

City of Whitehorse - 2010 OCP - Second Draft - Explanation of Changes from First Draft

Issue	Concerns raised	Proposed change in Draft Two
Protection of the Environment		
#1 - Improve protection of Environmentally Sensitive lands	Protect carbon sinks as climate change measure;	Revised policy : Environmentally sensitive areas (as shown on Map 1), such as significant wildlife corridors and important water bodies, are found throughout the city and their protection is a priority. Every effort shall be made to preserve these areas through limiting disturbance, promoting compact development and ensuring connectivity between significant areas. Proposed development or activities that may impact the ecology of these areas shall be examined through comprehensive planning processes. it is also recognized that development may need to cross these corridors. Mitigative measures shall be taken to ensure impact to wildlife is kept to a minimum. New policy 1: The City recognizes the importance of ecosystems and will aim to preserve and protect such spaces. When development is proposed mitigative measures shall be taken to ensure impact to ecosystems is kept to a minimum.
#3 - Improve clarity on road and utility corridors through environmental areas	Creeks would be negatively impacted, wetland loss concerns, 30m on both sides is not adequate riparian setback; do inventory of degraded wetlands	New policy: Wetlands are important to maintain diversity, water quality, and water quantity within city limits and to help maintain the overall health of our greenspaces. All development will strive to reduce impacts on wetlands during development planning phases. Where proposed development may negatively impact wetlands, the following actions shall be considered the priority for mitigation: 1. avoidance of wetlands, 2. minimize the effects to wetlands and 3. compensate for wetland loss by restoring other degraded wetlands or riparian areas.
#4 - Improve clarity on future development in natural areas	Future Development name is misleading as these lands will not be developed in 20 year vision of plan; confusion with "Future Development Areas" on Map 1; list of allowed uses in future development areas should be longer	Revised policy: Land designated as Future Planning Area may allow uses such as managed domestic fuel woodcutting, trail access, public utilities, and public utility corridors, subject to approval by the appropriate authority.
#7 - Implement new measures to protect air quality	Places requirements on other authorities - this is ultra vires; vehicle idling is a workplace requirement in this climate	Revised Policy 1: The City will work with other orders of Government, the public and the business community to ensure sources of air pollution are appropriately controlled and negative impacts are mitigated. Methods of control may include appropriate regulation and public education. Revised Policy 2: The City will consider vehicle emissions and fuel economy when obtaining additions or replacements for fleet vehicles.

Highway Development

#9 - Make Highway development more attractive	Do not increase controls on Highway development - give Highway property owners the same relaxed development regulations as Downtown property owners	Revised policy: Site planning along the Alaska Highway shall be considered comprehensively through the completion of an Alaska Highway Land Use Corridor Plan. Where possible, buildings should be located at the front of the lot, with parking and storage located at the rear of the lot. Parking and storage shall also be screened from the Alaska Highway by fencing, landscaping or other means. Increased landscaping standards may be developed to improve the gateway appearance along the Alaska Highway.
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#10 - Allow future expansion of Yukon College towards Highway	McIntyre Creek protection; show areas College would keep green as green	College areas drawn back from McIntyre Creek on maps
#12 - Allow Highway development between Hillcrest and Weigh Station	Put country residential here instead; Highway is attractive as-is so do not develop; area is too steep for development; green connector needed from Paddy's Pond area to airport escarpment	Maps 1, 2 modified to clearly show greenspace connection.
#13 - Allow expanded development at quarry area north of Crestview	Provide greater green setback from Nine Mile Creek, which borders this area to the north	Wider green stretch along Nine Mile Creek on Maps 1, 2

