

PLAN IT WHITEHORSE



New Green Building Standards Passed

The City of Whitehorse has passed the new Building and Plumbing Bylaw for heated residential, commercial or industrial buildings. Changes will come into effect for manufactured homes on June 30, 2010. These changes reflect the City's commitment to the citizens' "Sustainability Plan", and ensure that most new buildings will be more energy efficient than they have been in the past.

The buildings affected are all new buildings and additions that are heated, except for residential accessory buildings, such as sheds and detached garages.

The new standards can be met in one of two ways. Buildings must either be built using materials with "Minimum Thermal Insulation Values", or the completed buildings can meet the EnerGuide Rating System value of 80.

Firstly, the Bylaw ensures increased energy efficiency is by increasing the "Minimum Thermal Insulation Values" of new buildings. Minimum thermal insulation values, which are measured by R values, show how good insulation material is at containing heat. The higher the R value, the better the insulation will be. In the existing national building code there are no R value minimums however, the house must be able to maintain a temperature of 70 degrees Fahrenheit .

Some of the approved insulation values are:

- ◆ Walls, including foundations above and below-grade R28,
- ◆ Attics: R50,
- ◆ Floors above unheated spaces: R28,
- ◆ Slabs on ground: R10,
- ◆ Slabs on ground containing radiant heat: R20,
- ◆ Doors: R12,
- ◆ Windows: R3.6,

Alternatively, a building need not meet all the Minimum Thermal Insulation Values as long as once completed, it achieves a value of 80 in the EnerGuide Rating System. The EnerGuide Rating System measures the home's energy efficiency levels on a scale of 0 to 100. A rating of 0 represents a home with major air leakage, no insulation and extremely high energy consumption. A rating of 100 represents a house that is airtight, well insulated, sufficiently ventilated and requires no purchased energy on an annual basis.

The Bylaw now requires Heat Recovery Ventilators, or HRVs in residential buildings. When we are living in a virtual sealed plastic bag it is much cheaper and easier to heat dry air than moist air and the health benefits are beyond compare.

Finally, the Bylaw requires a final test to determine the airtightness of the new buildings, called the "Blower Door Test".

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Phase Three of the Official Community Plan Review Has Begun



Since early 2009 the City of Whitehorse has been reviewing and updating the 2002 Official Community Plan (OCP). The OCP is the City's main land use planning document which provides an overall vision for development over the next 25 years.

The third and final phase of our OCP Review has now begun. Earlier in 2009 we held 21 different public meetings to gather community ideas and input on how Whitehorse should grow and change in the long term. All of the public input has been posted on the OCP website, www.whitehorse.ca/ocp. Now from these ideas we have put together recommendations for changes to the OCP. City Council has held several meetings to review these changes and provide their input.

The proposed changes to the OCP will be presented for public comment at an Open House and on the project website in January 2010.

The OCP will be introduced to Council via the Bylaw process in spring 2010. During the adoption process the public will have another opportunity to speak at a Public Hearing.

Watch the newspaper City Pages, visit the website, call or email us for more information! If you have specific comments or recommendations on the OCP please feel free to contact us.

Contact: Mike Ellis, Senior Planner
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New Neighbourhood Development

Stan McCowan:

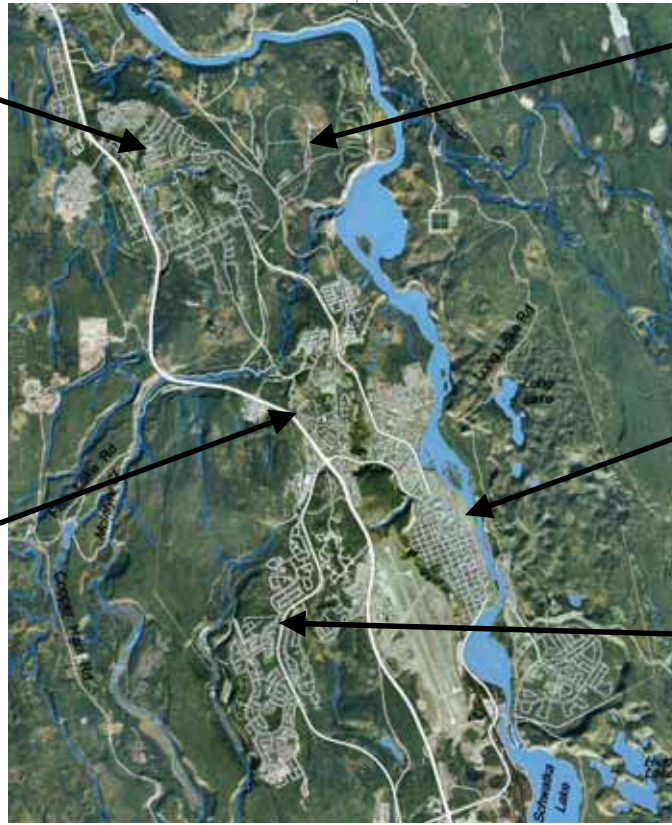
- 7 Single Detached
- 3 Duplex Lots
- 10 Townhomes
- 1 Multi-Family

Takhini North:

- 9 Single Detached
- 3 Duplex

Takhini North Remaining:

- Available in 2010
- 20 Single Detached
 - 35 Duplex Lots (approx)
 - 3 Multi-Family
 - 1 Mixed Use Residential Commercial Lot



Whistle Bend - 2012:

- Phase 1 and 2
- 194 Single Detached (20 larger Restricted Residential lots)
 - 34 Duplex Lots
 - 48 Townhomes
 - 17 Multi-Family Lots
 - 1 Mixed Use Residential Commercial Lot

Motorways:

- 9 Mixed-Use Commercial Development Lots Available at the Front Counter

Ingram - 2010:

- 38 Single Detached
- 8 Duplex Lots
- 4 Fourplex Lots
- 72 Townhomes (approx)
- 3 Multi-Family

Neighbourhood Descriptions

Takhini North: The first lottery has been completed and all of the lots were sold. In 2010 we will be putting the remainder of the single family lots, duplex lots, 3 multi family lots and one mixed-use commercial/residential lot out to the public. There is plenty of variety to find what you are looking for and a wonderful centralized Whitehorse neighbourhood.

Contact: Cathy Small,
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Whistle Bend: This project is presently going through the Yukon Environmental and Socio-Economic Assessment Board (YESAB) for review.

The next stage of the process is the engineering and the surveying work. The first phase of lots should be available as early as 2012 and the second phase should be in the following year.

Contact: Kinden Kosick, Planner
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www.whitehorse.ca/whistlebend

Ingram: The Yukon Government has finished clearing the on-site vegetation and the pre-grading. The underground utilities are also completed and the road and sewer construction will be completed soon. Building lots will be available in late summer.

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Motorways Mixed Use Commercial:

The City of Whitehorse is selling nine lots in the downtown waterfront area of Whitehorse on a first-come, first-served basis. These properties are planned as a thriving, pedestrian oriented, mixed-use residential/commercial neighbourhood that provides a unique identity befitting an urban waterfront. A subdivision plan, design guidelines and specific zoning are all in place to ensure that the vision for the area is realized as development occurs.

Contact: Pat Ross, Land Dev't. Supervisor
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