



OCP Review 2009
Phase One Consultation Summary

March 24, 2009

List of OCP-level new ideas

The following is a list of all new OCP-level ideas that were brought up by the public during the Data Collection Phase (Phase 1) of the 2009 OCP Review. Neighbourhood meetings and stakeholder interviews were the methods of idea collection. Note that any input that supported policies currently in the OCP are not recorded here. The focus of this phase was on gathering ideas for change to the OCP.

Residential development

- New regulations for suites – secondary, caretaker, garden. Allow detached suites. Changes to size/location/attached living suites in urban/country residential areas. Allowing living suites on duplex lots with a minimum lot size.
- Encourage infill: introduce an initiative with a proportionate amount of new lots in every area - do it all as one zoning amendment - this is the most fair
- Enforce smaller lots in urban residential areas
- Reduce bureaucracy and disincentives to development, e.g. streamline process, eliminate subdivision fees and DCCs
- Give incentives for energy efficient building
- Support densification via more flexible subdivision rules - e.g. allow panhandle-shaped lots
- No more country residential
- Support for low income, transitional, and seniors housing to be mixed into existing neighbourhoods. No more large amounts of social housing built - i.e. creating 'ghettos' - integrate social and market housing. Integrate scattered social housing units throughout new neighbourhoods
- Integrate neighbourhood recycling/compost dropoff points in new neighbourhoods
- Allow chickens, bees in urban areas
- Ensure that new development created through subdivision fits into character of the neighbourhood - or is at least attractive (i.e. landscaping)
- Support minor group homes - allow in all residential areas, rewrite in zoning so that they are officially permitted
- Allow assisted living in urban residential designation, comprehensive multiple-family zones
- Allow higher density housing in country res areas, subject to district waste system
- Allow higher density in some urban residential RS zoned areas

Commercial development

- Decide on future commercial areas based on traffic studies - areas with highest traffic should be new commercial spots
- Give incentives for energy efficient building
- Increase landscaping requirements for commercial development downtown

- Encourage gateway treatment for Yukon Government highway grader station yard

Industrial development

- No need to expand or change heavy industrial designation
- Larger heavy industrial area in Whitehorse Copper area, along Copper Haul Road, to allow for pipeline-related industry
- Expansion of Mt Sima Industrial with 700 m buffer.
- New areas for industrial development. Expansion of existing areas.
- New areas for natural resource development.

Institutional development

- Ensure Public Service designation for Yukon College includes large portions of developable land (north of College, near KK on Highway, other spot near Takhini North)
- Policy to ensure large natural areas be retained within Public Service designated areas
- Enforce consultation in public utilities construction, e.g. powerlines

Infrastructure, Roads, Municipal Services, Energy, etc.

- Revamp transit system - alternative-fuelled smaller buses, new times, etc
- Determine what population level our water wells can support
- Ensure that Copper Haul Road remains used only as a trail, not a road in the future
- Reduce City roadway standards and have maximum widths, etc so that private development roads are not excessively large
- Encourage shorter crossing distances at intersections
- Lower street lighting levels
- Improve pedestrian access along Highway between Porter Creek / Hillcrest
- Emphasis on local sources of fuel whenever possible - best step towards energy responsibility
- Support Yukon Government on independent power producers policy - allow net-metering
- Need more production of electricity, and need to shift to electricity more for heating
- Encourage re-use of wood felled as part of FireSmart initiatives
- Implement curbside blue box recycling, as per solid waste action plan
- Put Transit question on survey - look for ideas for improvement
- Develop Copper Haul Rd as a transportation corridor
- Rural well program needed, similar to YG program
- Support traffic calming along stretches where high pedestrian activity also occurs
- Use Canada Games Centre as hub for buses
- Support for overall energy conservation. This includes district energy, City buildings, pilot projects. Support for new types of energy, wind, geothermal.
- Ways of increasing transit ridership - incentives, reduction of parking on 2nd/4th, etc.

Park-Designated Areas and Recreational uses

- Re-designate area around McIntyre Creek as a park - stretching all the way to Porter Creek, including ski trails, etc
- Remove greenbelt designation and change all these lands to 'undesigned'
- Create buffer areas around neighbourhoods - but no further greenbelt beyond e.g. 50 metres
- Clarify intention of designations, e.g. Natural Open Space. Set firmer guidelines to address what development is/isn't allowed within green areas
- Do not use "Reserve" term in designation
- Ensure that City completes a Protected Areas Strategy