Downtown Development

#14 - Increase Downtown population through increased density (zoning/suites/etc)	Allow garden suites in Old Town, allow for shared streets or other alternative streetscape treatments when Old Town streets are rebuilt	Revised policy 1: Land designated as Residential - Downtown is to be used for single-family residential, multi-family residential, secondary detached suites, and park related uses and shall not exceed a maximum density of 60 units per hectare. Educational or religious facilities may be permitted, subject to appropriate zoning. Commercial uses, except for home based businesses, are not permitted in this designation. Revised Policy 2: The character of the city's oldest existing neighbourhood shall be retained by encouraging compatible development and facilitating redevelopment of aging housing stock. Limited increased density may be allowed through consideration of relaxations to existing zoning regulations. Additionally, design guidelines may be established to identify appropriate streetscape treatments, define compatible forms of development, and mitigate issues arising from redevelopment.
#14 - Increase Downtown population through increased height	Need more specific direction for zoning modification, contradicts questionnaire results, longer shadows, wind tunnels, changes character of City	Edited policy: The maximum allowable height for Downtown development is 25 metres, subject to zoning. The Old Town and Riverfront areas are restricted to lower building heights, subject to zoning.
#14- Related item: Redevelopment incentives	Why do infill when there are so many vacant/underutilized pieces of land Downtown;	New policy: Consideration may be given to redevelopment incentives to economic development on under-utilized properties. Incentives may include density bonuses, redevelopment districts with special zoning or development conditions, discounted tipping fees, tax reduction, and decreased parking requirements. Disincentives may also be used to encourage redevelopment.

Industrial Development

#17 - Use only one industrial designation	"Larger than 200m buffer" does not give enough certainty that heavy industrial would be separated from residential	Edited policy: If new areas designated as Industrial abut residential designations, a minimum 200 metre vegetated buffer area may be provided in order to mitigate any negative impacts. The buffer areas shall, where practical, be publicly owned. Heavy Industrial uses contained within these areas may have a 500m buffer from residential designations.
#18 - Clean up the Whitehorse Copper tailings site	Proponent of project wants to have assurances he is able to use all of tailings area, even portions that are close to residential uses.	Revised policy: Temporary approval of land remediation in any land use designation may be granted. Remediation of the Whitehorse Copper tailings should be encouraged, following appropriate studies.

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#18 - Related item - Brownfield Sites	No reference to brownfield sites is contained in 2002 or 2010 OCP	New policy: The redevelopment of brownfield sites around Whitehorse is strongly encouraged as an infill strategy to help reduce urban sprawl. The creation of an inventory of brownfield sites is encouraged. The City will work with property owners to seek assistance for remediation of these sites.
#19 - Natural Resource areas - make policies broader	Objection to change of hydrological/hydrogeological study requirement in general; objection to making studies "deemed acceptable by Council"	Revised policy: New gravel extraction areas are subject to environmental and socio-economic review as part of the applicable legislated assessment process. The City will follow the terms and conditions set out by the authority having jurisdiction.

