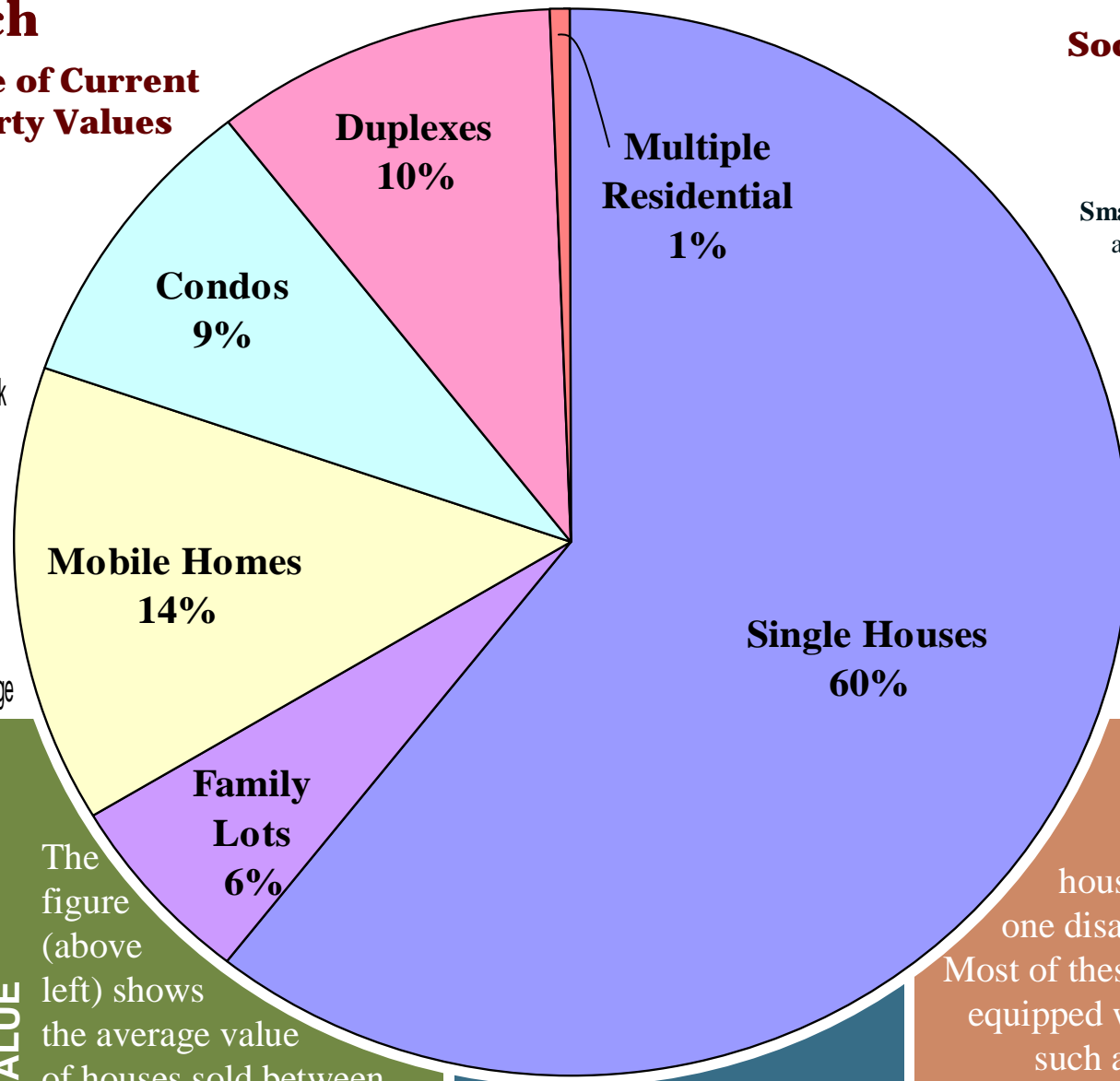
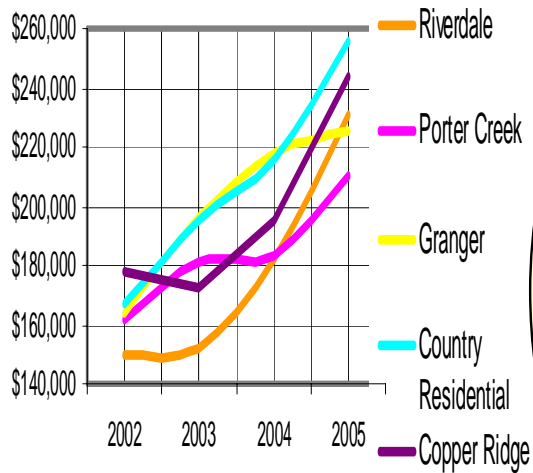


