



COUNCIL QUESTIONS & ANSWERS

Meeting date: September 18, 2017

Document Date: September 22, 2017

1. Did the Department of Education consult the City prior to making the dismissal change?

Throughout the year, Transit meets with the Department of Education on a variety of topics, including school day start/end times. Our understanding is that an oversight occurred and the school had already selected and advertised 2017/2018 times prior to meeting with Transit. Transit has a meeting with the Department of Education next spring to discuss the following year (2018/2019) and this topic would form part of that agenda. In previous years, the City has been successful in having transit schedules reviewed prior to finalizing the school start/end times.

Changes to school start/end times, length of day, and breaks (March and Christmas) are reviewed and adjusted by the Department of Education every few years. As 2017 is a review year, there is a public consultation underway. The Department of Education has issued a School Calendar Survey as part of the consultation process. The School Calendar Survey is available here - <http://www.education.gov.yk.ca/calendar-survey.html>

2. Could staff review the schedule on the Porter Creek 1 route?

Feedback is received regularly from the Transit ridership. Changes are carefully considered because a change to address one person's issue inevitably affects others. Schedules are set up to link with each other and can take years to develop, put in place, and advertise to ensure that the community has ample time to adjust to the changes.

Transit staff are always willing to assist members of the public explore the most suitable connections and routes to meet their needs.

3. What is the standard formula for providing greenspace for a neighborhood?

Whitehorse does not have a standard formula for providing greenspace in neighbourhoods. A cursory search did not turn up standards for within neighbourhoods in other municipalities.



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Smart Growth Principles (general planning guidelines) try to provide areas to live, work, and play within walking distance. Generally, the goal is to provide amenity areas within a five minute walk (500 m) for residents.

Overall, the 2010 OCP shows roughly 33% of the City dedicated to Regional Parks, 33% dedicated to Greenspace, and 33% designated for development.

4. What percentage of greenspace exists in neighborhoods the City is looking to add residential lots to?

Administration's calculations of greenspace found below are based on the 'neighbourhood boundaries' shown in our publicly accessible mapping (map.whitehorse.ca). These boundaries were created by staff as a rough guide, but have not been used for determining planning-area boundaries. The upcoming OCP review may seek to determine official neighbourhood boundaries, which could help with future planning processes.

For the country residential areas, the percentage of greenspace is as follows:

- Mary Lake/Cowley Creek – 35% of 660 ha
- Hidden Valley/MacPherson – 24% of 318 ha
- Whitehorse Copper – 58% of 465 ha

It is important to note that in country residential areas, each lot has privately accessible greenspace as well. There is also significant greenspace surrounding each of these neighbourhoods. In addition, Mary Lake and Cowley Creek are immediately adjacent to Wolf Creek Park (1100 ha).

For the urban areas, the percentage of greenspace is as follows:

- Porter Creek – 26% of 500 ha
- Logan – 49% of 48 ha
- Granger – 28% of 69 ha
- Arkell – 23% of 22 ha

It is important to note that the Porter Creek site is across Wann Road from a 50 ha greenspace. Porter Creek is also bordered by McIntyre Creek Park (3620 ha). Logan and Arkell are also bordered by McIntyre Creek Park, while Granger is immediately adjacent to Paddy's Pond/Ice Lake Park (190 ha).



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5. Have Highways and Public Works been included in any of our consultation because of the impact the additional lots could have?

Highways have not been contacted at this time. Administration will review the proposed development with Yukon Government and provide their feedback in the Public Hearing Report.

6. Will zoning in phase 5 address motorized trail use?

This type of regulation is not addressed through the zoning bylaw. Further planning work is being done on the trail layout, which could include discussion on motorized vs non-motorized. As Whistle Bend phases 3-5 are developed, consultation would be undertaken with residents. On June 12, 2017 Council voted to designate the Whistle Bend paved perimeter trail as non-motorized. Communication between the City and the Whistle Bend Community Association will continue to be part of this process.

7. What will be the percentage of large single family detached homes in Whistle Bend Phase 5 versus more affordable housing types?

16% of lots are the larger single family types. Note also that the City does not regulate size of development, and our zoning is more permissive than most developers build to. So in numerous cases in Whistle Bend, developers are choosing to maximize development area even on smaller single-family lots.

For clarification – there was a typo in the Admin Report. The number of single family/duplex lots should read 104, not 44. This would adjust the total number of units to be approximately 300 and the estimated population to be 720.

The approximate breakdown of housing types is shown below:

- Wider/larger Single/Duplex lots – 30 or 16%
- Narrow Single/Duplex lots – 77 or 44%
- Townhouse lots – 66 or 39%
- Multiple Family lots (110 units) – 2 or 1%

8. How many residential building permits have been issued in the past year?

From September 2016 to September 2017, permits were issued for 191 residential units.



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9. What is the plan for street access into Phase 5?

Please see attached subdivision design. The two main access roads are Marathon Way (connects to Casca) and Eugene Avenue (connects to Phase 4). Note that there may be some minor adjustments based on final engineering design work.

10. Where is Green Street?

The green streets are shown as running east/west, two blocks north of Witch Hazel Drive on the attached subdivision design.

11. How long is the build time frame commitment once a commercial lot is sold?

There is no build commitment on commercial development.

