



# Whitehorse 2040

## OFFICIAL COMMUNITY PLAN

PHASE 3B ENGAGEMENT SUMMARY

July 2022



Photo: Open House 1 of 3

# Introduction

## Purpose

This report provides a summary of the information collected during Phase 3B of the Official Community Plan (OCP) review process which was about reviewing the Draft OCP. The objective of Phase 3B engagement was to seek community feedback on the Draft OCP with specific focus on 7 key focus topics, as further described in this summary. Based on this feedback, the City will prepare modifications to the OCP prior to consideration by City Council.

## Summary organization

This engagement summary is organized into 3 parts, each part is described briefly below.

### **PART A BACKGROUND**

*An overview of the OCP project.*

What is an Official Community Plan?

Where are we in the OCP process?

### **PART B PHASE 3B ENGAGEMENT OVERVIEW**

*A brief description of the process undertaken.*

Engagement with other governments

Engagement activities

Advertisements and notifications

Feedback options

EngageWhitehorse website

### **PART C WHAT WE HEARD**

*A summary of feedback received.*

Key themes

Survey results

# Part A Background



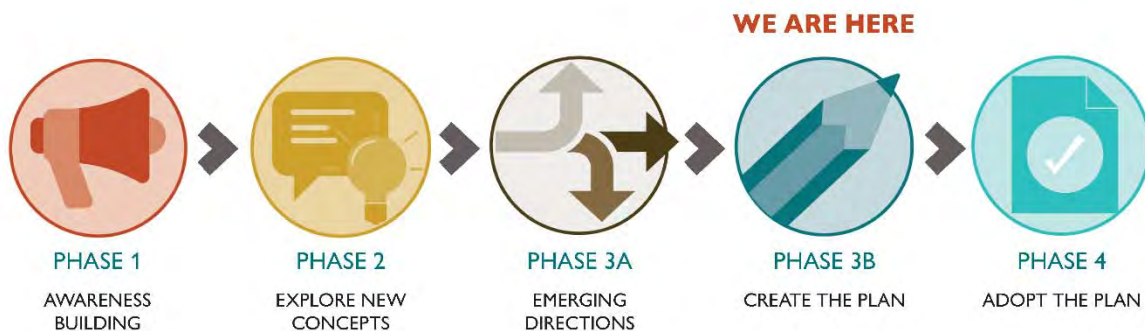
Photo: Open House 2 of 3

# Background

## What is an Official Community Plan?

The Official Community Plan (OCP) is the City’s highest-level planning document. The plan focuses on land use, development, and conservation; however, it covers many other topics, including housing, recreation, and transportation. 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 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”.

## Where are we in the OCP Process?



# Part B Phase 3B Engagement Overview



Photo: Pop-up event

# Phase 3B Engagement Overview

## Engagement with other governments

### KWANLIN DÜN FIRST NATION AND THE TA'AN KWÄCH'ÄN COUNCIL

Meetings have been regularly held with staff from Kwanlin Dün First Nation and the Ta'an Kwäch'än Council throughout the OCP process including during Phase 3B Creation of the Draft. Meetings were used to discuss OCP issues of interest to First Nations, land use designations for Settlement Lands, opportunities for collaboration, and integration of First Nations content in the document. Feedback received from Kwanlin Dün First Nation and the Ta'an Kwäch'än Council has been considered in the creation of the OCP; however, it has not been included in this summary.

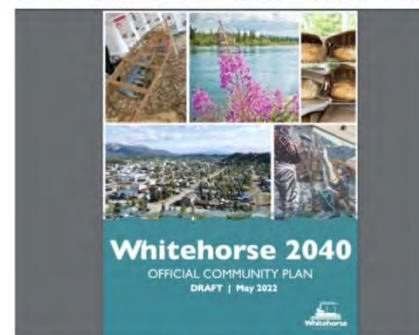
### GOVERNMENT OF YUKON

Meetings have been regularly held with Yukon government (YG) staff throughout the OCP process, including during Phase 3B Creation of the Draft. As another government, feedback received from YG has been considered in the creation of the OCP; however, it has not been included in this summary.

## Advertisements and notifications

Participation in the Draft OCP engagement process was advertised through the City of Whitehorse's communication channels (e.g., media notification, social media, and website), a media briefing, a radio advertisement, and the Whitehorse 2040 email list which has 419 contacts subscribed to it. Information was also posted to the EngageWhitehorse website which included background materials (e.g., the existing OCP, background reviews, engagement summaries from past engagement phases), opportunities to submit questions, and information regarding upcoming events. In addition, email notifications

News Travel Yukon Quest Autos Obituaries Classifieds e-Editions Contact Marketplace Contests



The City of Whitehorse has released its draft Official Community Plan and is seeking public feedback. (City of Whitehorse/Screen shot)

### 'Diverse, liveable, and affordable:' Whitehorse drafts an 18-year plan

Document would designate Porter Creek D as greenspace, development to go elsewhere

STEPHANIE WADDELL / May 20, 2022 1:00 p.m. / LOCAL NEWS / NEWS

were sent to pre-identified stakeholders that had participated in past phases of the OCP engagement process.

## ARTICLES

As the engagement process begun, various online and print media sources began running articles about the OCP, including the Whitehorse Daily Star, the Rush, CBC North, and Yukon News. Comments made publicly on these articles were reviewed as a source of general feedback for the engagement process.

## POP-UP EVENTS

To further advertise the Draft OCP and its engagement process, 11 in-person pop-event events were held at the following locations, on the following dates. During these events, City staff encouraged passers-by to visit EngageWhitehorse to review the Draft OCP, complete the survey, and attend engagement events.

- Tuesday May 17  
5:30pm - 7:30pm Canada Games Centre
- Wednesday May 18  
11:00am - 2:00pm The Wharf  
5:00pm - 7:00pm Superstore
- Thursday, May 19  
10:00am - 11:30pm The Wharf  
3:00pm - 7:00pm Fireweed Market
- Friday, May 20  
12:30pm - 3:00pm Library
- Wednesday, May 25  
10:00am - 12:30pm Superstore
- Thursday, May 26  
5:00pm - 7:00pm The Wharf
- Saturday, May 28  
12:00pm - 4:00pm Canada Games Centre
- Tuesday May 31  
1:00pm - 3:00pm Library
- Wednesday June 1  
12:00pm - 1:00pm Arts in the Park LePage Park
- Thursday June 2  
6:30am - 9:00am Bike to Work Week Station



### Wyatt's World

May 25, 2022 12:00 p.m. / EDITORIALS



### New OCP envisions taller buildings, land for housing

The city is in the throes of developing a new Official Community Plan (OCP) to take Whitehorse out to the year 2040, senior city officials explained in a briefing Wednesday afternoon.

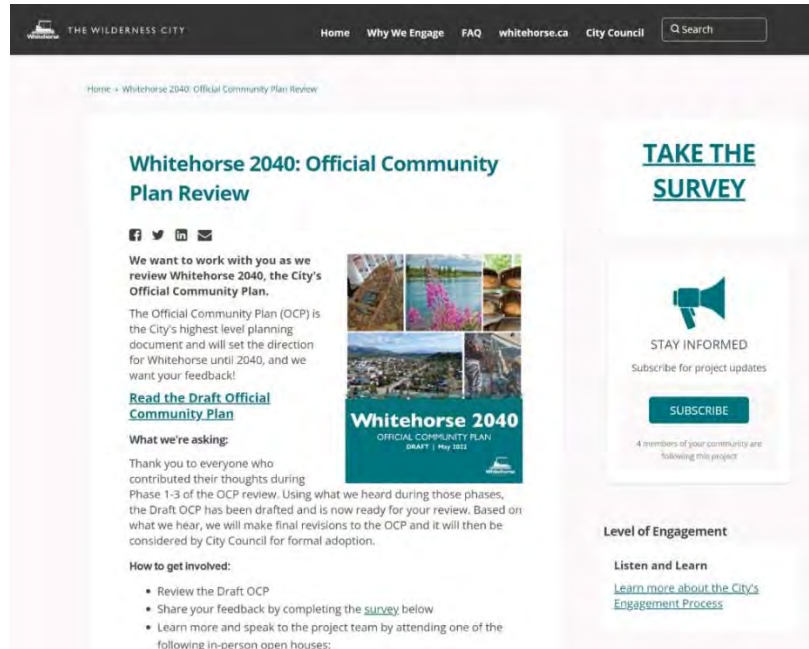


- Wednesday June 1 12:00pm – 1pm Arts in the Park Lepage Park

## EngageWhitehorse Website

The EngageWhitehorse engagement platform was used to host all-things related to the OCP. This site provided background information on the OCP, all previous engagement stages and summaries, links to upcoming engagement events, and hosted the feedback survey.

The following is a high-level summary of the total participation on the EngageWhitehorse OCP site as of June 13, 2022.



### Aware visitors

Visited the EngageWhitehorse OCP site

1,861 persons

### Informed visitors

Clicked around the site, downloaded a document, or read the FAQ

1,273 persons

### Engaged visitors

Completed the survey or submitted a question

401 persons

### Total visits to the EngageWhitehorse OCP site

2,400 visits

## Engagement activities

Engagement activities completed during Phase 3B of the OCP review process included: meetings held with representatives from Kwanlin Dūn First Nation and the Ta'an Kwäch'än Council, three stakeholder presentations hosted online, and three in-person public open houses.



## ONLINE STAKEHOLDER MEETINGS

Two online stakeholder meetings were held to introduce the project to pre-identified stakeholders and allow participants to ask questions in real-time. Invitations to these meetings were sent by the City of Whitehorse to representatives from groups who had previously been involved in OCP engagements such as community associations, chambers of commerce or trade, or special interest groups.

- Thursday May 19, 10:00am - 11:30pm 12 attendees
- Monday May 24, 12:00pm - 1:00pm 8 attendees
- Monday May 30, 6:00pm - 7:00pm 6 attendees

## IN-PERSON PUBLIC OPEN HOUSES

Three in-person public open houses were held in the community to display concepts from the OCP and gather feedback, allowing attendees to ask questions to staff in real-time. A copy of the display boards used during the open houses has been included in Appendix A.

- Wednesday May 25  
5:00pm - 8:00pm Mount McIntyre Recreation Centre 9 attendees
- Thursday, May 26  
11:00am - 2:00pm NorthLight Innovation 23 attendees  
5:00pm - 8:00pm Mount McIntyre Recreation Centre 11 attendees

## ONLINE PUBLIC INFORMATION SESSIONS

Two online public information sessions were held to introduce the project to members of the public and allow participants to ask questions in real-time.

- Tuesday May 31, 7:00pm - 8:30pm 7 attendees
- Wednesday June 1, 6:00pm - 7:30pm 0 attendees

## Feedback options

During Phase 3B of the OCP's engagement process, several methods were used to gather feedback from the community, each described further below.

All feedback received was reviewed by the project team and categorized based on its content. This review process helped identify key themes as discussed in this summary, minor or moderate changes that could be made to the OCP to better reflect the community's vision, and larger flagged items that required consideration by Council prior to inclusion in the OCP.

Comments received that were not related to the OCP were circulated to the most applicable City department for their consideration and reference.

## ENGAGEWHITEHORSE SURVEY AND QUESTIONS

During all engagement activities, attendees were encouraged to complete an online survey hosted using the EngageWhitehorse engagement website, which was open to submissions from May 17 to June 12. Paper copies of the survey were also available to complete in-person during the pop-up events and public open houses. In total, 414 survey response submissions were received.

In addition to the survey, the EngageWhitehorse platform collected 10 questions which were answered either publicly or privately through the website.

## OPEN HOUSE AND INFORMATION SESSION COMMENTS AND QUESTIONS

During the in-person open houses and online information sessions, participants engaged with staff to discuss the OCP and areas that may have been of interest to them. At the open houses, attendees were also encouraged to identify areas of the OCP that they liked, and areas that could be improved; these comments were captured on sticky-notes.

In total, 124 comments were recorded during the open houses; these comments are described in the key themes of What We Heard portion of this summary.

## FORMAL SUBMISSIONS

A total of 48 formal submissions were collected during the Phase 3B engagement process. These submissions took the form of letters or emails.

# Part C What We Heard

## How could the OCP better reflect your vision?

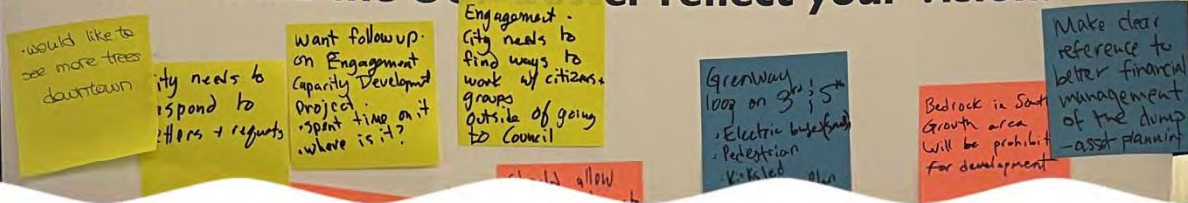


Photo: Open House 3 of 3

## What We Heard

The following is an overview of what was heard during the various engagement activities (e.g., meetings, information sessions, open houses, surveys) undertaken as part of Phase 3B of the OCP review process. Where graphs have been used, the information is reflective of survey responses only; whereas, where themes are discussed, the information reflects the responses received through surveys, comments, verbal interactions, or other means of submission.

