

OCP Review 2009

Phase 1 – Data Collection
Urban Residential Workshops
January 27 to February 19, 2009



Agenda

- What the OCP Does / Does Not Do
- What Planners Do / Do Not Do
- Public Consultation 2009
- Existing Plans to Integrate
- OCP Designations: Map 13
- Common Objectives/Issues in 2002 OCP
- Current Residential Policies
- Mapping Exercise



What the OCP Does

- OCP is a general, long-range document establishing vision and goals for land use planning and development
- Vision and goals are implemented with policies and land use designations
- 2 basic land use designation categories: “develop” and “protect”
- OCP also addresses development of municipal services, facilities, utility systems, and transportation systems



What the OCP Does (cont.)



Do I support higher density in my neighbourhood?

phone 668-8338
email ocp@whitehorse.ca
visit www.whitehorse.ca/ocp
for more information



What kind of development do we want to see on the Highway?

phone 668-8338
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for more information



Do I value the greenbelt in my community?

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for more information



What does sustainability mean to me and my family?

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What the OCP Does Not Do



What the OCP Does Not Do (cont.)

- Although the OCP makes specific recommendations on the implementation of policies, it does not technically require these recommendations to be followed
- The OCP calls for plans and studies to be done, but acts more as a 'catalyst', in order to retain flexibility
- More detailed Bylaws, notably the Zoning Bylaw are used to enforce specific initiatives from the OCP



What Planners Do / Do Not Do

- Planners Do:
 - Engage the public in a collaborative planning process and report results
 - Meet with other City Departments and Council and facilitate internal City discussion
 - Make recommendations to Council
- Planners Do Not:
 - Make final decisions on land use ideas (Council does)
 - Pursue plans that run contrary to the OCP



Public Consultation 2009

- *Phase One – Data Collection – Jan-Feb*
 - Series of neighbourhood meetings – Jan 27 to Feb 19
 - Neighbourhood maps synthesized by Planning, put on display on web, at CGC, and at Open House
 - Open House #1 – Feb 25th – view maps, or if you missed your neighbourhood meeting
 - Targeted stakeholder meetings
 - March 6th deadline for input



Public Consultation 2009 (cont.)

- *Phase Two – Organization and Themes– Mar-Apr*
 - Open House #2 – late March - Presentation of Phase 1 results
 - Online and hardcopy surveys
 - Workshops on major areas of discussion
 - Open House #3 – early April - Survey return, last chance for Phase 2 input



Public Consultation 2009 (cont.)

- *Phase Three – Building the Plan – May-June*
 - Open Houses #4 – late April - Presentation of first draft of the revised OCP
 - Open House #5 – mid May - Second draft
 - Formal Bylaw adoption process begins in June
 - Public Hearing tentatively set for July



Public Consultation 2009 (cont.)



