan will be a focused and practical that tackles a wide range of downtown issues. The City has hired UMA Engineering Ltd. to work with us on this project.

The first meeting of the Downtown Plan Advisory Committee was held in March. The Committee is made up of representatives from Downtown Residents Association, Yukon Historical and Museums Association, the Outreach Van, Whitehorse

Chamber of Commerce, Main Street Yukon Society, the Yukon Real Estate Association, Artspace North, YTG Culture and Heritage, the Kwanlin Dun First Nation, the Ta'an Kwach'an Council and two citizens at large.

At the meeting each committee member had the opportunity to speak about the specific interests of their organization in the downtown. The strengths, weaknesses and plans for future downtown development were also discussed. Key issues raised included the need for infrastructure improvements (especially road paving),

the relationship between Main Street and the new commercial area in the north end of town, problems related to social issues and drug use, the need for investment in cultural infrastructure downtown, plans for riverfront development, pedestrian linkages and downtown zoning.

The consulting team is now working on collecting the background information need for a series of Public Workshops will be held in May and June. Watch the City Page in the newspapers for details. For more information please contact Zoë Morrison at 668-8338.

## Changes to the Building Inspections Process

The 2004 construction season saw a record number of new housing starts that left the already short staffed Building Inspectors running to stay on top of the many requests for inspections.

Some of the contractors proceeded with constructing foundations prior to obtaining the required building permits. This resulted in siting errors that required additional resources to resolve, such as applications to the Board of Variance and appeals to Council for Board of Variance decisions. Recent administrative changes implemented to reduce siting errors are:

- All Building Permit applications are reviewed by the Development Officer

to ensure compliance with zoning by-law regulations.

- A survey certificate will be required prior to proceeding past foundation stage on all new residential construction and prior to water turn on or occupancy approval for manufactured homes as per Section 2.3.2.1 of National Building Code of Canada (1995). The practice of using string lines to confirm building siting will not be accepted. Country residential development, decks and garages will be handled on a case by case basis. Building/Plumbing Officials will continue to do footing inspections as requested and ensure that no construction proceeds past the foundation stage

without a valid survey certificate. A Stop Work Order may be posted if work is proceeding.

- *Site Plan Hand Out* is available that sets out a list of 9 items that must be shown as the minimum requirement when applying for a building permit.

- *Guideline for Residential Building/Plumbing Permits* outlines the inspection process and shows examples of a site plan, foundation plan, floor plan and cross section for a typical house.

Please contact the Planning and Development Services at 668-8340 to find out about more about the changes to this process.

## New Zoning Bylaw

A main function of the Planning and Development Services Department is to draft and enforce land use regulations. The broad vision and specific land use policies that guide planning are set out in the Official Community Plan (OCP).

In 2002, the City completed a two year review of the OCP. This process involved public consultation and resulted in an updated OCP. The City is now working on rewriting the Zoning Bylaw regulations to reflect any changes to land use policies laid out in the new OCP.

### THE PLANNING PROCESS

Property owners and residents should be aware that changes to the Zoning Bylaw can lead to new land use and development regulations, which could affect homes and businesses. Planning and Development Services has been carrying out **Part 1** of the update, which involved drafting changes resulting from OCP implementation. **Part 2** of this process, public consultation, has been ongoing since January 2005 and has included open houses, meetings with community associations and individuals, and newspaper ads. **Part 3**, the bylaw adoption process, will start in April and will include a Public Hearing at the April 25th Council Meeting.

### WHAT'S NEW?

Some of the changes envisioned for the Zoning Bylaw include implementation of the policies in the OCP, new landscaping regulations and the designation of new Environmental Protection areas.

- **Infill development near Ponderosa Drive in Porter Creek and Boswell and Firth Crescents in the Riverdale area**
- Expansion of Chadburn Lake Park
- Greenbelt Zoning
- Garden Suites
- Increased redevelopment opportunities for the Downtown
- Specific landscape regulations for all zone classes
- Habitat and environmentally sensitive areas are protected through new Environmental Protection zoning
- New Resort zoning
- New Marwell zoning

**A public meeting will be held April 13th at 7pm at the Westmark Whitehorse to present the draft bylaw and to answer questions.**

Copies of the zoning bylaw are available at [www.city.whitehorse.yk.ca](http://www.city.whitehorse.yk.ca) or free from our department at 4210 4th Avenue. Please call Senior Planner Mike Gau at 668-8333 for more information or email [newzoning@city.whitehorse.yk.ca](mailto:newzoning@city.whitehorse.yk.ca).

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Please direct feedback regarding this newsletter to Zoë Morrison at 668-8338.