### Key themes

The following key themes were identified during the thorough review of all comments received, from all sources. While prevalent, it should be recognized that these themes do not represent the opinions of all those engaged.

#### COMMITMENT TO CLIMATE CHANGE AND PROTECTION OF THE ENVIRONMENT

Many participants felt the OCP did not reflect a strong enough commitment to the urgency of climate change, or protection of the environment. This topic was particularly heard during discussions regarding the potential inclusion of a transportation corridor through the future McIntyre Creek Regional Park.

#### NEED FOR PARKS MANAGEMENT PLANS

There was a high level of interest and concern regarding the future of parks in Whitehorse including how regional park boundaries would be determined (e.g., would environmental and cultural/ heritage mapping be done), how environmentally sensitive areas would be protected, and what kinds of activities the parks would permit (e.g., motorized or non-motorized trail use during summer and frozen conditions).

#### McIntyre Creek Transportation Corridor

There was a high level of support for the creation of the McIntyre Creek Regional Park, and the area formerly known as Porter Creek D within the proposed park; however, the inclusion of a potential transportation corridor was met with strong opposition from many. Through discussions and analysis of comments it was heard that many people do not feel the corridor will be necessary and feel its construction will negatively impact the area, which is being incorporated into a park.

## IMPACTS TO SURROUNDING NEIGHBOURS

Impacts to surrounding neighbours is a common concern which was specifically heard during discussions regarding the focus topics of granular resource extraction (e.g., dust, visual nuisance), buildings heights (e.g., existing residents' views of the river, creation of shadows, increased parking pressures), and new residential developments areas (e.g., increased traffic).

## PREFERRED COMMUNITY GROWTH PATTERNS

There was an overall support for residential increased densities, intentional limiting of expanding the City's footprint by encouraging development within the Urban Core and Urban Containment Boundary, and increased inclusion of community amenities to create more complete communities.

## FUTURE OF THE DOWNTOWN

While there was support for increased development in the Downtown, many people expressed interest and concern over the future of the Downtown, specifically requesting:

- Careful consideration for the architectural design of new and taller buildings,
- Continued preservation of the Riverfront,
- The introduction of more public amenities and open spaces to balance the increased population density anticipated, and
- Consideration for shadow impacts of new and taller buildings to surrounding neighbours.

### Building Heights

On the topic of building heights within the Mixed-Use – Downtown Core, we heard the proposed height was a bit too high; however, there was support for the list of criteria to be reviewed when considering the approval of tall buildings. There were also requests to add similar terminology about how taller buildings would be reviewed in other areas of the community, such as in the Riverfront area.

## RECONCILIATION AND FIRST NATIONS INCLUSION

We heard that the OCP did not adequately address or include First Nations heritage, history, and role in the community. Specific areas that were highlighted as lacking included consideration for pre-contact history and non-built heritage resources such as areas or trails, acknowledgement and understanding of First Nations' connections to various areas in the community such as Marwell and McIntyre, inclusion of First Nations' land planning initiatives, commitments to environmental protection and climate change mitigation measures, priorities to decolonize place naming, and the overall creation of a reconciliation framework.

## MUNICIPAL COMMITMENT

Participants expressed concern regarding the City's overall level of commitment to implementing plans and pursuing the goals and vision of the OCP, specifically calling attention to past plans such as trails plans, which have yet to be fully implemented.

## Survey results

Both a long-format and short-format survey were available to gather feedback from respondents. In the long-format survey, respondents were asked to review all the key sections of the OCP, as well as key focus topics; whereas, in the short-format survey, respondents were asked only about the key focus topics.

399 Surveys Total

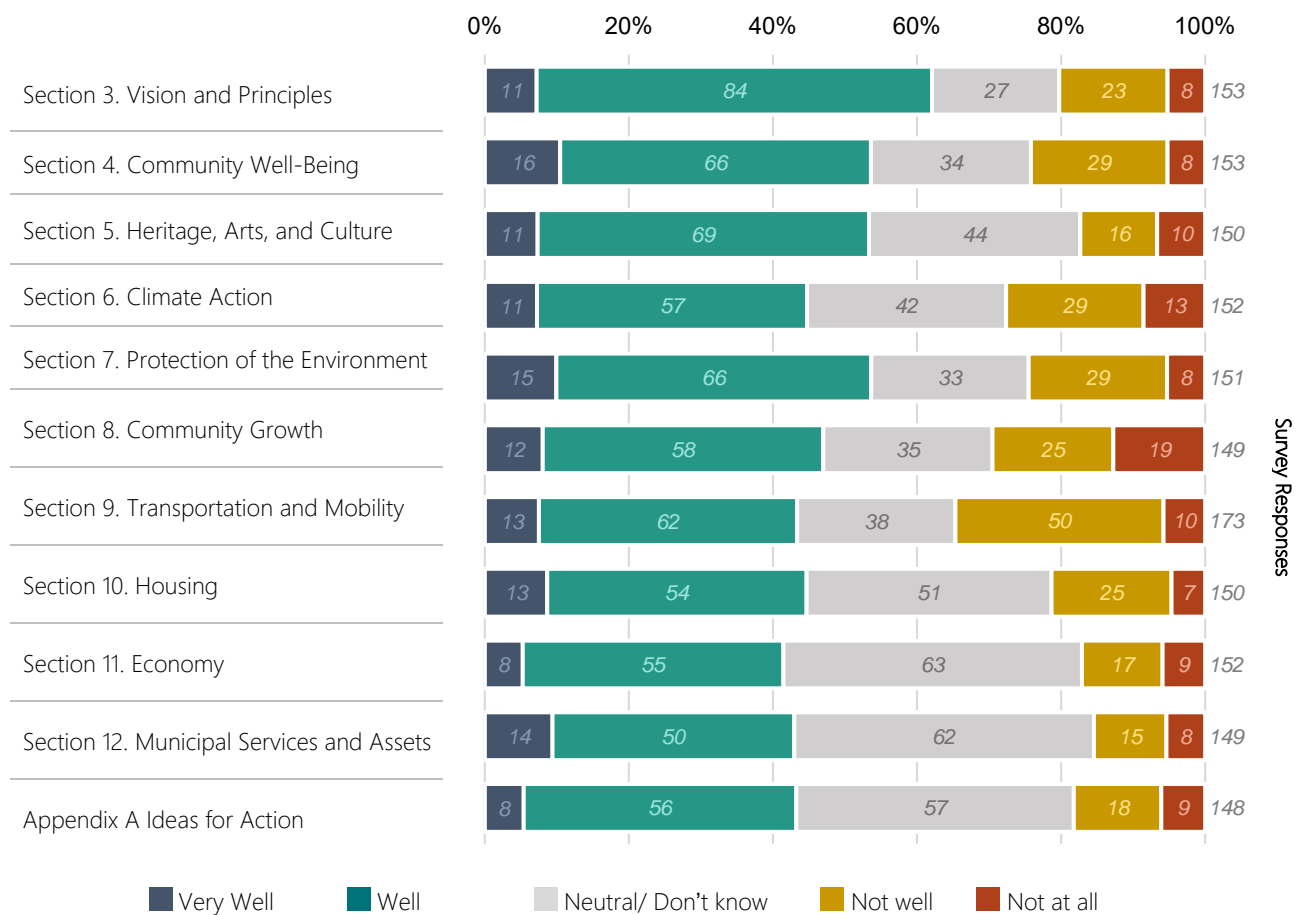
153 Long-Format

246 Short-Format

Throughout the survey, a mixture of quantitative (e.g., scale-rankings) and qualitative feedback (e.g., open-ended comments) was gathered; key themes heard are included below.

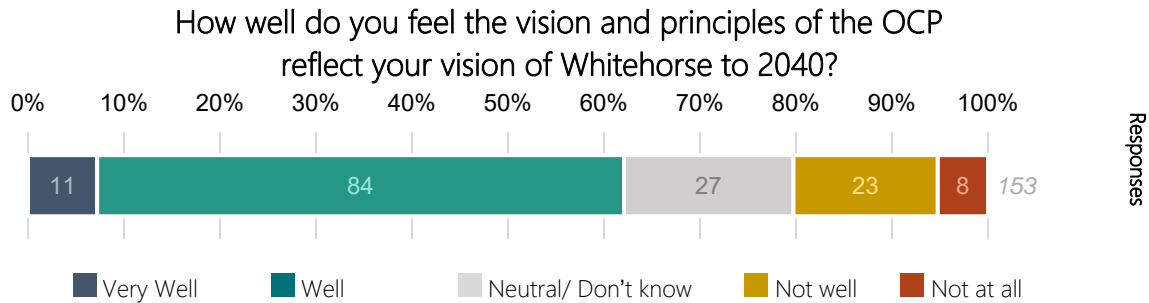
### SECTIONS OVERVIEW

How well do the following sections reflect your vision of Whitehorse to 2040?



Note that the Draft OCP numbering, order, and section naming will be updated in the final version.

## SECTION 3. VISION AND PRINCIPLES



Do you have ideas regarding how this section could be improved? (Key themes)

### Equity and Inclusion

- Vision as stated is too vague, trendy and meaningless; terms like “suitability”, “equity”, and “grounded” are overused.
- “Inclusivity”, “grounded”, “sustainable”, and “equitable” should be upheld by leadership as a minimum standard.
- More focus on youth and seniors.
- More commitment, clarity, and benchmarks around accessibility.
- Less focus on high level ideas like equity, fairness, and openness; more focus on efficiency and infrastructure such as water, sewer, roads, snow removal, and safety.

### Sustainability and Climate Change

- Impacts of climate change over the next 20 years are being vastly underestimated.
- Should include more complete emergency planning, especially in relation to climate change.
- Remove references to sustainable growth; no growth that is not sustainable should be allowed. Consider a cap on growth.
- More emphasis on sustainability.
- Should include a stronger commitment to active transportation.

### Way/ Quality of Life

- More focus on northern way of life.
- More focus on community health; this includes clean environment, mental health, social connection, help with addictions, and quality of life.

### The Environment

- Should include reference to Wilderness City, with more focus on natural greenspaces, wildlife, and recreation; protecting and enhancing the environment within the City.

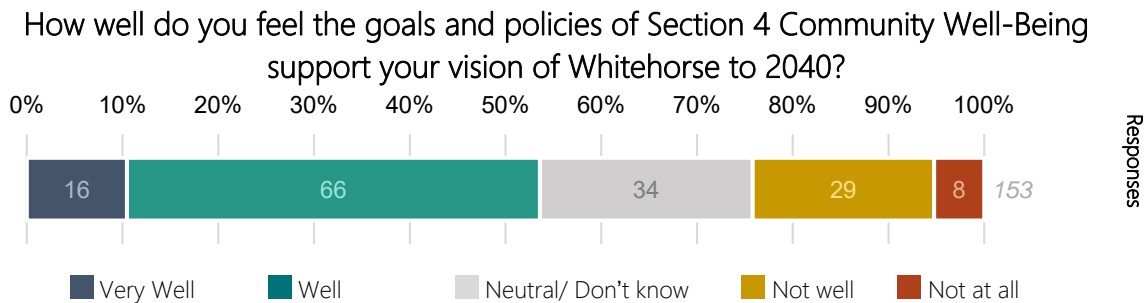
### Implementation

- Should reflect the vision of the people of Whitehorse, not only the Mayor and Council.
- Planning timeline of 20 years is too long.
- Not clear how the vision will be implemented.

### Housing

- More focus on developing housing of all types and housing affordability.

## SECTION 4. COMMUNITY WELL-BEING



Do you have ideas regarding how this section could be improved? (Key themes)

### Equity and Inclusion

- Plan should be inclusive of all ethnic groups; including immigrants and newcomers.
- Increase focus on First Nations and reconciliation; give more specific about TRC Calls to Action and how these can be supported.
- Increase focus on youth, seniors and multi-generational families; do a better job of outreach to these specific groups.
- Too much focus on diversity; consider our collective identity as northerners.
- Strengthen commitment to accessibility and equal opportunities.
- Increase focus on vulnerable people and affordability.
- More commitment, stronger language, and specific actions related to ending homelessness.
- Add policy to make all residents feel safe, welcome, and valued.

### Physical and Mental Health

- Consider loneliness, mental health, physical health and economic disparity and related programs.
- Increase focus on healthy active lifestyles and access to active mobility

### Implementation

- This section does not belong in the OCP; document should rather focus on efficiency and infrastructure.
- In general, policies should provide more commitment, concrete direction, and actions. Section needs to outline how goals will be achieved.
- City should be providing more timely, clear, open, complete and accurate information to residents.
- Policies are needed to outline how City will work with community associations.