Porter Creek Bench

City of Whitehorse Profile of Current Housing Stock and Property Values

Average Value of Houses Sold

(Source: YBS, 2002-2005)



Socio-Economic Background Poster 1

Smart Growth – Creates a range of housing and transportation options and opportunities and makes decisions in a fair and cost-effective manner.

CMHC, 2003

LEFT: Dwelling type composition for City of Whitehorse, 2005

TOTAL DWELLINGS

Between 1981 and 2001, there was an average increase of 122 dwellings per year. The number of new dwellings constructed has increased in recent years, where 231 dwellings were constructed in 2005.

StatsCan, 2002; 1992; 1997; 1987; YBS, 1985; City of Whitehorse, 2005

DWELLING VALUE

The figure (above left) shows the average value of houses sold between 2002 and 2005. Riverdale and Country Residential areas have experienced the most dramatic increases.

Rental vacancy rates have fallen from 8.2% to 3.8% between 2002 and 2005.

CMHC, 2003; YSB, 2002-2005

RENTALS

13% of households have one disabled person. Most of these homes are equipped with features such as ramps and wheelchair access. 39% of seniors indicate mobility as an important issue for dwelling suitability.

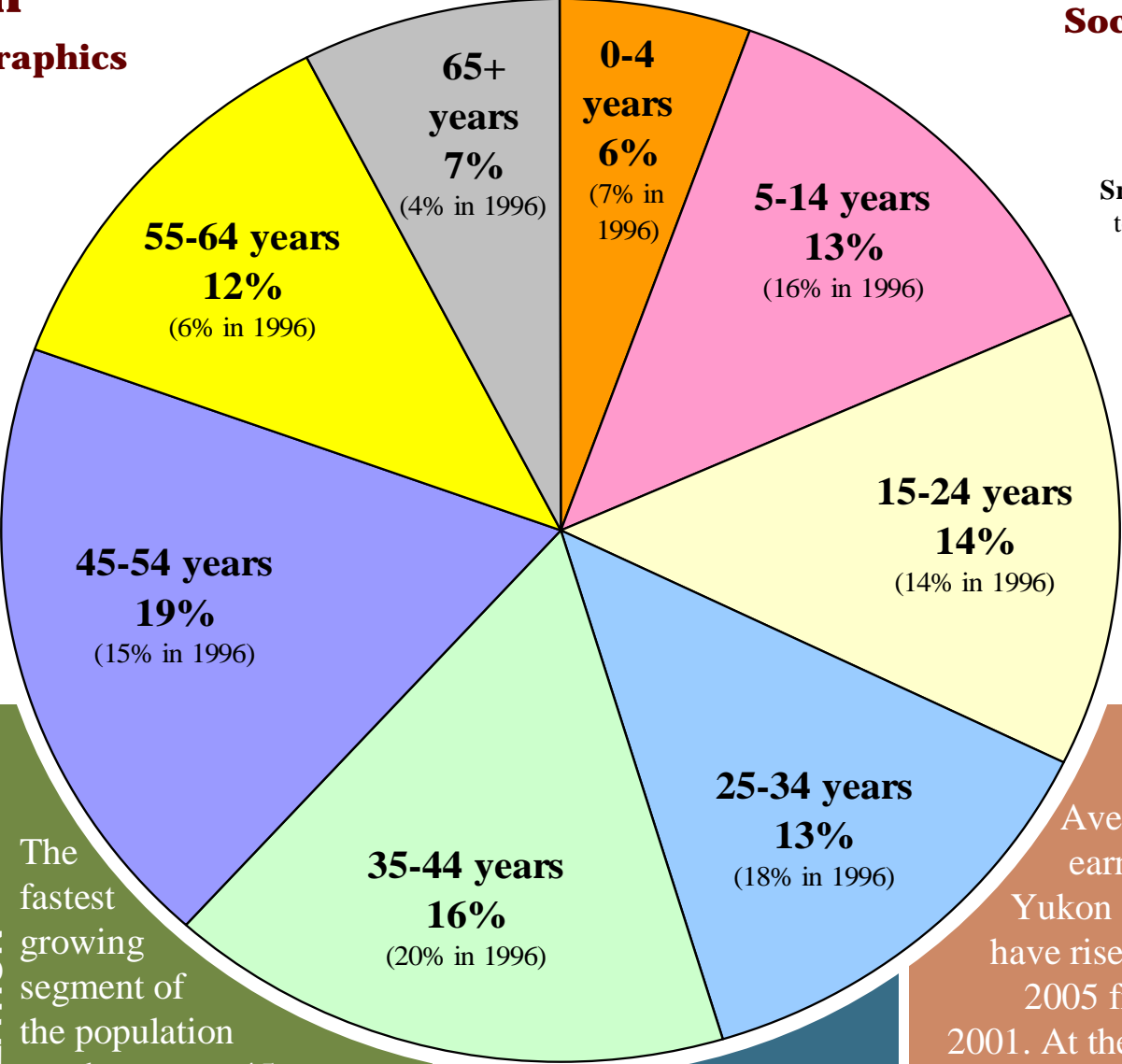
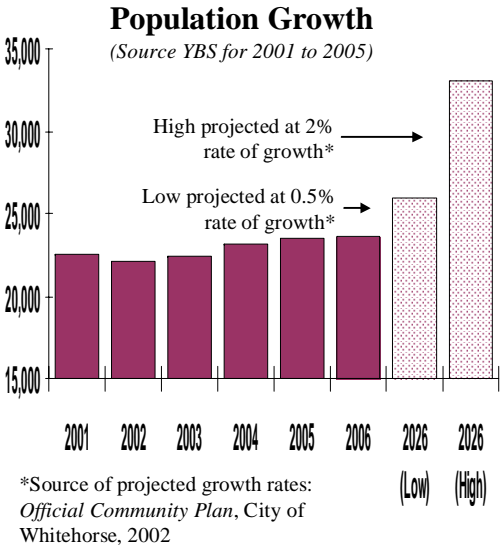
Yukon Housing Corporation, 2000