Urban Growth Boundary Development

#20 - All infill sites	would negatively impact property values, area is currently used for recreation, wildlife values, loss of greenspace and trail connections, consultation process concerns.	New policy: Infill site designs may make provision for the retention of active transportation linkages and buffers from existing residential development where feasible. New policy: The City shall encourage the creation of a "Riverdale Common" as a location for trail usage, passive and active recreation, community gathering, and other uses.
#20 - Infill site - Between Boswell and Firth	Additional concerns for this site: area is currently Greenbelt zoned; storm sewers in area are inadequate	See above
#20 - Infill site - Grey Mountain School	Development in treed area behind school (while school is still open) is not desirable	New policy: New and existing schools shall be encouraged to have undeveloped land adjacent to the development for use as a 'natural classroom'. In the event of school closure, the land associated with it may be rezoned for different allowable uses within the Urban - Residential designation.
#20 - Infill site - Rainbow and Klukshu	Drainage concerns from this high site	See above
#20 - Infill site - Sunset Drive North and Roundel	Area should not be developed until Hillcrest infrastructure is rebuilt; new homes would be too close to existing homes on Roundel and would affect privacy	New policy: The Infill site shown on Map 5 located in the Hillcrest neighbourhood may be developed for residential development when water, sewer and other infrastructure in Hillcrest is upgraded.
#20 - Infill sites - Riverdale only	Concerns about air quality, traffic impacts, not meeting the Riverdale neighbourhood plan, and proximity to City water wells affect all Riverdale sites	New policy: The City may examine upgrades to its Building & Plumbing Bylaw to increase minimum standards for new residential construction. New policy: A Riverdale Transportation Study could be conducted to examine the impacts of new high school development, new residential and commercial development, active transportation policies, improvements to Lewes Boulevard, and other new developments. New policy: Future well development will include best practice methodologies in order to protect water supply, quality, and quantity.
#20 - Policy on compact development principles	Four main planning principles we have been citing as the reason for a more compact development form are not reflected in policy	New policy: The City shall promote a city-wide compact development pattern to ensure existing infrastructure is used most efficiently; development is oriented towards transit and active transportation; large wilderness spaces outside of urban areas are preserved for as long as possible, and as a mitigative and adaptive strategy to confront climate change.

Issue	Concerns raised	Proposed change in Draft Two
#20 -Changes to Map 5 - Urban Residential Growth Plan	Show KDFN parcels that are slated for development in next 20 years on Map 5	New Map 5 now shows KDFN land in Copper Ridge, Valleyview, Riverdale, Range Road as within UCB and developable.
#21 - Allow new homes in existing neighbourhoods through suites in duplexes	Changes character of neighbourhood too greatly; will create parking issues as in Takhini East	Revised policy: Secondary suites may be permitted in single-detached dwellings. Zoning shall determine minimum lot size, parking and other regulations.
#22 - Refine Porter Creek "D" to clearly show developable area	would negatively impact property values, wildlife values (provide width for proper wildlife corridor i.e. 250m for secondary corridor), recreation values, McIntyre Creek integrity would be affected; do complete analysis of area including cumulative effects assessment; need 'no net loss of wetland' policy; clarify timing on development	See Map 2. 250m corridor provided by reducing Public Service and Urban Residential areas adjacent. Urban residential areas on non-Creek side enlarged slightly to ensure potential for development here is clear.
#23 - Future development site across Hamilton Blvd from Canada Games Centre (near Valleyview)	recreation values, wildlife values, area is noise buffer, old growth trees, other forested areas nearby will be developed soon which increases values of this one, map is not clear	See new Map 2 - spot is now visible (small white square)
#23 - Urban residential designation near Elijah Smith School	wildlife values, recreation values, key active transportation route through here should be retained, area is hilly/unsuitable for development, area provides noise buffer, process concerns	Map 5 modified from "blob" to "dot" that is close to Tank Farm. Revised policy: The White Pass Tank Farm near Valleyview is established as a Direct Control District, pursuant to Section 291 of the Municipal Act. This will allow Council to directly control the use and development of land and buildings within the area. This area shall be redeveloped for residential and commercial purposes only after it has been remediated in accordance with applicable legislation. Adjacent new residential development areas shall be encouraged to have transportation linkages with this area.
#26 - Allow for our neighbourhoods to become 'complete communities'	Keep commercial uses in mixed-use commercial/residential areas within neighbourhoods; don't expand commercial uses in residential zoned areas	Revised policy: The City may consider new planned developments that include "live/work" arrangements, based on a street or neighbourhood scale. Similar initiatives that broaden the range of home-based employment opportunities may be considered.

