



Complete List of Major Issues – April 8, 2009 Workshop – Phase 2

Questions for Review at OCP Workshop April 8

Questions	Rank (High, Med, Low)
<p>A. Residential-Designated Areas</p> <ol style="list-style-type: none"> 1. Should the OCP support new urban residential development within the following areas? <ul style="list-style-type: none"> ○ Porter Creek “D”? ○ McCauley Creek (across Highway from Crestview)? ○ On the east side of the River between Long Lake and the Old Lagoons? ○ Other? Where? 2. Should the OCP support new country residential development within the following areas? <ul style="list-style-type: none"> ○ Fish Lake Road? ○ Forestview? ○ Mt Sima Road? ○ Beyond Copper Ridge / Lobird / South Access area? ○ On the east side of the River between Long Lake and the Old Lagoons? ○ McLean Creek area – i.e. Squatter’s Row area? 3. How should social and affordable housing be integrated into existing neighbourhoods? Are there specific areas to look at? Should they be developed as large stand-alone complexes or should they be integrated with market housing? 4. Should the OCP support backyard chickens, bee hives (apiaries), community gardens or other minor urban agricultural activities within residential neighbourhoods? 5. Should the OCP support increased flexibility with home-based businesses (i.e. allowing non-resident employees, retail sales)? 	

B. Industrial Designated Areas

6. Should the OCP support new areas or expansion of existing areas for industrial development?
 - Whitehorse Copper area for Major Industrial?
 - Stevens area?
 - McLean Lake area?
 - Other? Where?

C. Locations on the Highway for Commercial and Industrial Designated Areas

7. What types of uses should the OCP allow on the Highway (i.e. Industrial, Commercial, Transportation) and at what scale?
8. Which areas are appropriate for development along the Highway and which areas should be left as natural?

D. Uses allowed in Marwell

9. Should the OCP support the diversification of uses within Marwell (i.e. commercial, office, live-work, residential, light industrial) by limiting and relocating heavy industrial uses?

E. Park Reserve Designated Areas

10. Should the OCP support any of the following areas to be changed to the Park Reserve designation?
 - McIntyre Creek?
 - Stinky Lake?
 - Mt McIntyre Ski trails?
 - Paddy's Pond/Ice Lake area?
 - McLean Lake?
 - Mary Lake?
 - Little Takhini Creek?
 - Hidden Lake?
 - Versluce Meadows?
 - Ear Lake?
 - Crestview Ponds?
 - Behind Wolf Creek?
 - Other?
11. Should the OCP recommend a higher level of protection for all park reserve areas and thus remove the need for a City-wide referendum?

F. Uses allowed in Outdoor Recreation Designation

12. Should we support expanded uses within the Outdoor Recreation designation (i.e. residential development)? The golf courses and Mt. Sima have expressed interest in a variety of complementary uses including timeshare-type condos, single family homes, etc.

G. Uses Allowed in Natural Open Space Designation

13. Should the OCP allow a wider range of uses permitted within the Natural Open Space designation subject to a zoning process by Council and/or an environmental assessment?

What uses would you support:

- Outdoor recreation activities?
- Agriculture?
- Quarrying?
- Other?

H. Downtown Height

14. Which areas of Downtown should the OCP support for taller development than is currently allowed?

- Nowhere - keep height limit as is?
- Higher near the cliffs, lower near the river?
- Higher near Main Street, though not right on it, then tapering away from Main?
- Higher in North and South Downtown areas in general?
- Higher in Old Town near cliffs?
- Higher in Waterfront Place area?
- Set back upper floors to mitigate shadow issues?
- Other?

I. Development Regulations on Energy and Architectural Aesthetics

15. Should the OCP support the use of design standards (i.e. architectural and aesthetic controls) and lot layout regulations (i.e. parking in rear) for new development in the City?

16. Do you support Downtown-specific commercial design guidelines?

17. Do you support minimum standards and incentives to achieve higher efficiency buildings (i.e. minimum energy standards, density bonusing, tax incentives, regulation reductions)?

J. West Side of Schwatka Lake

18. Should the OCP support additional development along Schwatka Lake? If yes, what type of development is appropriate (i.e. dock/marina development, hotels, day-use areas, float plane bases, offices)?

K. Amendments – Adding Extra Requirements

19. Should any OCP amendment process have an increased consultation requirement?

20. Should spot zoning and OCP amendments require increased green building standards or other contributions (i.e. community amenities)?

Further Studies Needed

City-Wide Wildlife Review

No questions on wildlife issues are proposed. OCP will be updated in the future once further study is done. This includes:

- Better mapping of wildlife corridors and environmentally sensitive areas
- Protected areas network, to better understand wildlife and human-use greenspace
- Much improved mapping, e.g. that shows time-sensitive information about wildlife usage
- Zoning bylaw updates to refine environmentally sensitive areas

Areas of known high wildlife values are not excluded from development, but an environmental assessment may be required prior to any uses being approved for an area.

Community Based Adaptation Plan for Climate Change

City-wide FireSmart assessment

Parking Management Strategy for Downtown