

# PLAN IT WHITEHORSE

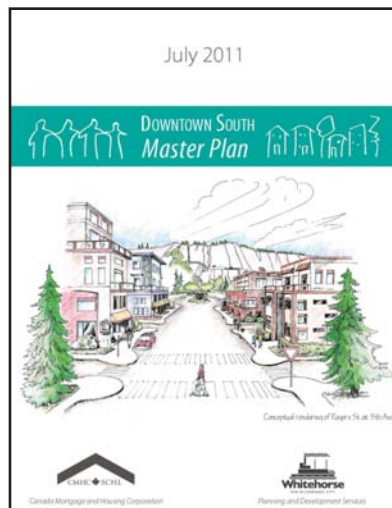


Whitehorse is a city of vibrancy and growth. To manage this growth, the City has developed the Whitehorse Growth Strategy as a comprehensive and evolving response for dealing with issues related to housing. The Strategy incorporates both new and ongoing City projects that work together to generate new housing opportunities and related policies.

Below are a few exciting developments in the Whitehorse Growth Strategy. For more information and updates on the Whitehorse Growth Strategy please visit: [www.whitehorse.ca/growthstrategy](http://www.whitehorse.ca/growthstrategy)

## Downtown South Master Plan

In July, Council adopted the Downtown South Master Plan which sets out a 20 year vision for the future of development and redevelopment of Downtown South. During this comprehensive process the City received input from more than 300 people! The City wishes to thank everyone for their time and effort as the Master Plan greatly benefitted from the input of local residents.



The City is now working to implement the recommendations in the Plan. Clear priority has been placed on making land available for development. Revenue from land sales could help to fund neighbourhood improvements and amenities. First steps include conducting a detailed geotechnical study of the escarpment area to assess appropriate boundaries for potential new development sites. Rezoning and subdivision processes would follow.

Please visit [www.whitehorse.ca/growthstrategy](http://www.whitehorse.ca/growthstrategy) for updates on this project.

## Lot Sales

### *Infill Lots Available*

As part of the City's strategy to provide new building lots, the City of Whitehorse held a land lottery for the 2011 Infill Sites on September 20, 2011. This lottery consisted of 19 residential development lots. Over 400 applications were received for these lots. Congratulations to all successful applicants!

### *Takhini North Multiple Family Lot for Sale*

As part of the reconstruction project, the City will be releasing a Request for Bids package for a multiple family lot in Takhini North this fall. The 1.6 hectare lot is located off of Normandy Road and is fully serviced. The lot is intended for a private developer who wishes to purchase a lot to build multiple housing/townhouse development. For more information on this lot please visit [www.whitehorse.ca/lotsales](http://www.whitehorse.ca/lotsales).

### *Whistle Bend (Sold by Yukon Government)*

Site work and construction for Whistle Bend Phases 1 and 2 is ongoing in an effort to have lots to the market by the Fall of 2012. The planning process for Phases 3, 4, and 5 is also well underway. HB Lanarc Consultants Ltd., contracted for the planning and engineering of this project, have prepared background information, zoning recommendations, housing typologies, and concept plans that will be presented to the public later in October. HB Lanarc plans to use an exciting and innovative online tool called Crowdbrite as part of their consultation strategy. Stay tuned for updates. For questions regarding Whistle Bend, please contact Kinden Kosick.



## Lease and Encroachment Fees Policy

City-owned land or buildings are often leased to individuals, organizations or corporations. To ensure the effective use of City-owned land, the *Lease, Encroachment and Property Use Policy* was passed by Council in June of this year.

The objectives of this policy are to ensure that when tenure is offered for City property, the City has considered the need for the property, that all measures are taken to safeguard the public and the public asset and that appropriate compensation is received, either monetary and/or an in-kind service which is of benefit to the community.

## Robert Service Art Piece Installed



On September 15, the City held a commemoration for the new “Stories Untold” art piece located at the corner of Main St and 2nd Ave (in front of the TD bank). The piece was created by local artist Molly Keizer and celebrates the importance of this location as the birthplace of the Robert Service poems “The Shooting of Dan McGrew” and “The Cremation of Sam McGee”.

This fun and interactive piece is inspired by the paintings of local artist, Jim Robb – try it out by sitting at the writing desk! Funding was provided by City’s Heritage Fund.

## Development Incentives

The needs for both market and rental housing are increasing in Whitehorse. Ways to address these needs include analyzing under-utilized sites and creating new opportunities for development.

While the City does not directly provide housing, it does play an important role in land development, permitting and taxation. In August, a new policy that sets out development incentives was adopted by City Council with the goal of encouraging construction in strategic locations, and in ways that provide for the rental and market needs of our City, which is sitting at an approximate 1% vacancy rate.

Development incentives provide a reduction to the portion of property tax increase resulting from improvements. To be eligible, a proposed development must be located within the city’s Urban Containment Boundary (the area already serviced by municipal infrastructure) and meet other criteria listed in the policy.

Three levels of economic benefit are available, which are based on the criteria met by a development proposal:

- Minor Development Incentive: 5 year benefit, to a maximum of \$10,000 (for living and garden suites)
- Standard Development Incentive: 10 year benefit, to a maximum of \$50,000 (for multiple family, supportive and mixed-use development)
- Major Development Incentive: 10 year benefit, to a maximum of \$500,000 (for larger multiple family and mixed-use developments, or supportive and purpose-built rental units)

For more details on your project’s eligibility, visit [www.whitehorse.ca/growthstrategy](http://www.whitehorse.ca/growthstrategy) or call 668-8346 to speak to a Planner.

## Upcoming Public Input Opportunities

Watch our website and the City Page in both newspapers for upcoming meeting dates for Whistle Bend, Porter Creek D and the Zoning Bylaw Rewrite.

## Contact Us

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