ACCESSIBILITY

Porter Creek Bench

City of Whitehorse Demographics and Economic Factors

Socio-Economic Background Poster 2



Smart Growth – Aims to manage growth and provide affordable housing and incorporate bicycle and pedestrian paths.
CMHC, 2003

LEFT: Age Composition for the City of Whitehorse
YBS, 2006

POPULATION GROWTH

The population of the City and surrounding area is 23,638 people, growing at about 219 persons per year since 2001. As the figure shows (above) the population could reach anywhere between 26,002 and 33,093 by 2026.

City of Whitehorse, 2002-2006; City of Whitehorse, 2002

AGING POPULATION

The fastest growing segment of the population are those over 45 years, growing at rate of 8.4% per year. For First Nations, the segment under 45 years is the fastest growing.

CMHC, 2003; StatsCan, 2002; 1997; 1992; 1987;

84% of Yukon residents have lived in Yukon for more than 5 years, an increase from 35% in 1981.

StatsCan, 2002; 1997; 1992; 1987; YBS, 1985

MOBILITY

Average weekly earnings for the Yukon labour force have risen to \$822 in 2005 from \$757 in 2001. At the same time, interest rates in Canada have decreased from 6.14% in 2001 to 5.06% in 2005 for 1-year mortgages.

YBS, 2004

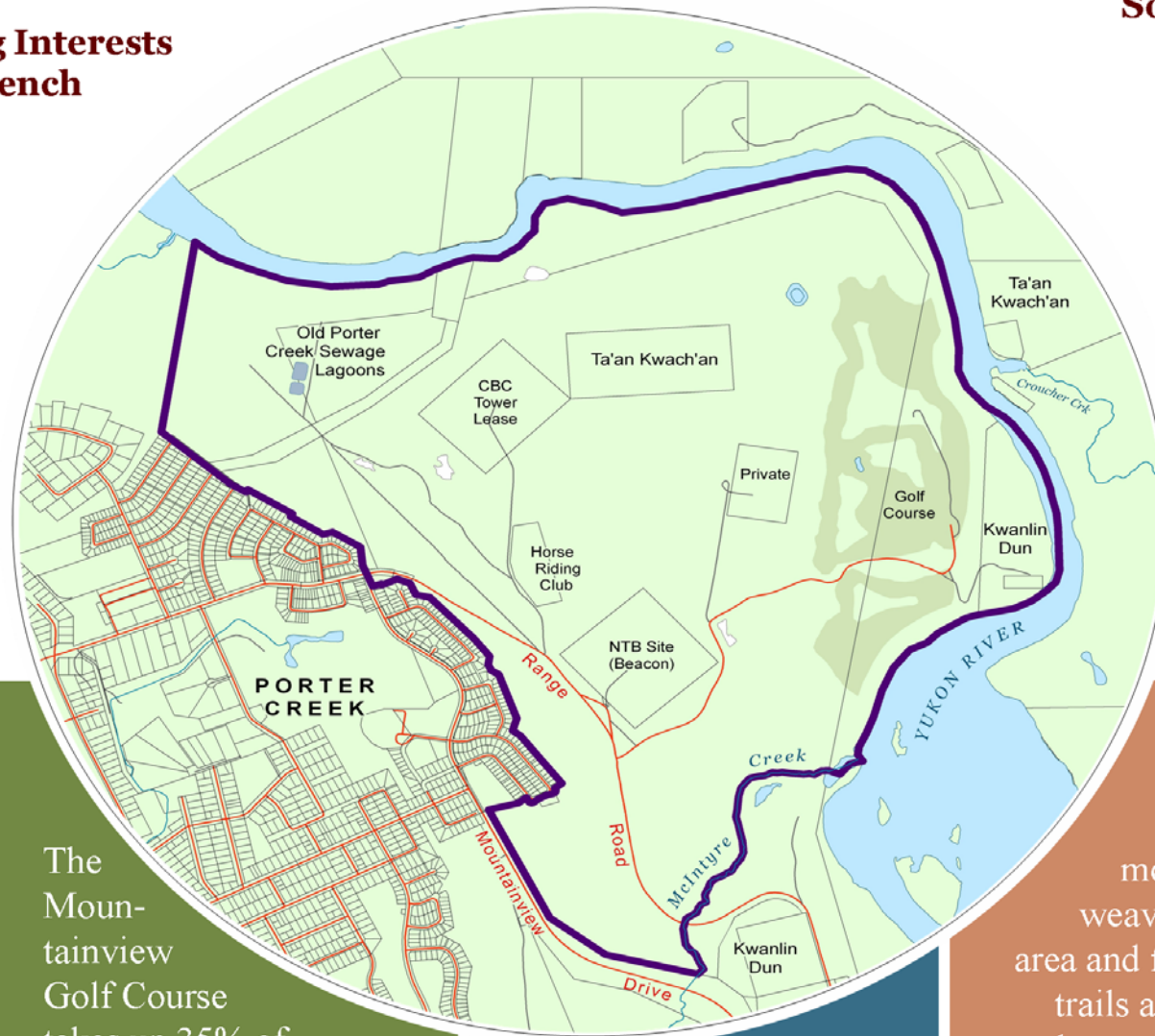
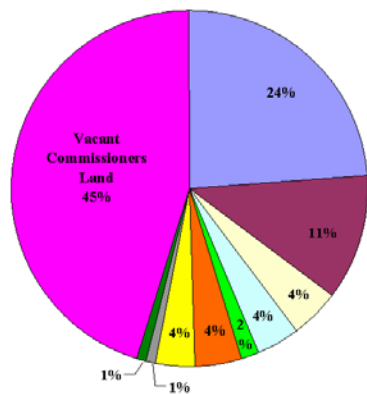
AFFORDABILITY

Porter Creek Bench

City of Whitehorse Existing Interests and Uses in Porter Creek Bench

Land Use Composition for Porter Creek Bench

(Source: Nairne & Associates, 1994)



Socio-Economic Background Poster 3

Smart Growth –
Uses mixed land use development and preserves open space, natural beauty, and critical environmental areas.
CMHC, 2003

LEFT: Existing land tenure for Lower Porter Creek
City of Whitehorse, 2006

LAND TENURE

- Mountainview Golf Course (expansion)
- Ta'an Kwach'an First Nations
- Kwanlin Dün First Nations
- NavCan
- CBC Transmitter
- Heiland Farm
- Yukon Horse and Rider Association
- Porter Creek Sewage Lagoon (inactive)

LAND USE

The Mountainview Golf Course takes up 35% of the land area and 45% is Commissioners Land. The area is largely used for recreational activity.