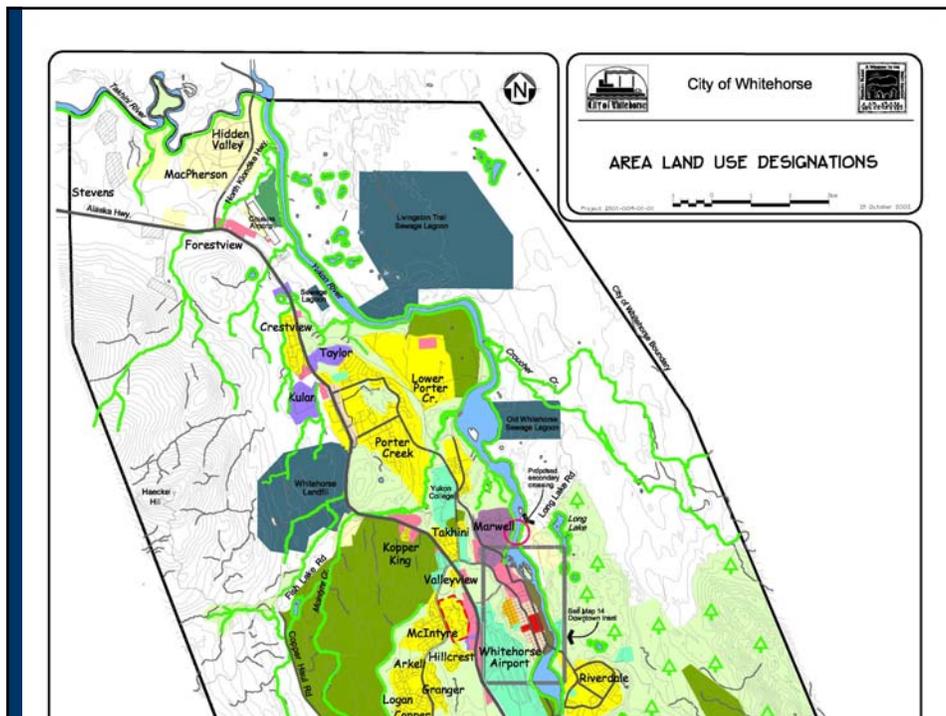
Existing Plans to Integrate

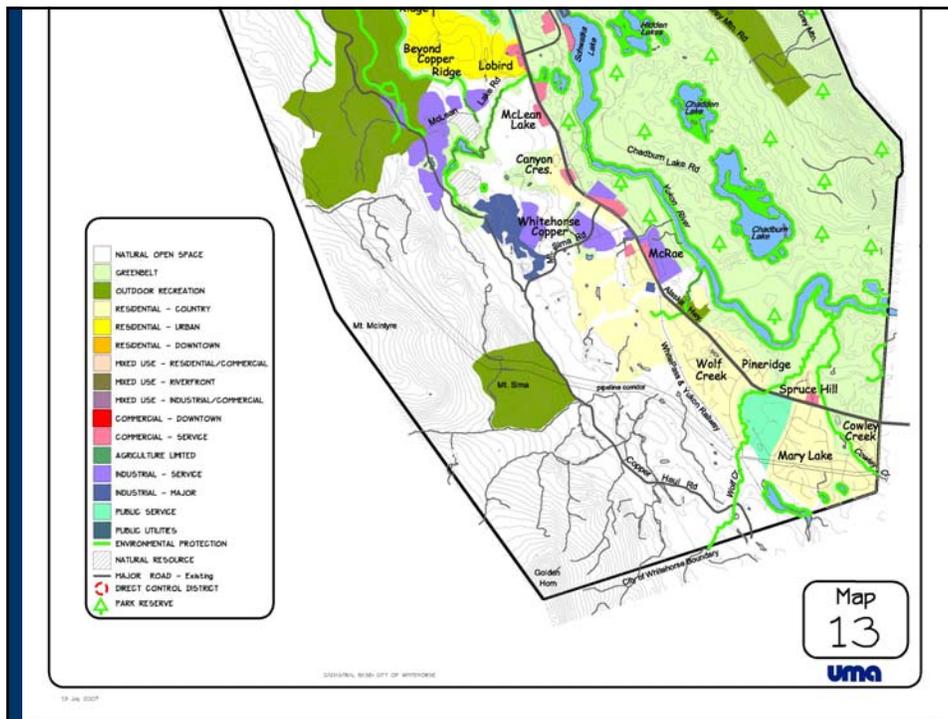
- 2008 Whitehorse Strategic Sustainability Plan (WSSP)
- 2007 Integrated Community Sustainability Plan (ICSP)
- 2007 Parks & Rec Master Plan
- 2007 Parks & Rec Trail Plan
- 2004 Watershed Management Plan
- 2004 Local Action Plan on Greenhouse Gas Reduction



Existing Plans to Integrate (cont.)