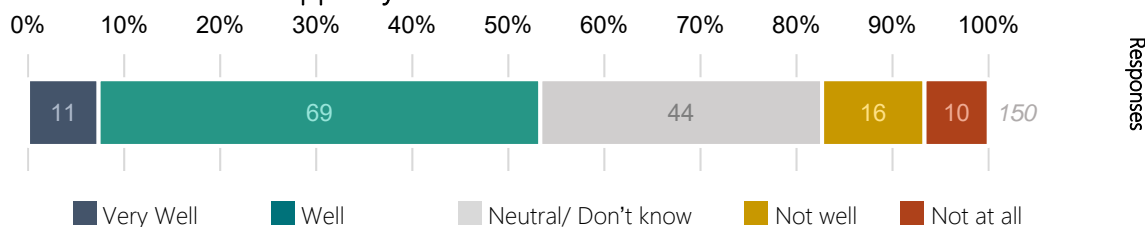
### The Environment

- Consider impacts of light and noise pollution on the population.
- Protect undeveloped areas, greenspaces and wildlife corridors.



## SECTION 5. HERITAGE, ARTS AND CULTURE

How well do you feel the goals and policies of Section 5 Heritage, Arts, and Culture support your vision of Whitehorse to 2040?



Do you have ideas regarding how this section could be improved? (Key themes)

### General

- Section has too much focus on heritage and not enough on arts and culture.
- Consider a policy, and increased support for film-making.
- Find ways to celebrate diverse culture throughout the community; needs to be inclusive and should integrate music, visual arts, theatre, and heritage into everyday life.
- Recognize the role of francophones in the community's history.
- City's heritage program is outdated and needs to be re-thought; consider a heritage committee and expanded view of heritage, not focused only on gold rush era buildings.
- Many heritage buildings are ugly; focus on nicer looking modern buildings in the future.

### First Nations Heritage

- More focus on First Nation heritage, culture, and values including natural heritage and former villages, camps, and traditional use areas.
- Ensure partnerships with First Nations, especially related to cultural and natural heritage.
- Add a commitment to change key places and street names to Indigenous names, especially in McIntyre.

### Considerations for Specific Areas

- Designate and support a cultural area and community centre in the Downtown, as well as

spaces for arts and culture in each neighbourhood.

- Showcase history and heritage of different neighbourhoods and areas such as Hillcrest, Valleyview, and Takhini.
- Increase focus on the Yukon River; ensure riverfront remains in public hands.

### Level of Commitment

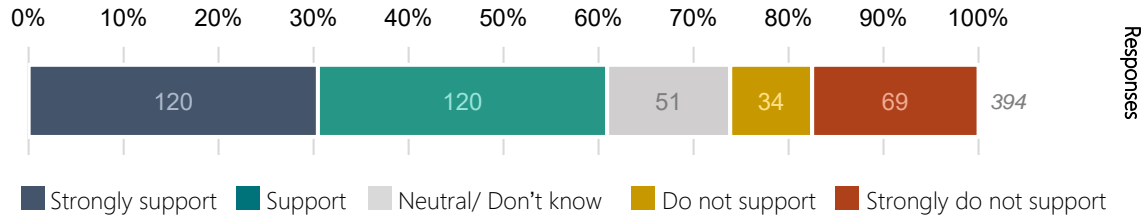
- Section does not provide enough focus on creating art.
- Focus should be on homelessness and food crisis, not on arts and culture.
- Strengthen commitment by replacing 'consider' and 'encourage' with 'uphold', 'respect', or 'will'.
- Section includes both outdoor activities and culture; these do not belong together.

### The Environment

- Increase commitment to trails, greenspace, and environmental protection as a key part of our heritage.
- Increase access to trails and greenspace via public transit.
- Regional parks need to have thoughtful and well-research management plans that consider fuel management, trails, existing uses, active transportation, and facilities for various user groups.
- Consider youth, seniors, and newcomers when planning outdoor recreation facilities.

### FOCUS TOPIC MCINTYRE CREEK REGIONAL PARK

To what level do you support the proposed policies regarding including the area previously known as Porter Creek D into the future McIntyre Creek Regional Park?

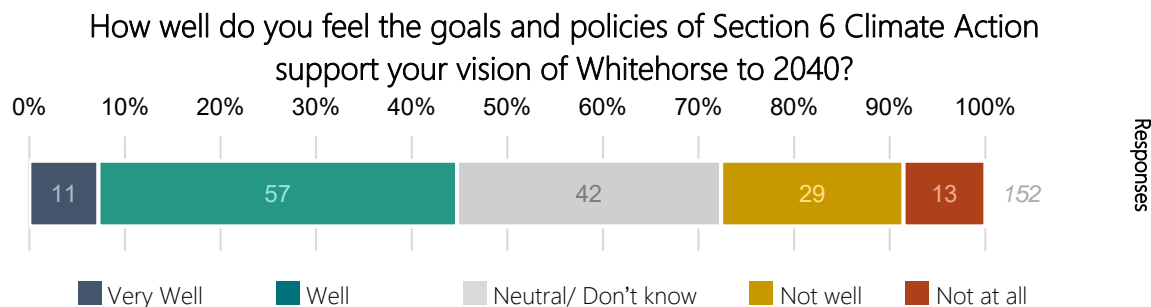


As shown in the survey results above, we heard a high level of support for the inclusion of the area previously known as Porter Creek D into the future McIntyre Creek Regional Park.

#### Do you have ideas regarding how this section could be improved? (Key themes)

- A few respondents believe the area should be developed for housing.
- Many people did not support the inclusion of a roadway corridor through the area; they felt it contradicted the purpose of the park.
- Many respondents feel that the road would have negative impacts to wildlife corridor, habitat, archeology sites, and environmentally sensitive areas.
- Some respondents do not feel that the proposed road corridor would solve any traffic problems and is not needed especially if no development is proposed in the area.
- Many respondents provided input in to how the park should be managed including increased connection to the Yukon River, focus on heritage and culture, including non-motorized connections, adding trails, picnic areas and interpretive panels, and how motorized recreation should be managed.

## SECTION 6. CLIMATE CHANGE



### Do you have ideas regarding how this section could be improved? (Key themes)

#### Level of Commitment

- Section lacks focus on sense of urgency, OCP should place more emphasis on the Climate Emergency with each decision assessed for its impact on climate change.
- Should be more committal rather than using a passive voice; saying 'where feasible' is not sufficient.
- Section has good goals, but not enough specific actions to see them achieved; concrete and immediate actions are needed to make a change.
- Should set out specific targets and deliverables.
- Would like a detailed plan to reduce GHG emissions and meet targets.
- Be aggressive when it comes to reforming the building code as it relates to energy efficiency.
- Climate change efforts need to involve citizens, governments, businesses, and industry.
- Climate change should not be a City priority.

#### The Environment

- More focus on the importance of protecting existing vegetation and planning trees for sequestering carbon (e.g., urban forestry).
- More focus on food security and wildfire risks.

#### Transportation

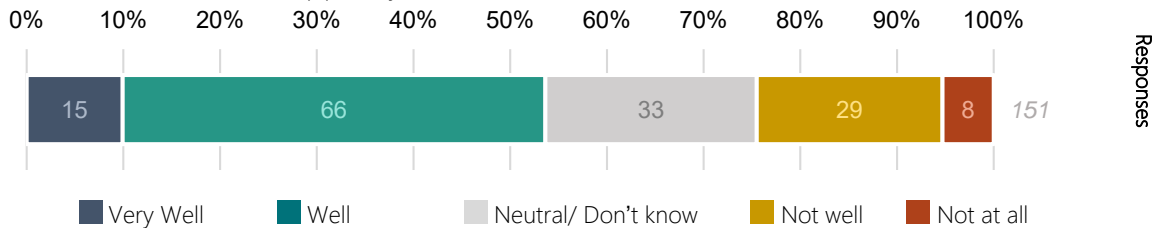
- Increased commitment to year-round well-maintained active transportation routes, transit, and other forms of sustainable transportation.
- More action and commitment to develop safe bike routes from all neighbourhoods to downtown.
- More thinking needs to go into electric vehicle facilities; users should pay, in the winter our electricity is generated using at least partly fossil fuels.
- More focus on e-mobility.
- City should provide incentives for people to use transit (e.g., transit could be free).

#### Mitigation and Adaptation

- City should focus of climate change adaptation rather than reducing greenhouse gas emission.
- Overview should consider impact of climate change on maintenance of City assets and infrastructure.
- Focus efforts on renewable energy sources (e.g., develop geothermal, do not continue to rent diesel generators).
- Should be a stronger link between the density of our community and climate change.
- Downtown needs improvements; it does not always feel safe.

## SECTION 7. PROTECTION OF THE ENVIRONMENT

How well do you feel the goals and policies of Section 7 Protection of the Environment support your vision of Whitehorse to 2040?



Do you have ideas regarding how this section could be improved? (Key themes)

### Habitat Preservation

- More specific policies, specially related to protecting habitat, wildlife populations, riparian areas and waterbodies.
- More focus on reducing habitat fragmentation and maintaining wildlife corridors.
- More focus on protection of natural areas; this will be good for community well-being, wildlife populations, and climate change mitigation.
- Protection of greenspaces should be permanent.

### Sources of Pollution

- City should ban use of insecticides and herbicides on lawns as well as underground fuel tanks.
- More focus on improving air quality, reducing air pollution and limiting light pollution.

### Wildlife

- More focus on minimizing human-wildlife conflicts.

### Level of Commitment

- More committal language with specific actions and targets.
- More focus on the monitoring and enforcement needed to properly protect the environment.

### Trail Users

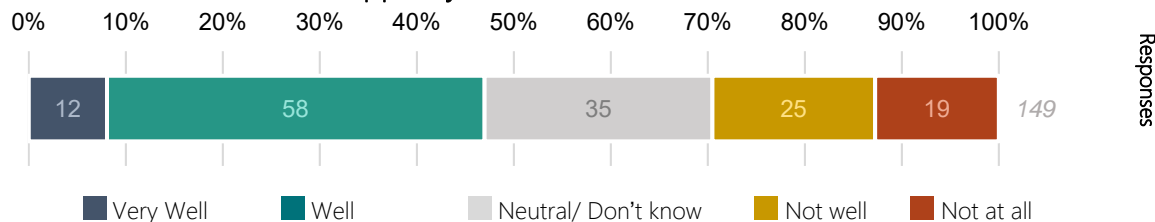
- More work needs to be done to clarify motorized versus non-motorized trail users and snow machines should be considered a motorized use.
- More efforts need to be made to define trails for different users and enforce regulations.

### Sprawl

- More focus on increasing density Downtown and limiting greenfield development.

## SECTION 8. COMMUNITY DEVELOPMENT AND GROWTH

How well do you feel the goals and policies of Section 8 Community Development and Growth support your vision of Whitehorse to 2040?



Do you have ideas regarding how this section could be improved? (Key themes)

### General

- Prioritize and incentivize redevelopment, intensification development, and increased density over new growth areas (e.g., land value taxation or split taxation).
- Focus new development areas that are already disturbed.
- Question over the demand projections; would like to see the City plan for growth beyond the Yukon Bureau of Statistics’ “preferred growth scenario”.
- Where possible, leave existing vegetation intact when developing.
- Consider moving the airport to allow more room for the community to grow.

### Community Design and Amenities

- Support for designing as a more complete community, with areas having more community amenities; will result in less driving.
- Concern that Urban Cores will compete with the Downtown’s commercial uses.
- Provide more detail on how increased density in the Urban Cores will be achieved.
- Each neighbourhood needs access to trails, parks and natural areas; should not become so dense that Whitehorse loses its connection to nature.
- Schools need to be carefully planned for new and existing neighbourhoods, including the Downtown.

### Aesthetics and Built Form

- Feel that taller buildings may help solve the housing crisis; limit growth to existing height limits as taller buildings are out of character.
- Urban Cores need to have improved parks, playgrounds, streetscaping, and street furniture.
- Consider enhanced architectural guidelines for new homes and buildings throughout the community, particularly along the Highway, at gateway locations, or in existing neighbourhoods.
- New development in existing areas should be required to match existing character.

### Residential Density and Lot Sizes

- Concern over increased density in existing neighbourhoods (e.g., Old Town, Riverdale).
- Mixed comments about encouraging density Downtown and also in other neighbourhoods; also comments wanting less density in those same areas.
- New development needs to provide adequate off-street parking; also comments about reducing parking requirements for all neighbourhoods.
- Concern that compact lots do not allow enough space for parking, which leads to cars parked on the street and a more dangerous environment for children playing.
- Consider reasonable limits on density.