Residential Development outside the Urban Growth Boundary

#27 - Refine "Beyond Copper Ridge" and show McLean Lake as urban residential	Objections to urban at McLean Lake - should be future dev as decision is not yet clear whether urban or country res is feasible	Change from Urban Residential to Future Planning on Map 1.
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#28 - Show area north of Long Lake as Future Development	Designate this area green to protect caribou/other wildlife values; should be designated Urban Residential to allow development here within 20 years; ensure Yukon Energy transmission line is allowed to stay as-is	Designation name changed from Future Development to Future Planning on maps and in policies.
#29 - Limited amount of more dense country residential development	Allowing duplexes would change character of country res areas, density increase is perceived as negative. General support for garden suites and smaller lot sizes in new areas.	Revised policy: Residential - Country areas shall be used to accommodate single-detached housing, which may be accompanied by secondary uses such as home-based businesses, bed & breakfasts, and secondary suites. Public uses such as an educational facility and semi-public uses, including neighbourhood commercial uses, religious facilities and community halls may be considered in a Residential - Country designation, subject to proper zoning.
#30 - Modify/enlarge Whitehorse Copper country residential areas	area is currently used for recreation, groundwater resources in area would be affected, country res is not sustainable, road access is difficult, creek crossings necessary for roads	See Map 2 - Residential - Country reduced in size; Greenspace expanded in this area. Other Future Planning areas along Copper Haul, Mt Sima Rd have been expanded

Active Transportation

#32 - Make walking, cycling and transit more feasible	No traffic calming policy	New policy: The City may, in reviewing its road and servicing standards, consider potential development standards that calm traffic and promote walkability, are environmentally appropriate, and are economically efficient and effective from a maintenance perspective.
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Energy Usage and Climate Change

#33 - Ensure that infrastructure is adaptive to climate change	Riverdale Plan encourages "low lighting" for new streetlights	New policy: The reduction of light pollution and energy usage of light fixtures shall be examined.
#33 - Related item - PCP Program	Incorrect info in Partners for Climate Protection policy	Revised policy: In 2002 the City began the Partners for Climate Protection Program to address climate change mitigation. The City has completed 3 milestones of this program: create an inventory of greenhouse gas emissions and forecast future emissions; set emissions reduction targets; and develop a Local Action Plan to reduce greenhouse gas emissions. The City will continue with the Partners for Climate Protection Program.
#34 - Reduce energy usage and greenhouse gas emissions	none noted here; however reduction of energy use is related to item below (creation of clean energy)	New policy 1: The City may examine upgrades to its Building & Plumbing Bylaw to increase minimum standards for new residential construction. New policy 2: The City will work in conjunction with other agencies to promote energy conservation.

Issue	Concerns raised	Proposed change in Draft Two
#35 - Diversify renewable energy production	City is too small to handle this work; don't hunt out more expensive energy when increased hydroelectricity could be provided	Revised policy: The City will continue to explore the potential for a district energy system in specific areas of the city. If found to be feasible, the City may explore the possibility of developing a district energy system with all relevant partners.

Economic Development

#36 - Improve possibilities for local food production	Don't allow tenure to be granted for agriculture, then rezoned for other uses	Revised policy: The purpose of the Agriculture designation is to foster the development of local food production. This may be accomplished by leasing land for non-soil based agricultural pursuits and other related uses.
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Protection of Recreation and Heritage Areas