- ICSP vision:
- *“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.”*





Common Objectives/Issues in 2002 OCP

- maintain greenbelt and natural areas
- maintain a good balance of schools, stores, and housing
- maintain quiet and small neighbourhood character
- ensure that community maintains its unique feel
- ensure access to recreation trails
- concerns about infilling of greenbelt areas
- concerns and uncertainty about future development plans
- protect recreation trails
- protect wildlife habitat
- ensure public consultation for any land use changes

Current Residential Policies

Protection of adjacent and internal greenspaces from development

- “Every effort shall be made to minimize the impact of natural areas surrounding existing neighbourhoods. This shall be accomplished through the establishment of the Greenbelt land use designation and the protection of parks and green space as indicated on Maps 4, 5 and 6.”



Current Residential Policies (cont.)

Ability to create a Neighbourhood Plan to address specific issues

- “In order to define the interests of the local community, a series of Neighbourhood Strategic Plans may need to be prepared. This will depend upon the financial resources of both the City and neighbourhood associations, and the determination of residents in a specific neighbourhood. Such a Neighbourhood Strategic Plan shall be consistent with the Official Community Plan and may be adopted by Council.”
- “The area and issues to be defined in the Neighbourhood Strategic Plan shall be determined in collaboration with the specific neighbourhood.”



Current Residential Policies (cont.)

Range of housing types possible, from single family to apartments

- “Residential - Urban areas shall be used to accommodate single-family dwellings, mobile homes, semi-detached housing, townhouse/row housing, communal senior’s housing or apartments, and may be accompanied by a home-based business. Secondary suites may be permitted for single-family dwellings, or semi-detached housing only.”
- “Townhouse/row housing, and apartment development may be provided for through zoning provisions.”



Current Residential Policies (cont.)

Limited non-residential uses are also permitted in this designation

- “The purpose of the Residential - Urban designation is to allow for a variety of serviced residential development in close proximity to services and amenities.”
- “The Residential - Urban designation also permits neighbourhood service commercial uses, park and outdoor recreation sites, schools, religious facilities, and community halls, subject to proper zoning. These facilities are intended to primarily service the surrounding neighbourhood rather than the community at large.”



Current Residential Policies (cont.)

Density must be higher than country residential, but no higher than 20 (single-family) to 80 (multiple-family) units/hectare

- “All lots that are developed or are being developed within an Residential – Urban area shall be connected to a municipal water and sewer system.”
- “The maximum density for land designated as Residential - Urban shall be 20 units per hectare for single-family dwelling units, and 80 units per hectare for multi-family dwelling units.”



20 units/hectare

8 UNITS PER ACRE



Las Vegas, NV 8.0 units / acre



Fresno, CA 8.1 units / acre



Tucson, AZ 8.1 units / acre



context



context



context



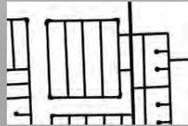
neighborhood plan



neighborhood plan



neighborhood plan



street pattern



street pattern



street pattern

42



80 units/hectare

32 TO 33 UNITS PER ACRE



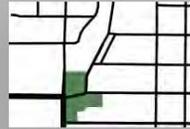
Salt Lake City, UT 32.4 units / acre



context



neighborhood plan



street pattern

74



Santa Monica, CA 32.6 units / acre



context



neighborhood plan



street pattern



Boulder, CO 33.0 units / acre



context



neighborhood plan



street pattern



Current Residential Policies (cont.)

Infill housing shall be examined and implemented

- “In order to ensure a contiguous and compact residential pattern, and to take advantage of established utilities and road systems, the potential for infill and redevelopment of established residential areas shall be reviewed, and phased in over a long-term period, where practical.”
- “Since additional housing may directly affect the existing community, significant public involvement is desirable prior to any residential infill development. The City, in cooperation with nearby residents, shall act as the lead agency in any neighbourhood planning, zoning and subdivision approvals.”
- “Potential residential infill... shall be designed in a manner to protect significant trail corridors.”



Thank you!

- More info: www.whitehorse.ca/ocp
- Email: ocp@whitehorse.ca
- Phone: 668-8338

