

## OCP Review 2009 Phase Two Questionnaire



The Official Community Plan (OCP) is the City of Whitehorse's main land use planning document. It provides a vision for the City's growth and development over the next 25 years. Our population is growing at a rate not seen since the mid-1990s. The OCP needs to reflect the values of the community and accommodate all of the new residential, commercial, and other development needed as part of this continued growth.

The current OCP was written in 2002, and the City is presently reviewing it to ensure that it is current and incorporates recently completed planning work. The Integrated Community Sustainability Plan was written in 2007 and will be the basis for the new OCP. Its vision statement was determined through extensive public consultation, and will be adopted as the vision for the new OCP. Please keep it in mind as you fill out this questionnaire. The vision statement is:

*"Whitehorse will be a well planned self sustaining community that is a leader in energy conservation and innovation that maintains and conserves wilderness spaces for future generations. Whitehorse will continue to strive for a better quality of life that is reflected in its vibrant economy and social life."*

This survey is intended to engage the public and encourage comment on the OCP review process. Survey results will not be treated as a final decision on any particular issue. Thank you for participating in our survey. Your feedback is important.

### General Information

1. Where do you live? (circle one)
    - a. Downtown 12%
    - b. Urban Residential neighbourhood (e.g. Porter Creek, Riverdale, Copper Ridge) 79%
    - c. Country Residential neighbourhood (e.g. Wolf Creek, Hidden Valley, Mary Lake) 8%
    - d. Elsewhere (please fill in) 1%
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2. What is your email address? (Not mandatory. Enter your email if you want to be entered into a draw to win one of five one-month passes to the Canada Games Centre. Email will be used for only this purpose and will be kept confidential.)
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### Residential Development

3. Should the City of Whitehorse plan new country residential neighbourhoods within City limits?

Yes 50% No 50%

4. Should multiple family dwellings be allowed in new country residential areas?

Yes 61% No 39%

5. Do you support allowing any amount of residential development on Grey Mountain Road?

Yes 42% No 58%

6. A garden suite is a secondary dwelling, separate from the principal dwelling on a lot. Presently, garden suites are allowed on lots containing a single family house, but they must be 100 m<sup>2</sup> (1075 ft<sup>2</sup>) or less, be occupied by a family member and must be re-permitted every 5 years. No more than one garden suite per lot is permitted, and they are not allowed where a living suite is established within the principal building. Living suites are currently permitted in single family homes in the majority of residential areas of the City, but without restrictions requiring they be occupied by family members. Do you prefer to: (circle one)

a. Leave garden suite regulations as above 37%

b. Allow permanent garden suites in any area where living suites are allowed, with no restrictions on family, but keep other garden suite restrictions in place. 63%

7. Compact development makes better use of existing City infrastructure and reduces the overall development footprint of the City. The trade-off for compact development is smaller lot sizes and less privately-owned amenity space. Do you favour new residential development within the existing urban footprint of the City?

Yes 72% No 28%

8. Do you support more residential development in your neighbourhood or area?

Yes 68% No 32%

If no, then proceed to question 10.

9. If yes to question 8, then what type of development would you like to see? (circle all that apply) (197 respondents)

a. Living suites (secondary suites contained within a single family dwelling) 77% (52%)

b. Garden suites 67% (46%)

c. Suites above detached garages 71% (48%)

d. Additional subdivision of existing lots to create new lots 47% (32%)

e. Selective "infill" development of small undeveloped treed areas 48% (32%)

f. Other \_\_\_\_\_

10. Do you support additional integration of any of the following social-style housing in neighbourhoods? (circle all that apply)
- a. Yukon Government-run group homes (residents, typically youth, are clients of the group home, but there are some staff members who don't reside there) 47%
  - b. Privately-run group homes (no staff members, all people, typically youth, are permanent residents of the home) 30%
  - c. Supportive living (where medical care is provided by Yukon Government) 76%
  - d. Transitional homes (e.g. temporary shelter services for foster children) 56%
  - e. Individual housing units that are owned by Yukon Housing Corporation and provided at a subsidized rental rate 53%
  - f. Medium-scale (5 to 20 dwelling units) Yukon Housing units 44%
  - g. Large-scale (20 units and up) Yukon Housing units 16%
  - h. Halfway houses 20%

**Building Standards and Incentives**

*Background: The City of Whitehorse is presently working on a change to its Building & Plumbing Bylaw that will establish requirements for all new construction in the City to meet “green”, or environmentally-sustainable standards. For example, minimum building insulation levels will be raised.*

11. Do you support raising “green” standards for new institutional building construction to a higher level than that for residential construction?