- Establish trails & greenspaces committee as per (x) plan
- Mt Sima designation area needs to be checked to ensure no problems with pipeline
- Paved trails throughout all new neighbourhoods
- Clear all paved paths in wintertime
- Support four-season use of outdoor recreation designated areas
- Allow the proper amount of residential uses in outdoor recreation designation (e.g. seasonal condos at Meadow Lakes, hotel/etc at Mt Sima, housing on Mountainview, nothing on biathlon, etc)
- Create park area around McLean Lake. McLean Lake park should be built as a potential tourist destination
- Make green spaces accessible to the public - interpretation is just as important as conservation
- Link trails/pathways throughout City into protected areas network. More mini “pocket parks” in neighbourhoods, e.g. asphalt area in Valleyview – also ensure that all existing are retained
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- Expand Park Reserve designation to encompass most highly valued park areas adjacent to neighbourhoods
- Enforce playground creation on large private development sites
- More public facilities at key trail access points – e.g. parking areas, etc.
- More ski trail connections – connecting the neighbourhoods to Downtown, or connecting to existing ski trail networks
- Support accessibility for some/most trails. Not all trails can be accessible. Support replacement of old infrastructure that is accessible.
- Use neighbourhood boundaries for stewardship areas. This helps parks and rec by getting people to take more pride in their area and helping with upkeep.
- Develop less strict “greenbelt” designation that allows limited development. Could use a ratio of park area per person. This is very scary idea.
- Identify out and away corridors. These need to be designated so that they can be protected long term. Need to support the expansion of paved trails.

Environmentally Sensitive / Wildlife areas

- Create more precise definitions for “wildlife corridor/habitat”, “environmentally sensitive” and “green-space”. Rewrite the definition of habitat so that we can distinguish between “habitat” and “undeveloped”.
- No new road crossings over McIntyre Creek
- Use local/traditional knowledge more to identify wildlife areas
- Enlarge minimum 30m setback from wet areas because of human use factors - this is the amount that humans need, let alone wildlife
- Conduct detailed permafrost mapping of City to determine exactly where it is
- Create a wet areas management plan - including review of 30m buffer adjacent to wet areas
- Adopt Canadian Wetland System of Classification of Wetlands. Adopt "no net loss of wetlands" policy
- Institute greater assurance that environmentally sensitive areas will be protected - i.e. even bare minimum is actually followed - goes beyond having OCP Policy into having better follow-through (e.g. Raven's Ridge)
- More integration of wildlife viewing opportunities within serviced area
- Protect older white spruce/balsam poplar forests throughout City - best bird habitat
- Better regulation of encroachment into environmentally sensitive area (e.g. Marwell wetlands by KDFN)

- Higher protection of water bodies. This is dangerous with the Friends of McIntyre Creek and Mclean Lake 500 m buffers. Use Order in Council for specific areas. Develop new levels of protection.

Highway

- Expansion of uses (heavy equipment/transportation uses) on the Alaska Highway. Response to Inland Kenworth. Permitted uses/development regulations for the Alaska Highway in general.
- Make Highway Commercial designation rules more flexible
- Allow bigger buildings on highway by giving a better idea of what uses are allowed. Allow transportation uses everywhere on the Highway. Highway development – light commercial industrial uses are appropriate to address the land shortage in Marwell. Screening through vegetation is appropriate. No big box stores.
- Need better gateway landscaping on Highway, entry points to Downtown
- Identify other areas for commercial development - key sections of the Highway where it should be allowed
- Increased facilities for tourists - kiosks at Highway rest stops that promote Whitehorse, maps of attractions
- Ensure Miles Canyon Historical Railway society is allowed in proposed Service Commercial designation on Highway
- Twin Highway from south end to centre of City
- Better pedestrian connections across and along Highway from Hillcrest to Porter Creek
- Enforce RoW encroachment

Process / Implementation

- Bylaw 2006-10 – keep or remove referendum requirement for change from Greenbelt, Environmental Protection, or Park Reserve designations. Maybe remove Greenbelt and keep the other 2?
- Softer language to make the OCP more flexible. Use may, should, approximately.
- Use neighbourhood plans to provide additional details regarding greenspace, urban containment boundaries, infill areas, redevelopment areas. Can show density targets, and incentives for development.
- Consider a cap on City growth
- Show First Nations lands on map 13
- Improve OCP amendment process - current notice of amendment is inadequate
- Withdraw City from mineral staking. Mineral staking should only be allowed in certain land use designations
- Call for cumulative impacts analysis on major projects
- Build in flexible policies to allow for climate change impacts. Incorporate Community Based Adaption Plan (climate change) into OCP when it is complete in 2010
- Illustrate land tenure on mapping
- Institute land development protocol with First Nations
- Do City-wide FireSmart assessment, implementation plan - which includes guarding against overzealous firesmarting
- City needs economic development staff member to actively try to grow the City
- Plan for e.g. 40K people threshold - i.e. accommodate a potential very high growth rate
- Structure OCP around the three pillars of sustainability - use that to build three sections
- Create new vision of Whitehorse as “the Jewel of the north”
- Place requirements upon community associations to do advertising / consultation as part of

- neighbourhood planning process that is led by them
- Use natural environment more as a visual cue for development adjacent – built elements can then reinforce the natural beauty
- Check Ta'an land use plan that was recently done (but not adopted?) for all Ta'an parcels
- Rewrite 11.5 Policies to reflect the WSSP
- Outstanding “mapping corrections” like the PS lots in Valleyview and on Grey Mountain.