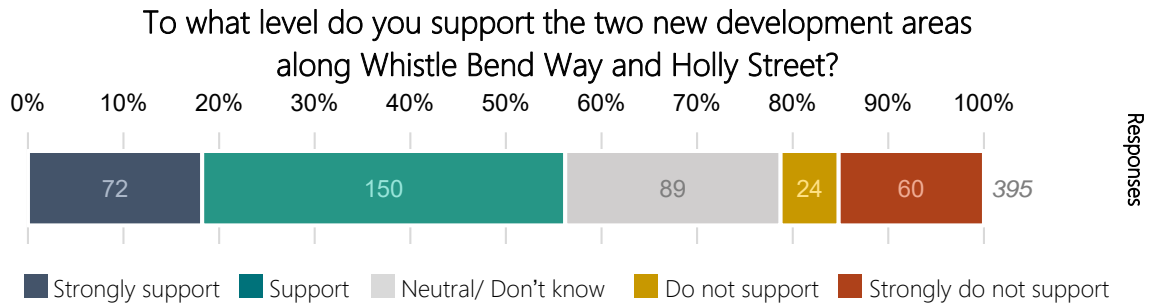
### Notable Residential Development Opportunities

- Move ahead now with developing the community's next new neighbourhood; this is needed right away.
- Allow subdivision of lots in Country Residential areas and in Porter Creek.
- Add housing in key sites near Downtown such as the along Robert Service Way.
- Do not develop around Long Lake; this area is an important recreation destination and must be preserved.

### Marwell

- Would like to allow even more residential density in Marwell.
- New infrastructure will be needed to support the transition of this area into a mixed use area.
- Would like to see the development of a Riverfront trail through this area.
- Need more focus on the planned relocation of the grader station.

## FOCUS TOPIC WHISTLE BEND WAY AND HOLLY STREET



As shown in the survey results above, we heard a high level of support for the two new development areas along Whistle Bend Way and Holly Street.

### Do you have ideas regarding how this section could be improved? (Key themes)

#### General

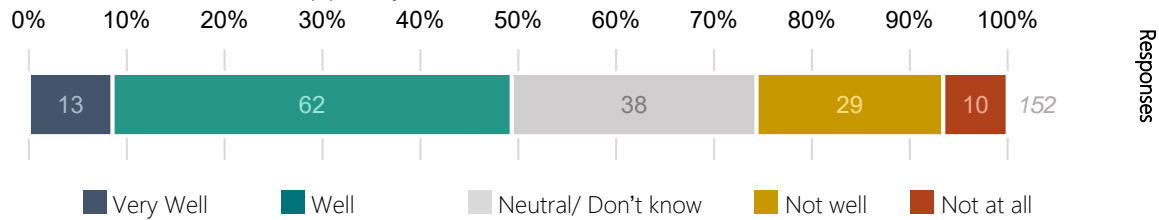
- Although these two areas were grouped together in the question, open-ended comments showed more support for Holly Street development than Whistle Bend Way.
- Would like to see the completion of feasibility studies for these areas prior to their development
- Do not support the development or conversion of areas identified as Greenspace.
- Any necessary roadway and infrastructure improvements should be done prior to development of these areas so as to minimize negative stresses on existing residents.
- More focus on maintaining as much natural vegetation as possible.
- Concern regarding parking issues and traffic generation.
- Would like to see large lot creation in these areas.

#### Whistle Bend Way

- In the Whistle Bend Way, there are concerns that the topography will make development difficult. Also, will impact the aesthetics at the gateway to Whistle Bend.
- Concern that the Whistle Bend Way development will negatively impact the environmentally sensitive features of the McIntyre Creek area.

## SECTION 9. TRANSPORTATION AND MOBILITY

How well do you feel the goals and policies of Section 9 Transportation and Mobility support your vision of Whitehorse to 2040?



Do you have ideas regarding how this section could be improved? (Key themes)

### Active Transportation

- Provided dedicated bike lanes for those commuting from country residential areas, industrial subdivisions, and along the Alaska Highway.
- Sidewalks and separated trails and missing in key areas.
- Increase focus on a connected active transportation network and appropriate winter maintenance. Routes need to be safe for all ages and abilities.
- Prioritize winter active transportation, including cycling and kick-sledding.

### Transit

- Increase focus on transit.
- Invest in electric busses and/or smaller busses.

### Parking

- Do not support a publicly funded downtown parkade.
- Parking downtown is becoming an issue.

### Roadways Design and Maintenance

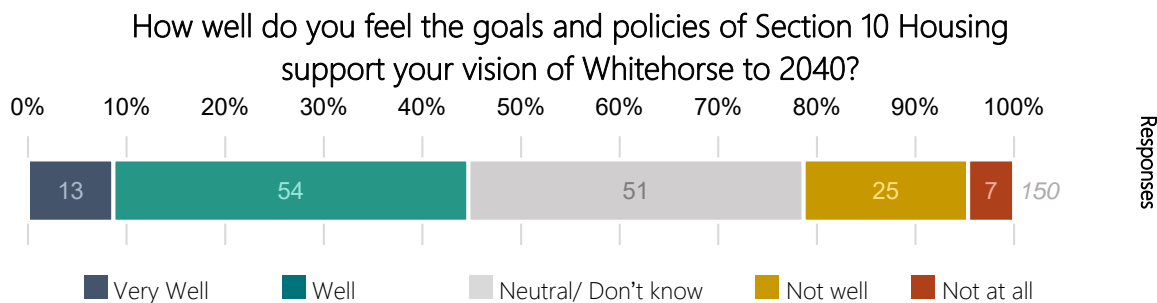
- Prioritize roads, not active transportation.
- Make intersections safer and work better.
- Focus on maintaining the streets we already have.
- Increase safety along streets and roadways; roads should be designed for safe driving speed.
- Do not continue build and widen roads.

### Electric Mobility Options

- More support for EVs; more charging stations
- Need to plan for mobility for seniors, youth and people with disabilities.
- Better programs to encourage City staff to use alternative forms of transportation.
- Decentralizing jobs will decrease downtown traffic.
- Consider making parts of Main Street or downtown car-free.



## SECTION 10. HOUSING



### Do you have ideas regarding how this section could be improved? (Key themes)

#### General

- Feel that housing issues are beyond the scope and control of the City.
- Need to increase the housing supply in the community to increase options and relieve affordability issues.
- Preference for increased density rather than sprawl.
- Would like to see more support for private sector home builders.
- Consider taxes for unoccupied or empty housing uses to keep units in the housing stock.

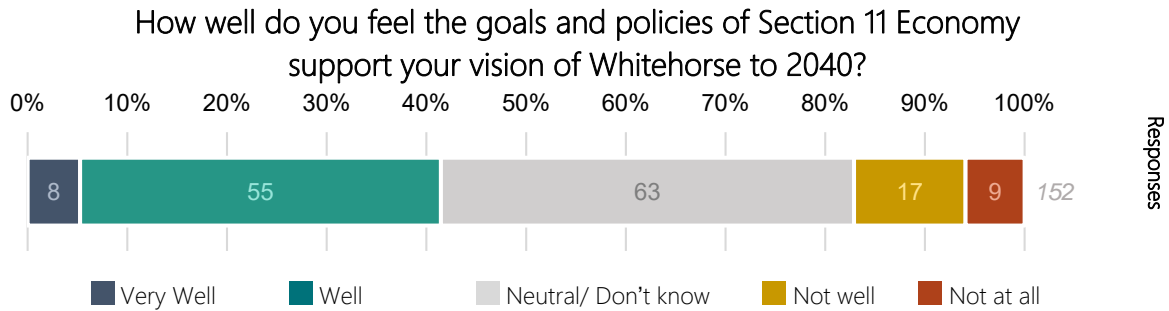
#### Housing Equity and Inclusion

- Housing crisis needs to be a top priority with more detailed policies, specific actions, and measurable targets.
- Increased focus on solving the homelessness crisis.
- Strengthening policies around aging in place.
- Explore incentives for the development of affordable housing.

#### Housing Types

- Comments both for and against higher density housing.
- Would like to see more Country Residential housing and low-rise, medium density housing types.
- Would like to see the OCP address short-term rentals.
- More focus on providing incentives to redevelop underutilized or vacant properties.
- Support for rental housing options including wanting to see more support and less regulations surrounding garden/ secondary suites, and support for multi-generational housing.
- Support more low-cost housing options including small units.
- More focus on continuing to provide larger lots and allowing people to build small cabins close to nature; this is what some people want, why they moved here, and can be a more affordable option.
- Increase focus on housing for seniors, especially near transit corridors and along main roads.

## SECTION 11. ECONOMY



Do you have ideas regarding how this section could be improved? (Key themes)

### Location of Economic Opportunities

- Find ways to add jobs and economic development throughout the community, not just the Downtown (e.g., in residential neighbourhoods and along the Highway).
- Continue to encourage more industrial uses to move out of Marwell.

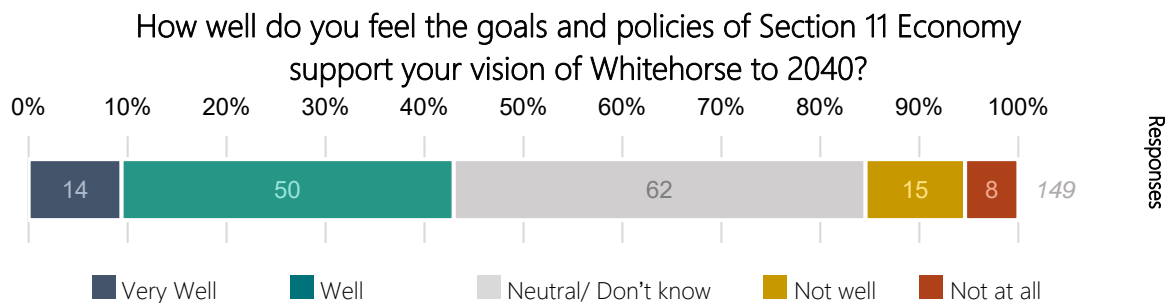
### Economic Opportunities

- More focus on supporting tourism.
- Showcase Yukon University and opportunities to become a 'university town'.
- Find ways to support small businesses in the community; several comments were related to confusing City policies and red tape.
- More focus on equity and inclusion.

### General

- Section is not needed as policies are mainly related to collaborating with others.
- Should find a way to link economy section with climate change and environmental protection.

## SECTION 12. MUNICIPAL SERVICES AND ASSETS



Do you have ideas regarding how this section could be improved? (Key themes)

### Snow Removal

- More focus on snow removal (e.g., attention and budget for snow clearing, better enforcement of snow clearing on sidewalks).

### Aesthetics and Beautification

- More focus on beautification and streetscaping.
- City needs to focus more on cleaning up litter in the community.

### Waste Management

- More focus on waste management.
- The City should provide waste collection in country residential areas; City should also provide curb-side recycling pick-up or neighbourhood stations.
- Would like to see strengthened commitment to zero waste goals.
- Would like to see a long-term plan for the landfill.

### Financial Management

- City should focus on better financial management and provide basic services.
- Increase density to bring down the cost of services.
- Focus on use of innovation to improve effectiveness and quality of life rather than cutting costs.
- City should outsource maintenance.

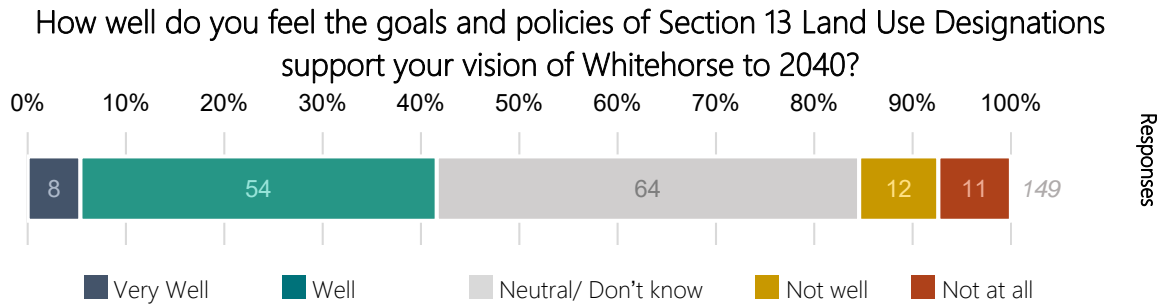
### Service Delivery

- City should continue to engage residents on key services.
- Want all residents to have equitable access to City programs and services.

### Emergency Management

- More focus on planning for emergencies.
- Improve emergency preparedness.

## SECTION 13. LAND USE DESIGNATIONS



Do you have ideas regarding how this section could be improved? (Key themes)

### Overall

- Do not support urban sprawl
- Support for enhanced architectural regulations in the community

### Agriculture

- Would like to see more focus on local food production.
- Preserve lands for agriculture where possible.

