



Official Community Plan Review



With summer over, public consultation for the Official Community Plan (OCP) Review is set to resume! So far we have gathered a huge amount of ideas and input from the public during the several consultation meetings held in the spring of 2009. Please visit www.whitehorse.ca/ocp where you can download a copy of the complete record of public input to date.

Up next is an Open House tentatively scheduled for November at the Old Firehall where we will present the draft recommended changes to the OCP. After a final round of comments from the public on these changes, we will bring the draft OCP to Council for formal introduction. Visit our website, check the paper and listen to the radio for an update on the November Open House!



Keep an eye out for the OCP ads in the Fall

Contact: Mike Ellis, Senior Planner
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 Visit the website: www.whitehorse.ca/ocp

Greenspace Plan



Whitehorse is Yukon's major urban area, located in the Yukon River valley among mountains and boreal forests, which provide endless vistas enjoyed by the city's residents. It is the interaction between urban areas and the surrounding landscape that make Whitehorse unique.

It is a goal of the City to strike a balance between responsible, planned development and the protection of our community's natural systems, wildlife habitat and outdoor recreation opportunities. As part an ongoing commitment to achieving this balance, the City of Whitehorse is developing a Green Space Network Plan (GSNP), to be included in the Official Community Plan. The purpose of the GSNP is to identify and preserve key areas for conservation while ensuring that areas that can be used to accommodate for future growth are recognized.

Whitehorse is a growing community. Achieving sustainably means more compact development, intensifying public development in already built-up areas to take advantage of existing infrastructure and services, intensifying transit, and the preservation of valued green spaces. A GSNP will help the City achieve these objectives. The City has worked and will continue to work in partnership with its citizens to ensure Whitehorse maintains its wilderness and residents can continue to enjoy this unique setting.



Forests, lakes and wetlands cover large portions of Whitehorse

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Whistle Bend Zoning



The subdivision plans for Phases 1 and 2 of Whistle Bend were officially approved by City Council on August 24th, 2009. Phase 1 consists of 93 single family lots, 8 duplex lots, 9 multiple family lots, 1 commercial lot, and 1 park lot. Phase 2 will include 101 single family lots, 26 duplex lots, 48 townhouse lots, 8 multiple family lots, 1 community use lot, and 2 park lots.



An example of the future development pattern in Whistle Bend

The City will now work with the Yukon Government to begin the detailed design and construction phases of the development. Design for off-site infrastructure improvements – road upgrades, lift station improvements, and reservoir expansion – is tentatively scheduled for the winter of 2009, with contracts for off-site construction being awarded in the spring of 2010.

Detailed engineering for on-site infrastructure, which includes underground servicing (sewer, water, utilities), roads, lighting, and trails, is scheduled for completion over the following winter (2010). Actual on-site construction at Whistle Bend is expected to continue until 2013. Land lotteries for Phases 1 and 2 are tentatively scheduled for the fall of 2012 and 2013 respectively.

GeoExchange Update: EBA Engineering has completed the District Energy and Waste Heat Collection Feasibility Study for Whistle Bend. The City is now looking at how to best implement the recommendations of this report, as well as looking at funding sources to help pay for the project. There are a series of recommendations and results that will be available to the public in the near future. The feasibility study was jointly funded by the Federation of Canadian Municipalities (FCM) the Yukon Government, and the City of Whitehorse.

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Downtown Planning

Downtown Zoning: In August 2009, City Council formally adopted several downtown zoning amendments. Prior to the introduction of the amendments to Council, City staff held a public open house and consulted with downtown property owners. Copies of the new Zoning Bylaw with the incorporated zoning amendments are available at the Planning and Development Services Department at 4210 Fourth Avenue or online www.whitehorse.ca.

Shipyards Park Heritage Buildings: In August 2009, the City issued a Request for Proposals package for the lease of the three heritage buildings at Shipyards Park. The three heritage buildings are Pioneer Hotel #1 (Jenni House), Pioneer Hotel #2 and the US Army Float Plane Building (Miller House). The City is interested in leasing the buildings to non-profit organizations and businesses to encourage more visitors to the Waterfront as well as to interpret the heritage character of this area. The deadline for proposal submissions was October 1, 2009. Please contact Ben Campbell, (info preceding) if you have any questions or are interested in these buildings.

Whitehorse Waterfront Planning: It was an eventful summer as several Waterfront projects have completed the planning and design stage and are ready for construction. The

designs for the Kwanlin Dün Cultural Centre received approvals from the City of Whitehorse and has been through the YESAB review process. Construction is set to begin next spring. The Waterfront Wharf has also been approved and minor preparation work will begin this fall. Many of the Waterfront projects are funded through the Canadian Strategic Infrastructure Fund.



Shipyards Park Heritage Buildings

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