Nairne & Associates, 1994

The area is connected to Porter Creek and Range Road by a network of local gravel and bush roads.

ROADS

Largely non-motorized trails weave through the area and few multi-use trails are used in the northwest and southeast portions. A number of individuals and organizations make use of the trail system.

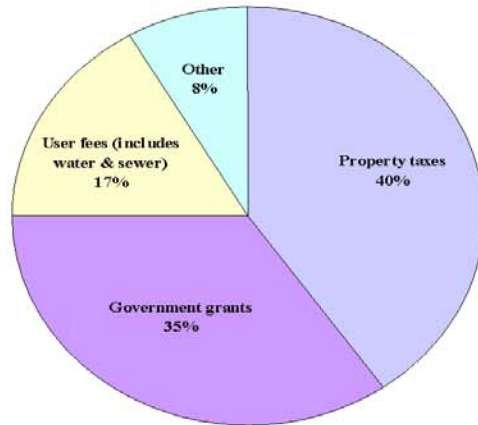
TRAILS

Porter Creek Bench

City of Whitehorse Existing Infrastructure and Planning

Composition of City Revenues

(Source: City of Whitehorse, 2006)



EXISTING INFRASTRUCTURE

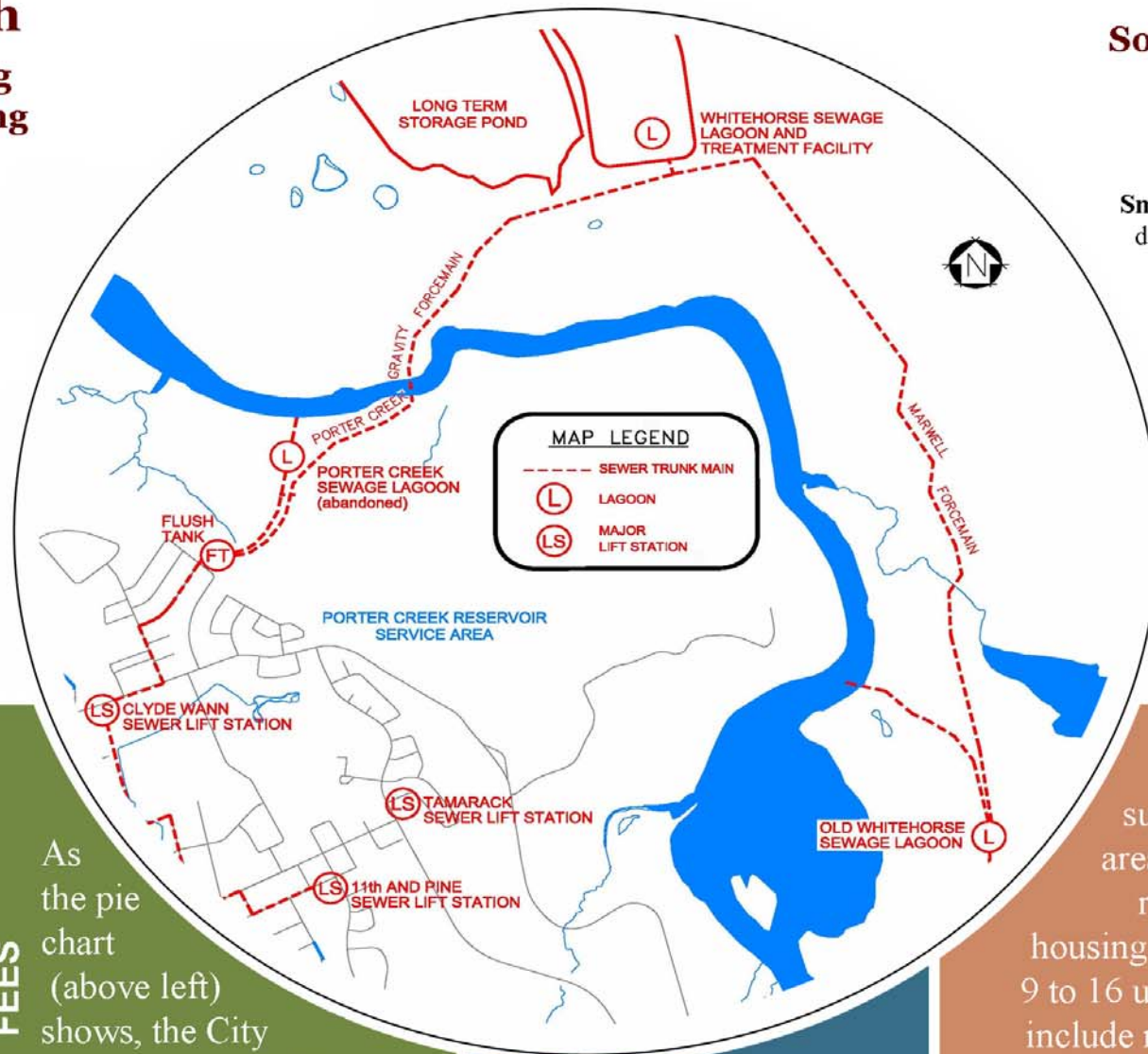
Porter Creek Bench does not have on-site or off-site infrastructure to support residential development, such as a new water reservoir, water and sewer trunk mains, a lift station, and cable / telephone and electricity lines.