### Commercial - Service

- Concern regarding drive-thru businesses located along the highway

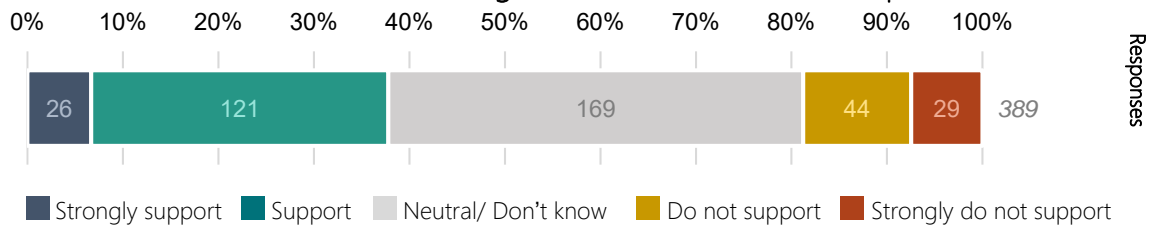
### Residential - Country

- Do not support additional Residential – Country development due to cumulative impacts of on-site servicing requirements and impacts of urban sprawl
- Support for additional Residential – Country areas as many people love this style of living.



## FOCUS TOPIC GRANULAR RESOURCE EXTRACTION

To what level do you support the proposed policy regarding granular extraction as an interim use in land use designations identified for development?



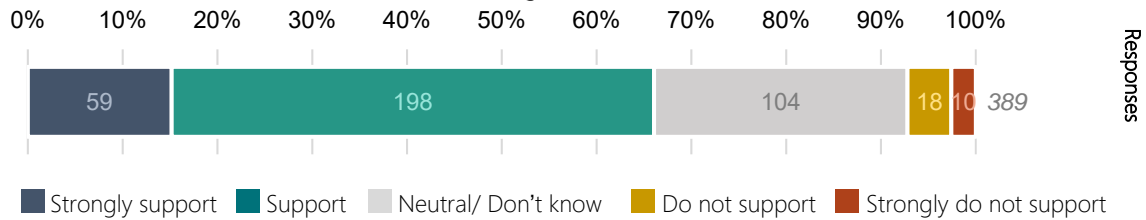
As shown in the survey results above, we heard a mixed level of support for the proposed policy regarding granular extraction as an interim use in land use designations identified for development.

### Do you have ideas regarding how this section could be improved? (Key themes)

- Support for these policies as acknowledgement for the demand and costs associated with gravel extraction and use in the community.
- Would like to see a long-term gravel management plan for Whitehorse that identifies new areas for gravel extraction.
- Concern regarding where gravel extraction would be permitted near residential and agricultural uses and the methods that would/ could be used to minimize negative impacts to neighbours (e.g., traffic, dust, noise).
- Concerns that allowing interim gravel extraction will lead to permanent environmental impacts.
- Comments expressing concerns about the development of Stevens Quarry, requesting it be designated as Greenspace; other comments requesting Stevens Quarry be developed.

## FOCUS TOPIC MARWELL'S LIVE / WORK DESIGNATION

To what level do you support the proposed policies regarding the Mixed-Use –Live/ Work designation?

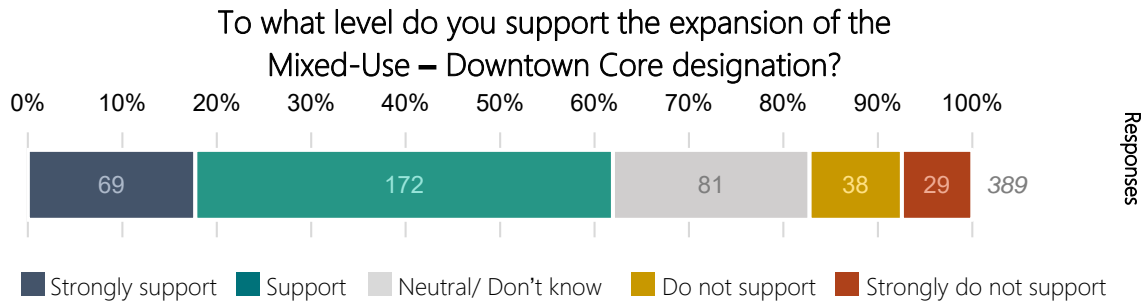


As shown in the survey results above, we heard a high level of support for the proposed policies regarding the Mixed-Use – Live/ Work designation.

### Do you have ideas regarding how this section could be improved? (Key themes)

- Recommendations given to modify the land use designation area on the map, expanding the Mixed-Use - Live/ Work designation further south, to better reflect the Marwell Plan.
- Would like to see more housing proposed in the Marwell area.
- Concern about the policy regarding Marwell not including playgrounds; would like to see these types of amenities included to accommodate the increased population anticipated.
- Concern regarding flooding in Marwell.
- Some comments received requesting this type of live/ work environment be included in other industrial areas of Whitehorse.

## FOCUS TOPIC MIXED-USE – DOWNTOWN CORE DESIGNATION EXPANSION



As shown in the survey results above, we heard a high level of support for the expansion of the Mixed-Use – Downtown Core designation.

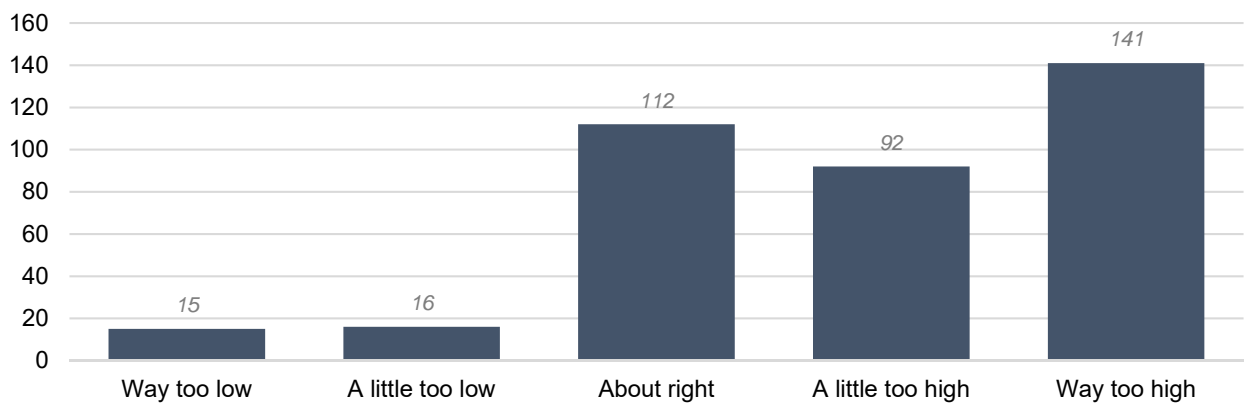
### Do you have ideas regarding how this section could be improved? (Key themes)

- Support for expanding this designation.
- Would like to see more focus put on development of vacant or underutilized lots.
- Would like to see more greenspaces and public amenities included in this designation to accommodate the needs of an increased population.



## FOCUS TOPIC MIXED-USE - DOWNTOWN CORE: BUILDING HEIGHTS

Recognizing there are many factors that should be reviewed during the consideration of approving taller buildings (Policy 14.8.7 ii.), **to what level do you support the proposed 32.5m building height limit (approx. 9-11 storeys) in the Mixed-Use - Downtown Core?**



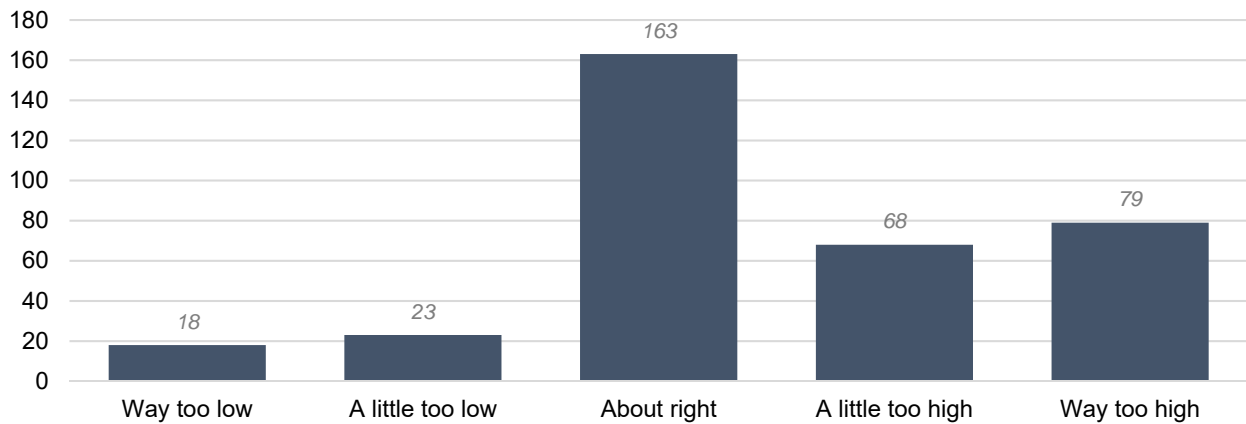
As shown in the survey results above, we heard that the proposed building height limits for the Mixed-Use - Downtown Core was too high.

### Do you have ideas regarding how this section could be improved? (Key themes)

- Support for the language included in the OCP regarding how proposed buildings would be evaluated and there was a desire to see that same language used for buildings along the Riverfront.
- Concern regarding the visual impact of new buildings, particularly tall buildings (e.g., architectural design, impacts of shadows, impact to the skyline and overall character of the community).
- Concern regarding new buildings blocking existing residents' views.
- Would like to see higher buildings allowed near the Clay Cliffs.
- Would like to see building heights surrounding Main Street carefully considered, to preserve the character of Main Street.
- Would like to see a focus put on encouraging other methods of increasing density, not just 'tower' developments.

## FOCUS TOPIC RESIDENTIAL – OLD TOWN: DENSITY

Recognizing there are many factors that should be reviewed during the consideration of development applications (Policy 14.16.1 - 14.16.5), **to what level do you support the proposed 150 du/ ha maximum density (approx. 6 du/ existing lot) in the Residential - Old Town area?**

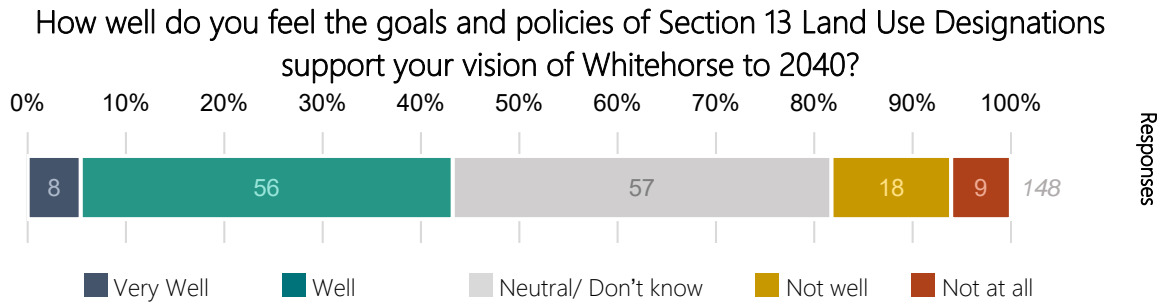


As shown in the survey results above, we heard that the proposed density maximum for Old Town was a bit too high.

### Do you have ideas regarding how this section could be improved? (Key themes)

- The current density limit in Old Town was previous negotiated with residents and is already considered by many as a compromise; as such, increasing it even further would be going back on that work.
- Support for increased density and would like to see development incentives to help redevelopment efforts.
- Would like to see design guidelines created for Old Town.
- Concern over increased parking pressures that may come from higher density.
- Would like to see active transportation linkages expanded in Old Town.

### APPENDIX A. IDEAS FOR ACTION



Do you have ideas regarding how this section could be improved? (Key themes)

- Do not want regulations for short-term rentals
- Support for active transportation and shared mobility investments (e.g., transit, park and ride)
- Would like to see increased accountability from the City and more commitments in the OCP
- Would like to see enhanced waste management and recycling programs

# Whitehorse 2040 DRAFT OFFICIAL COMMUNITY PLAN

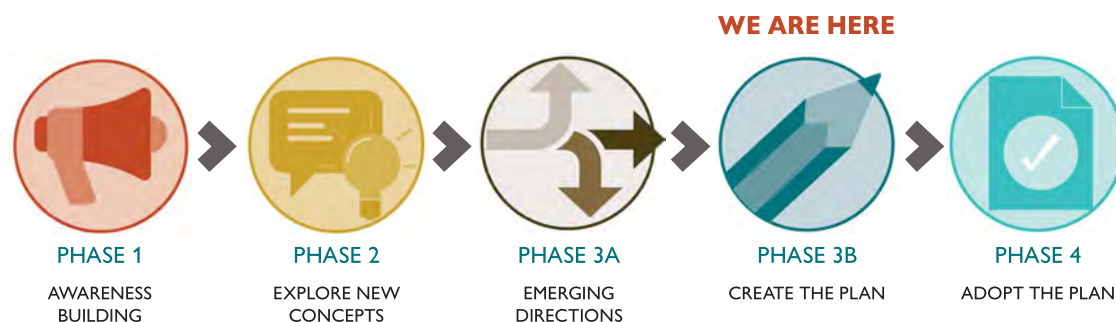
## Purpose

- Provide a framework of goals and policies to guide the City's decision-making.
- Adopted as a bylaw, by a municipality, under the authority of the *Municipal Act*.
- Set an overall vision and direction for the community.
- Reflect the residents' values and priorities.
- Address a full-range of topics that are important to the community.
- Include a future land use map that considers the safe, healthy, and orderly development of the community.