#39 - Give special protection to the City's most notable recreation areas	Change 'may' to 'shall', more details needed on park management plans; Park is too broad of a term and already has an accepted usage - e.g. some of these areas should be called Ecological Preserves; be careful with park boundaries as it is hard to change back to development; don't label Wolf Creek Park as doing so would draw more people to this quiet area; Chadburn Lake Park is too large and removes too much land with development potential	New parks map given - Map 6. Edited policy: Five park areas are identified on Map 6. These areas are known as the Chadburn Lake, McIntyre Creek, Paddy's Pond, McLean Lake, and Wolf Creek parks and their extents include many natural features. These areas contain recreation facilities and trails as well as environmentally sensitive areas. These parks are intended to be preserved for all future residents of Whitehorse. Prioritization of Trail Plan implementation measures shall consider these Park areas.
#40 - Set controls on motorized recreational vehicle usage	Remember that motorized vehicles can be functional; use 'multi-use trails' as term instead of 'motorized trails'; concerns with separation of motorized/non-motorized trails	New policy: Where feasible, consideration shall be made to separate multi-use trails (which accommodate motorized and non-motorized recreation) from non-motorized trails.
#41 - Allow secondary residential and commercial development in recreation areas	Concern from property owners near Meadow Lakes Golf Course of increased traffic, etc.	Edited policy: Active outdoor recreation facilities in the Recreation Areas designation may feature the development of ancillary facilities such as club houses, restaurants, maintenance facilities and related uses. Additional development at golf courses and ski hills may include secondary residential or commercial uses, provided that the primary recreation element is not impacted.
#42 - Improve protection of green "connections" areas	Numerous additional green connectors needed; Include EMR Old Growth Forest analysis layer; consider designating parks; show active transportation routes	Numerous edits made to Map 1

Issue	Concerns raised	Proposed change in Draft Two
Private property change - TKC parcel C-84B	TKC indicated that they would like a very large piece of their land, C-84B (north of Livingstone Lagoons) to be shown as Greenspace instead of Future Development.	Change made - see Map 1, 2
Heritage Management - for First Nation/archaeological historic sites	TKC requested that greater measures be given to protection historic sites, such as a zone of influence, the determination of buffer areas, or the creation of 'heritage reserves'	Edited policy 1: In collaboration with First Nation, Yukon and Federal Governments, known archaeological and historical sites shall be identified for protection in undeveloped areas to ensure valuable heritage resources are preserved. Efforts shall be made to identify and protect these sites; these may include the establishment of a zone of influence where future projects are likely to affect cultural values; the provision of buffer areas of suitable width; and/or the development of interpretive facilities. Edited policy 2: The City shall continue to work to have an increased number of buildings and First Nation culturally significant trails and sites included on the Whitehorse Heritage Registry through public education and financial incentives for property owners.

Social and Equity Issues

#45 - Use inclusive planning processes such as charrettes	Process is too lengthy and involves public too much	Edited policy: The City will continue to strengthen its planning practices that engage citizens, City staff and relevant experts.
#46 - Improve issues of equity and the provision of basic services	Policy reads like City is providing low rates to City staff	Edited policy: The City shall strive to improve equity throughout all areas of the organization and to meet the needs of the community as a whole. An example of an initiative is the provision of affordable access to City programs and facilities for the community.
#47 - Become a leader in sustainability	Don't spend taxpayer money on these initiatives	New policy: The City will continue to monitor research on sustainable practices, and will strive to integrate best practices in City operations, such as infrastructure development, energy efficiency, climate change action, solid waste management, and other initiatives. New policy: The City will strive to be a leader in climate change mitigation and adaptation, by aiming to reduce greenhouse gas emissions in its operations, and preparing for climate change impacts as much as possible.

Private Property Designation Changes

#48 - Continue support for industrial activity on McLean Lake Road	New industrial designation would allow heavy; too close to residential designations and Lake;	Larger green areas given around lake on Map 1, 2
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Issue	Concerns raised	Proposed change in Draft Two
#49 - Allow ATCO to have Residential - Country designation	Ski trails would be affected, country res is not sustainable, wildlife values; not enough red tape in front of private development. Private owner indicated that we did not show their request correctly.	Additional piece of Country Residential added to westernmost portion of this private land along Fish Lake Road - west of Copper Haul Road turnoff.
Private property change	Property owner along Alaska Highway between Crestview and Trails North has residential zoning but 2002 OCP shows in "Natural Open Space" designation. Requested "multi-family residential" for 2010	Commercial Service designation for RV Park expanded to south.

Land Management

#58 - Clarify policies where necessary	Clarification given on policy relating to Future Development areas is misleading	New policy: If future studies show that an area with a Future Planning designation has significant environmental values, the area may be re-designated.
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