

## ADMINISTRATIVE REPORT

<b>TO:</b> Planning Committee
<b>FROM:</b> Administration
<b>DATE:</b> August 1, 2022
<b>RE:</b> 2022 Official Community Plan: Whitehorse 2040

### ISSUE

Draft Two of the proposed 2022 Official Community Plan (OCP), called Whitehorse 2040.

### REFERENCE

- [Municipal Act \(2015\)](#)
- [Official Community Plan \(2010\)](#)
- Proposed 2022 OCP Adopting Bylaw 2022-40
- [OCP Adopting Bylaw 2010-01](#)
- [Whitehorse 2040 – Official Community Plan](#)
- [Zoning Bylaw 2012-21](#)

### HISTORY

The OCP guides decision-making for the City by setting the long-term vision, guiding principles and supporting policies for City growth and services. The OCP is adopted by Council through a bylaw process, typically following robust public engagement. Prior to 3<sup>rd</sup> reading of the OCP bylaw, the Minister of Community Services is sent the proposed OCP for approval.

The current OCP was completed in 2010 with various amendments since that time. The City has been working on developing a new OCP to replace the 2010 OCP for some time now. The name of the OCP proposed to replace the 2010 OCP is “Whitehorse 2040”. This OCP is intended to guide the municipality for the next almost 20 years.

The process of developing Whitehorse 2040 has provided many opportunities for public input since November 2018, and has included the following phases to date:

- Phase 1 - Awareness Building: included open houses, ad hoc meetings, stakeholder meetings and a survey.
- Phase 2 - Explore New Concepts: included an ideas workbook, neighbourhood workshops, stakeholder meetings and pop-up events.
- Phase 3a - Emerging Directions: included a series of workshops where Council reviewed Administration’s preliminary policy ideas for the new OCP. Many sources informed the policy ideas, including OCP public input and existing City plans. This phase culminated with the production of an Emerging Directions document, summarizing major policy ideas reviewed with previous Council. Input on these ideas was received through a survey, released in August 2021.

- Phase 3b – Create the Plan: included a series of workshops where Council reviewed draft policies for the new OCP. A Draft OCP was released to the public in May 2022 and engagement ran to mid-June. Various engagement opportunities were provided, including online sessions, open houses and a survey.

Administration has engaged with the Kwanlin Dün First Nation, Ta’an Kwäch’än Council and Government of Yukon (officials and Administration level) throughout the review process.

The following background studies have been produced as part of the OCP review:

- Accommodating Future Residential Future Demand in Whitehorse;
- Local Food and Urban Agriculture Study;
- Commercial and Industrial Land Study;
- Demographic and Economic Analysis of Housing Demand – 2018 Update;
- Review of Municipal Quarrying Policy and Practices; and
- Downtown Development Capacity Assessment.

The background studies, including the summaries of public input for all phases of work to date on the OCP, are available at: [engagewhitehorse.ca](http://engagewhitehorse.ca)

In addition, a number of plans will be considered in development of the OCP. City plans are available at: [Whitehorse.ca/plans](http://Whitehorse.ca/plans)

A tentative schedule for adoption is proposed as follows:

1 <sup>st</sup> Reading:	August 8, 2022
Public Notice Served:	August 12,
Public Hearing:	September 12, 2022
Report to Committee:	October 3, 2022
2 <sup>nd</sup> Reading:	October 11, 2022
Ministerial Review:	December 3, 2022 (assuming full 45-day review period)
3 <sup>rd</sup> Reading:	December 12, 2022

## **ALTERNATIVES**

1. Proceed with adoption of the OCP Adopting Bylaw under the bylaw process; or
2. Do not proceed with OCP Adopting Bylaw.

## **ANALYSIS**

An OCP is the highest level policy and planning document for a municipality and as such, is of great importance to the community. In order to achieve the objectives and goals outlined within the OCP, policies are established to guide the City. The OCP also provides direction to other City tools and documents, such as the Zoning Bylaw. After the OCP is adopted by City Council, work produced by City departments must align with the guidance provided by the plan. The document is also used by City Council to make decisions on important topics. While our OCP will provide a plan to 2040, reviews of the document occur every 8-10 years to account for changing circumstances and trends. The current OCP was adopted by City Council in 2010. Recognizing that cities change

between each OCP review, amendments can be made to the current OCP through a bylaw process, making it somewhat of a “living document”.

Whitehorse 2040 contains four parts; Part A contains Background, Part B cites Policy Direction, Part C addresses Land Use, and Part D speaks to Implementation.

To a large degree, Whitehorse 2040 is guided by seven principles which focus on being an inclusive, equitable, complete, grounded, sustainable, engaged, and healthy city.

Whitehorse 2040 contains nine policy direction themes:

- Equity and Inclusion
- Heritage, Arts and Culture
- Climate Action
- Environmental Stewardship
- Development and Growth
- Housing
- Economy
- Transportation and Mobility
- Municipal Services and Assets

Each of these areas of policy direction include a multitude of Ideas for Action which are set out in Appendix A of Whitehorse 2040.

### **Next steps**

The OCP is anticipated to be adopted by the end of 2022. Following its adoption, Administration will begin work on the studies, bylaws and future projects that the OCP calls for. Notably, the Zoning Bylaw will require an update in order to reflect the vision for land use and development in the new OCP.

### **ADMINISTRATIVE RECOMMENDATION**

THAT Council direct that Bylaw 2022-40, a bylaw to adopt the 2022 Official Community Plan, “Whitehorse 2040”, and repeal the 2010 Official Community Plan, be brought forward for due consideration under the bylaw process.