## Role of the OCP

- Will provide guidance for the community to 2040, with updates undertaken roughly every 10 years.
- The OCP is the highest-level policy and planning document for a municipality.
- Sits at the top of the City's plan hierarchy providing guidance to other plans and guidance documents.
- Is informed by various studies that focus on specific topics, such as population projections, housing demand, commercial and industrial land demand, environmental reviews, etc.
- The OCP's goals will be advanced through subsequent plans and strategies focusing on topics such as:
  - » Neighbourhood planning
  - » Parks, recreation
  - » Transportation and mobility
  - » Emergency response and preparedness
  - » Economy
  - » Sustainability and environmental protection
  - » Heritage, culture, or community well-being
  - » Municipal assets and efficiencies

## Plan Development Process



## Plan Organization

### PART A: BACKGROUND

#### 1. Introduction and Planning Framework

This part of the document describes the purpose of the OCP, its content and structure, relationship to other City plans, and OCP update process.

#### 2. Community Context

This section provides an overview of the community including a brief history, population projections, description of primary economic sectors and activities, and descriptions of how much future growth demand is anticipated.

### PART B: POLICY DIRECTION

#### 3. Vision and Principles



#### 4. Community Well-Being



#### 5. Heritage, Arts, and Culture



#### 6. Climate Action



#### 7. Protection of the Environment



#### 8. Community Growth



#### 9. Transportation and Mobility



#### 10. Housing



#### 11. Economy



#### 12. Municipal Services and Assets

### PART C: LAND USE

#### 13. Land Use Overview

#### 14. Land Use Designations

### PART D: ADMINISTRATION AND IMPLEMENTATION OF THE OCP

#### 15. Administration and Implementation of the OCP

This part of the OCP sets out guidance and policies for how the document should be interpreted, the OCP review and amendment process, requirements for Master Planning, costs of development, coordination and partnerships, and remediation.

### APPENDIX A IDEAS FOR ACTION

The Ideas for Action appendix specifies direction, projects, or other actions that could be used to help achieve the goals or policies of the OCP. These ideas were gathered throughout the creation of the OCP and have been included in an appendix for future guidance; however, they do not indicate commitments by the City. Additional ideas may be added to this appendix after new plans or studies are completed.

# Whitehorse 2040 DRAFT OFFICIAL COMMUNITY PLAN

## Vision

### THE YUKON'S CAPITAL CITY

Whitehorse in 2040 is a vibrant capital city. The city is an inclusive, innovative, entrepreneurial, authentic, and resourceful northern community. The growing community is diverse, liveable, and affordable. Whitehorse residents and visitors enjoy access to the land, some of the cleanest air in the country, and opportunities to gather for local, national, and international events.

The City of Whitehorse is committed to being home to a healthy community with equitable access to a range of economic opportunities, housing types, mobility options; and a vibrant social and cultural scene which continues to strengthen the community's social fabric. The City's leadership is recognized across the country for its meaningful and continued efforts towards reconciliation with First Nations, its actions to adapt and mitigate to climate change, and its sustainable growth. The City remains committed to sustainable development and planning for future generations.



Descriptors and Values Expressed by the Community During Previous Engagement

## Plan Principles

**INCLUSIVE CITY** Community wellbeing is valued with consideration given to how decision-making can improve the lives of all residents, especially marginalized and vulnerable populations. The City is responsive to the needs of all residents, respecting the diversity of Whitehorse's population.

**EQUITABLE CITY** The City acknowledges and removes systemic barriers and biases to enable all residents' equal opportunities to enjoy the community. City services, programs, policies, and advocacy help ensure that every resident's basic needs are met.

**COMPLETE CITY** Whitehorse provides access to a range of residential, economic, social, cultural, and recreational opportunities.

**GROUNDING CITY** The City is grateful for the ongoing contribution that First Nations people make to the wellbeing of the community; decision-making is supported by various ways of knowing, including by traditional and modern indigenous knowledge.

**SUSTAINABLE CITY** Whitehorse is a modern wilderness city with continued world-class access to natural, open spaces. The City's services, policies, and programs support sustainable community development and make it a leader in climate mitigation and adaptation.

**ENGAGED CITY** Whitehorse residents are meaningfully engaged in City decision-making and their contributions are valued.

## Development and Growth Highlights

### WHAT IS PROPOSED?

#### Compact Development and Complete Communities

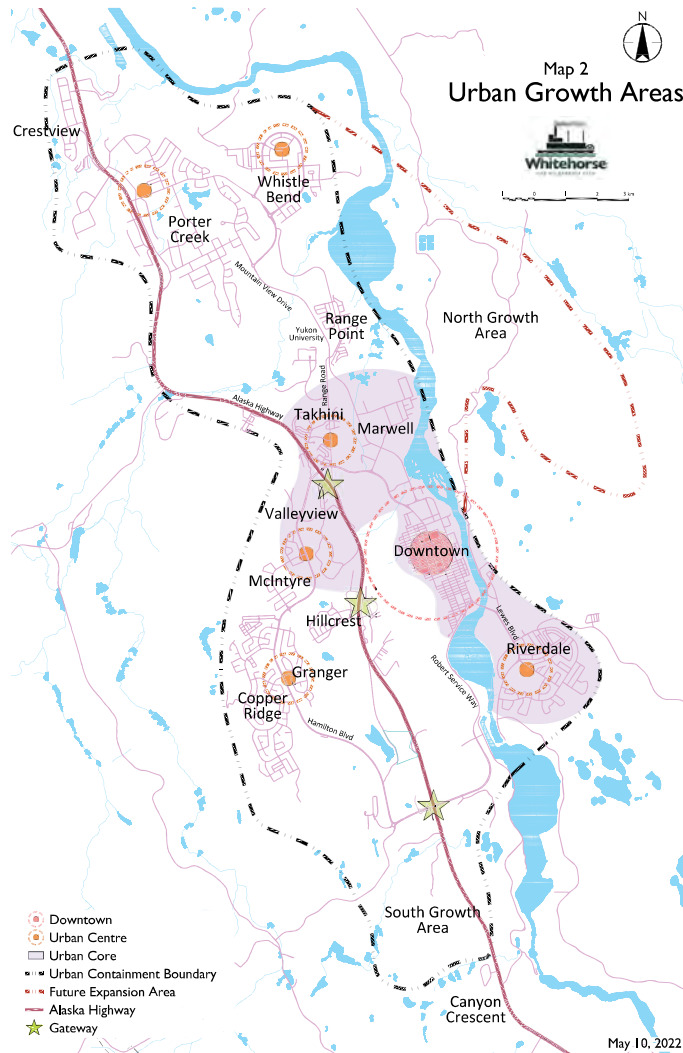
- ii Encouraging higher density residential uses in key areas such as the 'Urban Core', an area within 3km of the Downtown (approx. 10-min cycling distance)
- ii Supporting intensification and brownfield redevelopment in existing development areas
- ii Designing more livable neighbourhoods where residents can comfortably live, work, play, and learn all within the same area
- ii Creating 'Urban Centres', mixed-use nodes in neighbourhoods

#### Greenfield Residential Development Opportunities

- ii Kwanlin D, n First Nation and Taian Kw%ahí%a Council Settlement Lands
- ii Whistle Bend
- ii Valleyview South, including the area known as the Tank Farm
- ii South Growth Area
- ii An area along Whistle Bend Way\*
- ii An area along Holly Street\*

#### A Strong Downtown

- ii Expanding the Mixed-Use - Downtown Core to encourage a mix of uses and higher residential densities\*
- ii Increasing the maximum building heights in the Mixed-Use - Downtown Core\*
- ii Increasing the maximum density for Old Town\*
- ii Introducing a new land use designation for Marwell, the Mixed-Use - Live/Work designation\*



**\* Please visit the others display boards for more information on:**

New development areas along Whistle Bend Way and Holly Street

Focus Topic 2

Expansion of the Mixed-Use - Downtown Core

Focus Topic 5

Increased building heights in the Mixed-Use - Downtown Core

Focus Topic 4

Increased density for Old Town

Focus Topic 6

New Mixed-Use - Live/Work

Focus Topic 7

## Development and Growth Highlights

### EXISTING AND PROJECTED RESIDENTIAL DEMAND

Using Whitehorse's estimated average household size, preferred population projection, and contingencies to account for other factors; a residential demand study prepared in 2021 concluded that **6,150 additional dwelling units would be needed by 2040.**

### IMPLICATIONS

To accommodate the projected demand for new dwelling units, the City has developed a 20-year residential growth strategy, as shown in the figure to the right. Using this strategy of redevelopment, intensification, and greenfield development; it is estimated that the City's projected high growth demand to 2040 can be accommodated within the existing Urban Containment Boundary.

#### Growth Areas

To mitigate the risks associated with areas within the residential growth strategy not moving forward, two additional growth areas were explored: one located south of Copper Ridge (South Growth Area), the other in the Long Lake area (North Growth Area).

The studies found that both areas are suitable for compact urban-style residential development and could provide **between 7,000 and 8,500 units each**; however, each area has unique development considerations that would need to be addressed (e.g., investment in a second bridge across the Yukon River, near-surface bedrock).



Illustration of the City's residential growth strategy

## DRAFT POLICY

### SOUTH GROWTH AREA

- 8.31 Based on the outcomes of the pre-feasibility studies completed for this area, the City is committed to moving forward with the further planning and feasibility studies of the South Growth Area's development as a new residential neighbourhood. This process is anticipated to take many years before lots will be ready to sell. The Urban Containment Boundary has been expanded to support this decision.
- 8.32 The planning and subsequent development of the South Growth Area will require significant collaboration, investment in infrastructure, and partnership commitments between the City, the Government of Yukon, and Kwanlin D, n First Nation.
- 8.33 The City will annually review population projections and the status of other developments with the Government of Yukon to inform demand and timing of the development of the South Growth Area.



## Focus Topic I McIntyre Creek Regional Park

### OVERVIEW

Section 5 Heritage, Arts, and Culture includes policies regarding residents' connection to the environment which includes the creation of Regional Parks and specific considerations for the area surrounding McIntyre Creek, previously known as Porter Creek D.



Location of the proposed land use designation change regarding the McIntyre Creek i Porter Creek Di area.

### WHAT IS THE CHANGE?

The area previously known as Porter Creek D was identified in the 2010 OCP as a Residential - Urban for future residential development; however, during previous engagement for the new OCP, it was flagged by the community as a priority protection area. As a result of this feedback, it has been identified as Greenspace and proposed for inclusion in the McIntyre Creek Regional Park.

This proposed change is shown in the image above, in Map I Natural Features and Conceptual Parks, and in Map 5 Land Use Designations.

### DRAFT POLICY

- 5.11 *The City will formally establish the Regional Parks as shown in Map I Natural Features and Conceptual Parks through the creation of comprehensive management plans and cooperation with stewards, user groups, interested residents, and other governments. During the completion of each management plan, the boundaries of the parks will be determined, along with the vision for the park which will set a desired level of protection and outline suitable activities to be undertaken within them.*
- 5.12 *The City will complete a comprehensive management plan for McIntyre Creek Park next, with other parks to follow.*
  - 5.1.12.1 *An area previously referred to as Porter Creek D, surrounding McIntyre Creek is included in the conceptual McIntyre Creek Regional Park.*
  - 5.1.12.2 *The City will engage with the Government of Yukon, affected First Nations, and Yukon University to establish McIntyre Creek Park, building on the conceptual park referenced in the 2010 OCP. This Park may include a transportation corridor connecting Mountainview Drive to the Kopper King area. The development of a transportation corridor will be based on, among other things the results of relevant studies.*

## Focus Topic I McIntyre Creek Regional Park

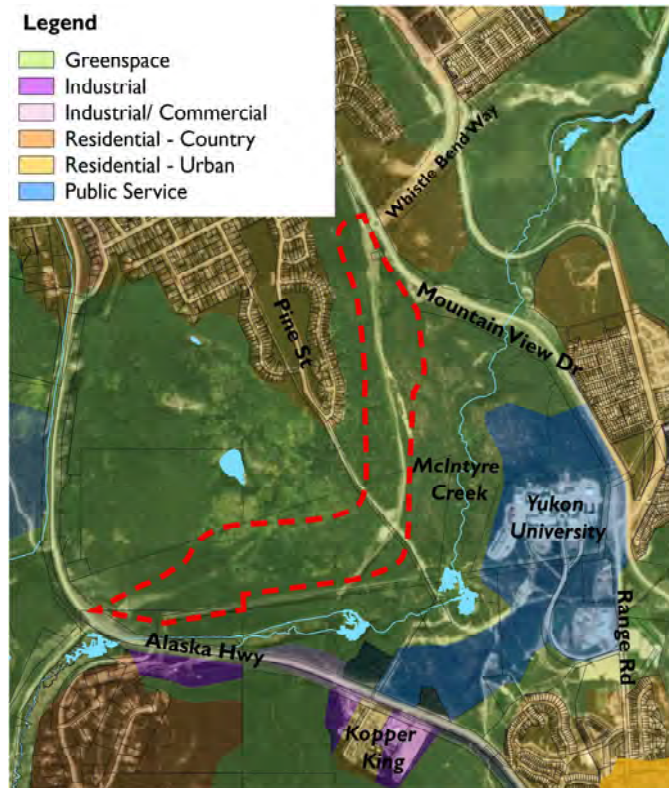
### OVERVIEW

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Location of the proposed land use designation change regarding the McIntyre Creek in Porter Creek D area.