City of Whitehorse, 2002

LEVIES AND FEES

As the pie chart (above left) shows, the City generates most of its revenue from property taxes (40%) and government grants (35%).

City of Whitehorse, 2006



Socio-Economic Background Poster 4

Smart Growth – Directs development to existing communities and uses compact neighbourhood design.

CMHC, 2003

LEFT: *Official Community Plan* shows location of existing sewer and water infrastructure near Porter Creek Bench.

The OCP suggests that the area will be urban residential with housing densities from 9 to 16 units per ha and include neighbourhood commercial uses. Existing suburbs such as Riverdale, Porter Creek, and Takhini have housing densities from 14 to 40 units per ha.

City of Whitehorse, 2002; UMA Engineering, 2001

The *Official Community Plan* (OCP) suggests that this area will likely have schools, places of worship, and parks.

City of Whitehorse, 2002, page 54

PLANNING

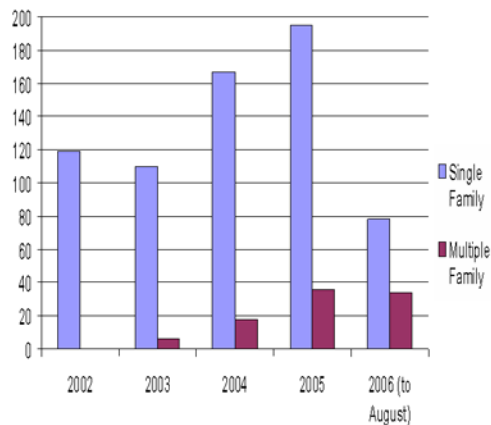
PLANNING

Porter Creek Bench

City of Whitehorse Future Housing Demand

Number of New Dwelling Units

(Source: City of Whitehorse, 2002-2006)



Socio-Economic Background Poster 5

Smart Growth –
Creates a range of
housing and
transportation
options and
walkable
communities.
CMHC, 2003

LEFT:
Location of
existing trails
in Lower Porter
Creek.
*Gartner Lee
Limited, 2006*

ECONOMIC DRIVERS

Local in-migration depends upon jobs, mostly from the resources industries. Current metal prices are attracting investors to the area, where over 80 exploration projects are currently under environmental assessment review.

YESAB, 2006

HOUSING TRENDS

Population, the economy, and housing costs help to determine housing needs. In 2001, the average number of persons per dwelling was 2.6, a decrease from 2.7 in 1996 and 2.9 in 1991.

StatsCan, 1992, 1997, 2002

If growth in unit numbers over the last 5 years continues over the next 20 years, the City will need 3,052 additional dwellings.

20-YR DEMAND

Demand for compact development (e.g. multiple family dwellings) may increase, as the above left figure suggests. Continued increases in housing and fuel costs may intensify this. And the aging population may increase demand for more affordable housing, including rentals.

City of Whitehorse, 2002-2006; CMHC, 2003

HOUSING TYPE