Yes 83% No 17%

12. “Density bonusing” is when developers and homebuilders are allowed to build new construction to a higher density than typically allowed by zoning bylaw regulations (e.g. additional dwelling units, smaller lot line setbacks, etc) in exchange for building to a higher standard or making other contributions to the area. Which of the following do you support? (circle all that apply)

- a. Building to a ‘green’ standard 69%
- b. Contributing money to the City to go towards local playground/park/street/trail improvement within the neighbourhood 57%
- c. Providing amenities on the building lot that would be accessible to the entire neighbourhood 38%
- d. Not sure 16%

13. Should architectural design requirements be placed on new commercial development Downtown?

Yes 70% No 30%

### Highway Development

*Background: The current OCP contains policies to control Highway development. These serve two purposes: 1. To retain the "Gateway" appearance of the Highway, encouraging landscaping and restricting sprawl and unsightly development; and 2. To encourage new businesses such as retail stores, hotels, etc, to locate Downtown. The floor area of new buildings on the Highway can be no larger than 1500 m<sup>2</sup>. For comparison, the largest retail developments in Whitehorse are the Canadian Tire and Superstore buildings, which are both 8200 m<sup>2</sup>.*

14. Do you support measures to restrict development on the Alaska and Klondike Highways within City limits?

Yes 67% No 33%

*If no, proceed to question 16.*

15. If yes, to question 14, which measures do you support? (circle all that apply) (194 respondents)

- a. Increased landscaping requirements 81% (54%)
- b. Limitations on building size 72% (48%)
- c. Improved site planning to hide parking/storage areas 88% (59%)
- d. Other \_\_\_\_\_

16. Which of the following uses do you support on the Alaska or Klondike Highways within City limits? (circle all that apply)

- a. Retail uses above 1500 m<sup>2</sup> not requiring outdoor storage (e.g. "large format" retail stores) 39%
- b. Commercial uses requiring extensive outdoor storage (e.g. lumber yards) 48%
- c. New hotels above 1500 m<sup>2</sup> 46%
- d. Office buildings 39%
- e. Light industrial uses (e.g. manufacturing) 69%
- f. Transportation uses (e.g. trucking companies, RV sales and repair, vehicle repair) 61%

### Downtown Height Limits

*Background: Downtown height limits are presently set at 20 metres, to a maximum of 4 storeys, for much of the Downtown. The main exceptions to this are in the Old Town area and along First Avenue, where height is limited to 2 storeys to a maximum of 10 metres. However, although 20 metre buildings are permitted, most 4 storey buildings are shorter than this because each storey is typically*

only 3 to 4 metres in height.

17. An idea has been raised to simplify building height limits, so that there is no reference to storeys, but only to metres. This would give more flexibility to developers without raising the current height limit, but it could result in new development having 5 or 6 storeys. Do you support this idea?

Yes 74% No 26%

18. An idea has been raised that taller buildings are most suitable near the escarpment, and least suitable near the Riverfront. Would you favour allowing additional height in areas close to the escarpment, provided they were *not* in the Old Town area? If so, how many storeys: (circle one)

- a. No increase 31%
- b. Up to 20 metres (up to 5 or 6 storeys) 34%
- c. Up to 25 metres (up to 7 or 8 storeys) 21%
- d. Higher than 25 metres 14%

### **Agriculture**

*Background: Local production of food has been identified as an important component of future sustainability for the Yukon. A small area has been set aside for non-soil-based agriculture (e.g. raising chickens, bee hives, greenhouses) near the Yukon River in the north end of the City, although no development has occurred there. Minor agricultural pursuits, such as raising livestock, horticulture and nurseries are also allowed in most country residential areas.*

19. Do you support the expansion of non-soil-based agriculture-designated areas within City limits?

Yes 78% No 22%

20. Do you support allowing backyard chickens, but no other agricultural pursuits, in urban residential areas?

Yes 58% No 42%

### **Mineral Staking**

*Background: The City of Whitehorse does not have the authority to control mineral staking within City limits.*

21. Do you favour continuing to allow mineral staking within City limits?

Yes 20% No 80%

Thanks for your time! You can return the survey at our Open House on April 8<sup>th</sup> (7 to 9pm, Mt McIntyre Centre), at City Hall, or at the Municipal Services Building (4210 4<sup>th</sup> Ave.)

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