### DRAFT POLICY

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## Focus Topic 2 New Residential Development Areas

### OVERVIEW

Section 8 Community Growth describes several development areas, each identified as a notable greenfield residential growth opportunities for the future. Included in this list are two new residential development areas:

- ii One along Whistle Bend Way, and
- i One along Holly Street

These areas are shown in the image to the right, and in Map 5 Land Use Designations



Location of new residential development areas along Whistle Bend Way and Holly Street

### WHAT'S THE CHANGE?

The new development areas along Whistle Bend Way and Holly Street have been proposed as replacements for the area surrounding McIntyre Creek (i Porter Creek Di ). As described in Focus Topic 1, the area surrounding McIntyre Creek which was previously identified for future Residential - Urban development but has been changed to Greenspace based on community feedback.

### DRAFT POLICY

8.30 As a replacement growth opportunity for Porter Creek D, two smaller development areas along the Whistle Bend Way and near Holly Street will be examined for future residential development.

## Focus Topic 3 Granular Resources

### OVERVIEW

To acknowledge and support gravel extraction as a fundamental part of Whitehorse's local economy, the Draft OCP proposes that granular resource extraction (i.e., gravel removal) will be considered as a suitable interim use in all land use areas identified for development; as such, this policy excludes areas identified for environmental protection.

### DRAFT POLICY

14.1.1 In any designation, the removal and off-site transport of granular resources may be considered as an interim land use on land designated for development. This activity would require a Development Permit Agreement. Restrictions that mitigate impacts on surrounding development and communities such as buffers, screening, volumes, and time limits may be required.

# Whitehorse 2040 DRAFT OFFICIAL COMMUNITY PLAN

## Focus Topic 4 Mixed-Use - Downtown Core Building Heights

### OVERVIEW

To support the creation of a “Strong Downtown and Liveable Neighbourhoods”, specific policies regarding maximum building heights have been included in the OCP for application in the Mixed-Use - Downtown Core designation.

This area includes Main Street and is shown in Map 6 Land Use Designations Downtown and Marwell.

### WHAT'S THE CHANGE?

	2010 OCP	Draft OCP	HOW TALL ARE THE EXISTING BUILDINGS IN THOSE AREAS?
Mixed-Use - Downtown Core	25m	32.5m	Up to 22m (6 storeys)
Main Street	20m	20m	Approx. 6-18m (1-4 storeys)

### DRAFT POLICY

14.8.7 To promote the concentration of commercial and higher-density residential uses within the Downtown, buildings up to 32.5m may be considered.

- i. Floor area and building height increases may be considered if they are shown to provide community benefit.
- ii. Factors that should be reviewed during the consideration of approving taller buildings include:
  - i. Proposed approach to accommodating parking requirements;
  - i. Creation of shadows to surrounding properties;
  - ii. Proximity to active transportation and transit routes;
  - i. View corridors;
  - Capacity of the City’s fire response system; and
  - i. Capacity of the City’s municipal servicing network.
  - ii. Architectural design of the building and visual impact it will have on the streetscape, both on the street it is proposed and those surrounding, specifically on Main Street;
  - ii. The transition between the proposed building and allowable development for those surrounding;

### FREQUENTLY ASKED QUESTIONS

#### HOW ARE BUILDING HEIGHTS REGULATED?

- i. The OCP sets an overall guideline.
- ii. The Zoning Bylaw reflects the OCP’s guidance by including a limit for each zone, and a map of the Downtown with limits for specific areas.

#### HOW TALL IS A STOREY?

32.5m	Approx. 9-11 storeys
30m	Approx. 8-10 storeys
20m	Approx. 5-6 storeys
10m	Approx. 2-3 storeys



## Focus Topic 5 Expansion of the Mixed-Use - Downtown Core

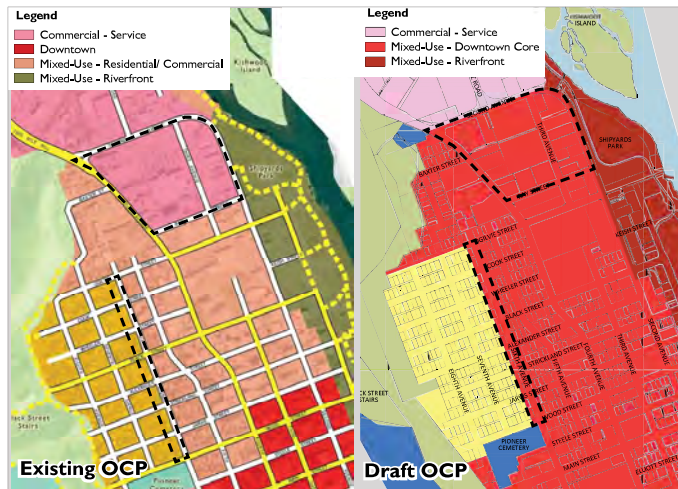
### OVERVIEW

To support the creation of a Strong Downtown and Liveable Neighbourhoods, the Mixed-Use - Downtown Core, and associated boundary has been used which then includes specific policies for application in the Mixed-Use - Downtown Core designation.

This area is shown in the image to the right and in Map 6 Land Use Designations Downtown and Marwell.

### WHAT'S THE CHANGE?

As shown in the image to the right, the Mixed-Use - Downtown Core has been expanded to create a larger area to accommodate intensified development, the creation of a more complete community, and inclusion of more multi-unit residential options.



Map illustrating comparison of existing and proposed designation boundary.

## Focus Topic 6 Old Town Density

### OVERVIEW

To support the creation of a “Strong Downtown and Liveable Neighbourhoods”, a specific policy regarding residential density has been included in the OCP for application in the Residential - Old Town designation.

### WHAT'S THE CHANGE?

#### 2010 OCP

90 dwelling units/ hectare (approx. 4 units per lot)

#### Draft OCP

150 dwelling units/ hectare (approx. 6 units per lot)

### DRAFT POLICY

14.16.4 The maximum density is 150 units per hectare which is roughly equivalent to six units on a typical Old Town lot.

## Focus Topic 7 Mixed-Use - Live/ Work Designation

### OVERVIEW

The new Mixed-Use Live/ Work designation is intended to support the vision of Marwell, by accommodating uses that combine employment and residences - i live/ worki .These uses may occur within the same building or on the same parcel.

This area is shown in the image to the right and Map 6 Land Use Designations Downtown and Marwell.

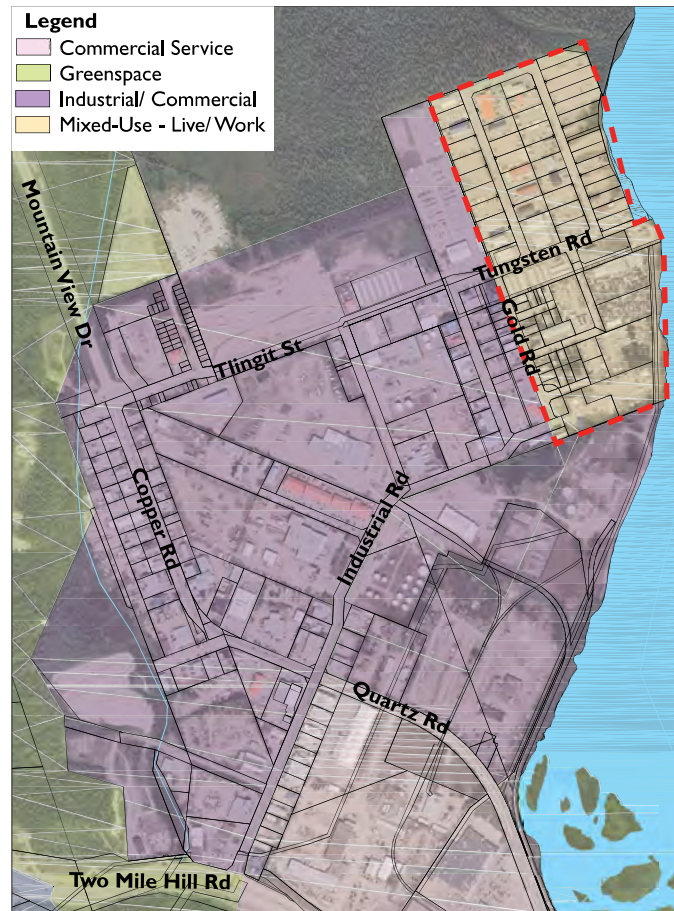
### WHAT'S THE CHANGE?

This is a new land use designation.

The 2010 OCP identified all of Marwell as Mixed-Use Industrial/ Commercial.

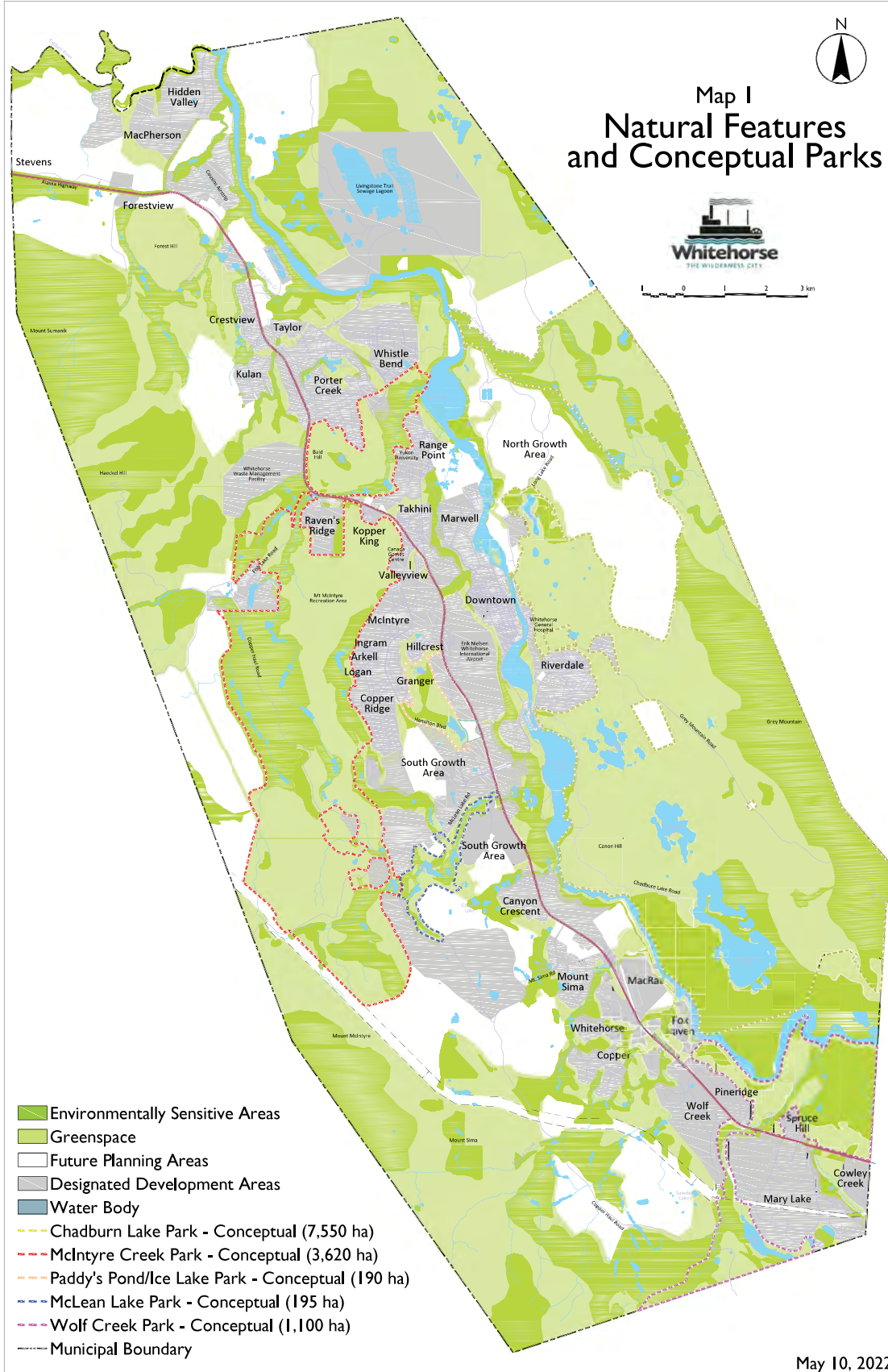
### DRAFT POLICY

- 14.9.1 *Uses that may be suitable for inclusion in the Mixed-Use Live/ Work area include but are not limited to commercial or light industrial uses that include residential use in the same building or on the same parcel.*
- 14.9.2 *The inclusion of multiple dwelling units, as secondary uses to the primary commercial or industrial uses of a structure, may be permitted to support new and emerging businesses. As an example, this may include multiple dwelling units located above a commercial use.*
- 14.9.3 *Multiple dwelling units will be permitted at a density of two per lot or approximately 10 per hectare.*
- 14.9.4 *The redevelopment or repurposing of existing buildings will be supported to facilitate i live/ worki arrangements.*
- 14.9.5 *Typical neighbourhood amenities such as playgrounds or parks are not anticipated in Mixed- Use - Live/ Work areas.*