Area-specific ideas

- Heritage – conserve areas of the City as representative clusters - needs interpretive plaques as well
- Specific Crestview infill areas: along 'buffer' areas on Rainbow and Klukshu, and on west side of Klukshu near playground, and in Crestview park
- Allow commercial/residential mix in Marwell - reduce industrial uses
- Better access within Marwell - need bike lanes, sidewalks, no more gravel roads, etc
- Redevelopment in Marwell/Big box area. Remove industrial near downtown. Provide additional industrial areas in the City.
- Don't allow development in Porter Creek "D"
- Designate Long Lake area for urban residential
- Allow more development on west side of Schwatka Lake now that it is not our drinking water source
- Change ATCO parcels designated Outdoor Recreation within Ski Club area to Country Residential / Service Commercial
- Change designations of several Ta'an parcels along Highway from Commercial - Service to Residential - Urban - Porter Creek West, near Valleyview, near Ice Lake Rd
- Use train track for commuter route for Country Res south/Goldenhorn
- Allow high-density housing at Mt Sima Ski Hill / i.e. in select outdoor recreation areas
- Redesignate jail area as residential. Relocate jail to area adjacent to landfill
- Allow mixed-use residential-commercial in area across Highway from KK
- Promote “community heart” of Riverdale as a hub of activity – redevelop, revitalize, expand
- Convert quarries to other uses later on – i.e. show designation for 25 years from hence
- Lobird – allow country residential in this area
- Redesignate Squatters' Row area for residential
- Increase Highway Commercial uses on strip south of McLean Lake Rd
- Allow residential uses in Taylor Industrial
- Expand residential area in Porter Creek West
- Allow more residential development on 'blank stretches' adjacent to Hidden Lake park
- Redesignate lands on east side of Highway from Crestview for residential development
- Allow more intensive residential development at McKenzie RV Park
- Allow for river access for Gondor property in River Ridge area
- Commercial site at Range/Mountainview intersection
- New residential areas in Stevens
- Allow residential uses in Service Commercial strip in Forestview
- Change public service designation along Range Road to residential
- Convert Takhini Arena to alternate use – residential or greenhouse
- Properly designate Takhini School as public service
- Connect KK via roads to Yukon College, Porter Creek, Whistle Bend
- Allow residential development along both sides of Hamilton Boulevard extension

- High density residential development along Hamilton Boulevard, north and south of Elijah Smith School, along with paved trail connection to Black Street stairs paved trail
- Protect Rock Gardens with appropriate designation
- Designate new areas for residential development – Long Lake area, Whitehorse Lagoons, Stevens, Beyond Copper Ridge, Ear Lake, Mclean Lake, Porter Creek, Verslucce Meadows, Tank Farm, neighbourhood plans.
- OCP should have an urban containment boundary for development.
- Promote development by private developers in the Cousins area. Both residential and agriculture.

Downtown

- Further research on escarpment zone. This opens areas for development – ie Rogers and 5th Avenue lots.
- Increase height limit along the escarpment. Buildings would get progressively shorter towards the river. Taller than 6 storeys requires different building code and construction.
- Increased density in Old Town, but no increase in height or commercial activity. Sixth Avenue could be a higher concentration of taller buildings/commercial development to act as a buffer to Old Town.
- Encourage redevelopment Downtown
- Commercial design guidelines downtown
- More landscaping, less zero-lot-line development Downtown
- Integrate Retail Strategy into OCP, including initiatives, e.g. split Downtown in 'zones', create competition between them
- Support recreational usage along the escarpment
- Mixed use residential-commercial designation needs to allow insitutional/residential mix
- Remove storeys limit, keep metres height limit for all zones Downtown
- Retain the “Yukon” look in Downtown – important for tourism
- Increase beautification of Downtown especially but all areas where tourists go
- Create a “sense of village” Downtown – Whitehorse has great potential – put everything together there
- Allow community gardens in greenbelt designation (or whatever designation for downtown community garden)
- Allow a site for a performing space Downtown (250 seat black box theatre)
- Development related to “Meetings, Conventions and Incentive” travel should be located Downtown, i.e. hotels, conference centres, etc.
- Ensure universal design in all new publicly accessible buildings
- Street car loop through Downtown, with connection to CGC
- Make Third Avenue a pedestrian-only corridor
- Reduce height limit along Main Street to disallow any taller development
- Expand mixed-use res-com designation up to Second Avenue (i.e. Superstore, etc.)
- Relaxation of parking requirements downtown. Should we construct a parking garage?
- Look at designation of escarpment area, there may be areas for potential development.
- There are issues with the waterfront regarding uses, parking, redevelopment that need to be addressed.