

PLAN IT! Whitehorse

Leafy greens growing at the Valleyview Community Greenhouse

Zoning Bylaw Adopted



On July 23rd, City Council voted to adopt proposed changes to Zoning Bylaw 2006-01. Zoning dictates the types of uses allowed on properties within municipal limits and specifies requirements for setbacks, building heights, landscaping, parking, and other development features.

The revisions update the Bylaw in ways that:

- reflect policy directives of the 2010 *Official Community Plan* (OCP) that promote equity, environment,

community development, and economic diversity;

- reflect policy directives of the 2011 *Downtown South Master Plan* and *Parking Management Plan*;
- bring zoning into conformance with present uses; and
- implement new development regulations.

Council's decision was preceded by a comprehensive public consultation process. Four open houses and public comment periods were held over the span of fifteen months.

To view the new Zoning Bylaw (2012-20), visit www.whitehorse.ca/zoning or contact Mike Ellis, *Planner*.

Seeding good ideas!

In October 2010, the zoning of an undeveloped parcel of road right-of-way in Valleyview was amended to allow the construction of a community greenhouse. Council approved the project which echoes policies y directives of the *Strategic Sustainability Plan* and the OCP for encouraging local food production. Using \$10,000 from the Shell Canada Fund and materials donated by Canadian Tire, Ketz Construction, and Complete Concrete, the Valleyview Community Association was able to build the greenhouse and its 20 raised planting beds.



Valleyview Community Greenhouse

A Greener Whitehorse



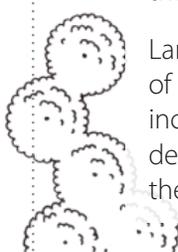
The City has received funding through the Canadian Strategic Infrastructure Fund to enhance landscaping on First Avenue (from Strickland to Ogilvie Street) and around City heritage buildings in Shipyards Park.



Adorna Ltd has been hard at work planting hardy species such as spruce, chokecherries, wild roses, and red currants. Improvements are part of the larger *Whitehorse Waterfront Redevelopment Project*, which outlines initiatives from Rotary Park to Shipyards Park for revitalizing the waterfront area.



Landscaping is important for the enjoyment of public and private spaces, alike. Changes to increase standards for landscaping within new developments were adopted July 23rd through the Zoning Bylaw Rewrite process.



Changes include:

- landscaping requirements for *all* residential zones;
- front yard landscaping in highway commercial areas; and
- site planning with connections to the active transportation network.

Increased standards will help to make our city greener and more enjoyable!



Shipyards Park

Building and Plumbing Bylaw Revisions

In September 2009, City Council adopted amendments to the Building and Plumbing Bylaw. Changes were made to the required minimum thermal insulation values for glazing, walls, and doors. A maximum was set on the allowable number of air changes per hour, and a new requirement was introduced for heat recovery ventilators.

Amendments have helped to ensure that newly constructed homes, and commercial and industrial buildings, use less energy and have lower carbon emissions than older construction. Other benefits include reduced operating costs and enhanced indoor air quality.

Buildings constructed since 2009 are performing as expected! An average new 1800 ft² home with an oil forced-air furnace emits 25% less greenhouse gas emissions (1.6 tonnes of CO₂ each year)

and costs approximately \$1600 less to operate each year than the same home built prior to 2009 (including mortgage payment).

On July 23rd, Council voted to adopt further revisions to the Bylaw. Amendments include higher insulation requirements for windows (including those of modular homes), requirements for water conserving toilets and faucets, and adjustment to the blower-door test (measure of a building's air-tightness).

A label system was also adopted that describes the expected annual "energy mileage" of a home. The intent is to provide home-buyers with a tool for purchase comparison. The label will be in effect September 1, 2013.

For information on energy projects, contact Shannon Clohosey, *Sustainability Manager*, at 334-2111 or by email at shannon.clohosey@whitehorse.ca.

Black Street Update

Reconstruction continues on Black Street. Utility upgrades that began in May by Castle Rock Enterprises have included the installation of new water, sanitary, and storm sewers between Sixth Avenue and the escarpment. Resurfacing is being carried out by Skookum Asphalt Ltd, which will be completed this fall. The project is funded through a combination of sources (City reserves, Federal Gas Tax Fund, Building Canada Fund, and Local Improvement Charges).

As City infrastructure is renewed, services are brought up to new standards in water efficiency, while paved areas are designed to meet universal accessibility goals.

Energy Audits

ICF Marbek has been commissioned to carry out a series of energy audits on 23 City facilities. The results of these analyses will make up a comprehensive *Energy Plan* for corporate operations.

The Plan will provide recommendations on:

- energy upgrades and retrofits;
- improved corporate level energy management and monitoring;
- improved operations and maintenance practices;
- communications to promote behavioural changes;
- renewable technologies; and
- capital projects to enhance conservation and efficiency.

The project is made possible thanks to funding provided by Yukon Energy Corporation and through Federal Gas Tax. Work will be completed this fall.

Comings and Goings

As we say so-long and thanks to Glenda Koh (who moves from *Planning* to *Engineering and Environmental Services*) we are pleased to welcome Carmen Wadey to the Customer Service team. Carmen joins us from *Bylaw Services*, where she has worked for the past two years. *Welcome!*

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