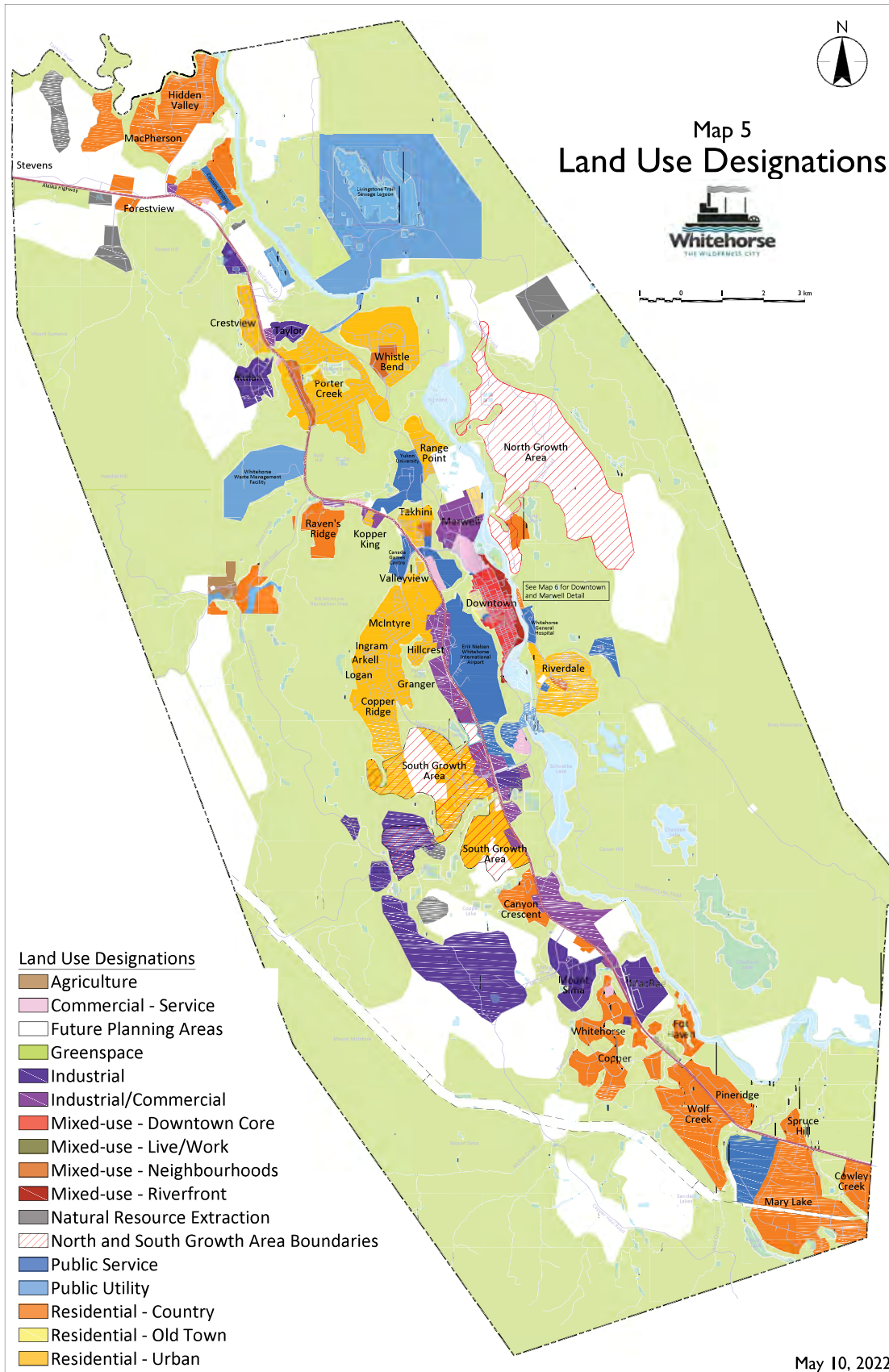
Location map of new Mixed-Use - Live/Work designation

# Whitehorse 2040 DRAFT OFFICIAL COMMUNITY PLAN



May 10, 2022

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May 10, 2022



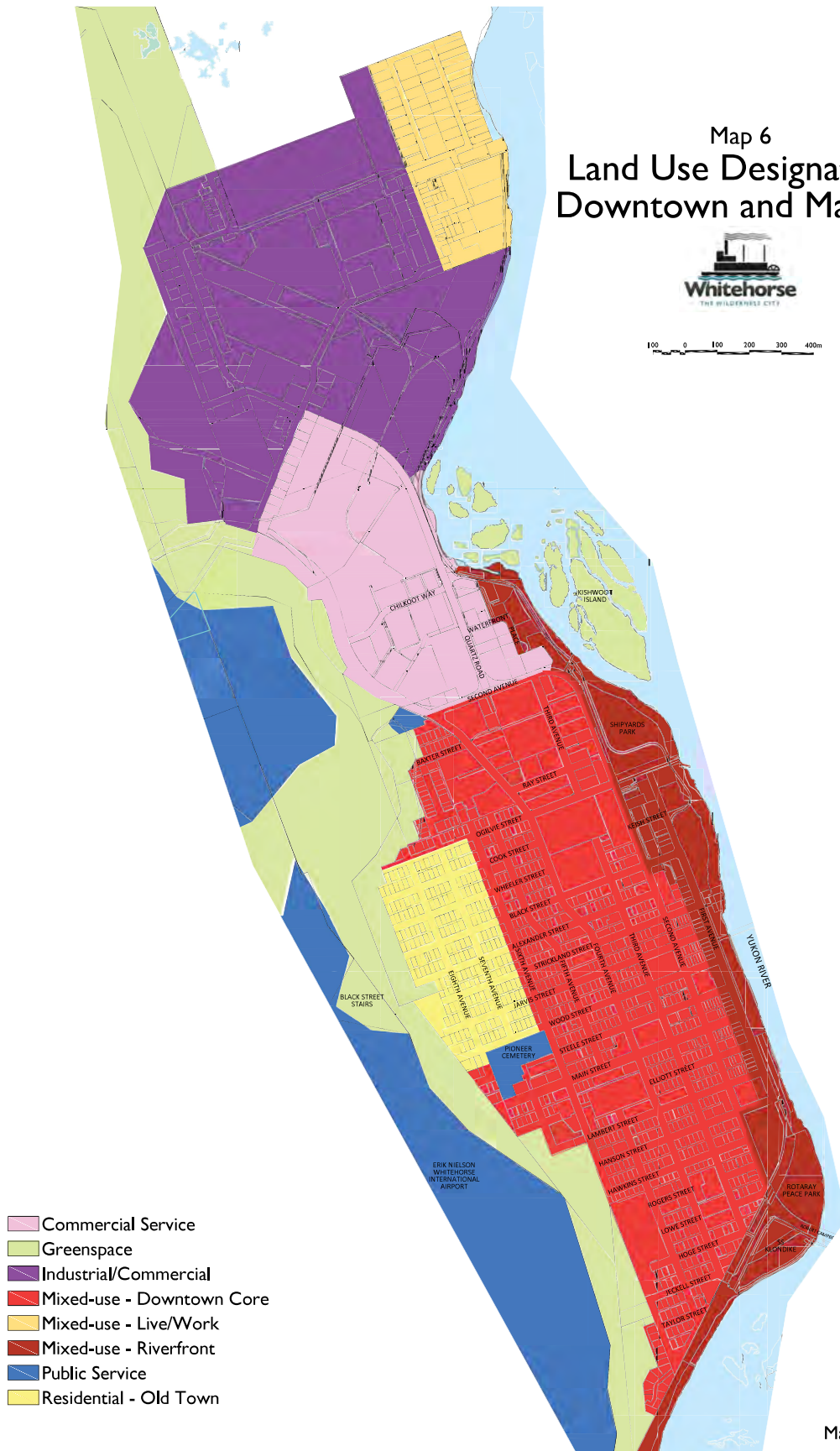
# Whitehorse 2040 DRAFT OFFICIAL COMMUNITY PLAN



Map 6  
Land Use Designations  
Downtown and Marwell



100 0 100 200 300 400m



- Commercial Service
- Greenspace
- Industrial/Commercial
- Mixed-use - Downtown Core
- Mixed-use - Live/Work
- Mixed-use - Riverfront
- Public Service
- Residential - Old Town

May 10, 2022



## 6 Climate Action

## Draft Policy Direction Section

### OVERVIEW

It is clear from weather data going back to the 1940s that the climate has been changing in Whitehorse. Temperatures have been warming, especially in winters, spring break-up has been arriving earlier, freeze-up has been occurring later, and the number of frost-free days has been increasing. Yukon has been experiencing the most significant warming in Canada and some of the highest rates of warming in the world, and this change is projected to continue with warming temperatures and shifting precipitation. As a recognition of the urgency of this issue and that even modest changes will have complex side effects, the City declared a Climate Emergency in 2019.

As described in the Whitehorse Climate Adaptation Plan, it is evident that climate change will affect Whitehorse and while some opportunities will emerge from climate change, most of the consequences will be negative; as such, the community must prepare to address it and therefore plan for its future challenges. To be prepared to respond to natural and human-made disasters, protect human life, absorb economic, environmental, and social impacts, the City must act around mitigation, adaptation, and resiliency. Recognizing risks, adequate planning, and emergency preparedness will increase the ability to continue living safely as changes occur. Community and land use planning are important mitigation tools for the City as these decisions influence where people live, work, travel, and gather. Buildings, infrastructure, and transportation are among the largest producers of greenhouse gases. By carefully designing how the community grows, operates, and moves we can reduce greenhouse gas emissions and help meet municipal, territorial, federal, and global emission reduction targets.

### GOALS

- 6.(a) Demonstrate leadership and support the community in preparing for, and adapting to, climate change
- 6.(b) Achieve the City's greenhouse gas emission reduction targets.
- 6.(c) Reduce the negative impacts of climate change on the community.

### POLICIES

#### OVERALL

- 6.1 Climate change impacts will be examined during relevant decision-making processes including land planning, community design projects, building permitting, asset management, and policy and bylaw reviews.
- 6.2 The City will continue to develop a monitoring program and reporting process that evaluates and reports on greenhouse gas emissions and sustainability performance in the community on an on-going basis through partnerships and collaboration with the Government of Yukon.

#### MITIGATION

- 6.3 Means of increasing the energy efficiency and reduction of greenhouse gas emissions of municipal assets will be pursued, where feasible (e.g., during building renovations, during fleet replacement).
- 6.4 Year-round active transportation, transit, and other sustainable forms of transportation will be advanced.
- 6.5 The City will prioritize feasible low-carbon energy sources when upgrading infrastructure.
- 6.6 Opportunities to enable local food production will be encouraged.
- 6.7 The City will advance the transition of the community to sustainable, low-carbon means of transportation through the design of the built environment. More information about these topics is provided in Section 8 Community Growth and Section 9 Transportation and Mobility. The City will also encourage the transition to a low carbon economy.

#### ADAPTATION AND RESILIENCY

- 6.8 Initiatives that reduce anticipated harms to the community caused by the impacts of climate change, will be pursued.
- 6.9 Initiatives that enhance the community's capacity to endure or respond during, and recover after, climatic events will be pursued.
- 6.10 When planning infrastructure, the City will consider anticipated climate change impacts, as guided by professional best practices and any reasonably available modeling or forecasting.

#### COMMUNITY EMPOWERMENT

- 6.11 Initiatives that enhance the community's understanding of sustainability and planning for the impacts of climate change will be encouraged.
- 6.12 The City will encourage residents and businesses to participate in greenhouse gas emission reduction efforts.
- 6.13 The City will provide opportunities for residents and businesses to minimize waste generation and divert waste from the City's landfill through means of reducing, reusing, repairing, recycling, and composting.
- 6.14 The City may develop new, and strengthen existing, education programs that promote sustainability. This may be accomplished through Parks and Recreation programming, grant giving processes, partnerships with other organizations, etc.

**Which areas of the OCP do you like?**



# Whitehorse 2040 DRAFT OFFICIAL COMMUNITY PLAN

**How could the OCP better reflect your vision?**

