

Phase 3: What We Heard



This report provides a summary of the information collected during Phase 3a of the Official Community Plan (OCP) Review – called *Emerging Directions*. Phase 3a was about testing and exploring new ideas for the revised OCP.

The Emerging Directions Survey was available to provide feedback from August 9 to August 31 and was advertised through the City of Whitehorse’s communication channels (media notification, social media and website) and the *Whitehorse 2040* email list which has 495 contacts subscribed to it. Emails were also sent to Kwanlin Dün First Nation and the Ta’an Kwäch’än Council. Surveys were available to complete in-person at the Kwanlin Dün Cultural Centre, the Whitehorse Public Library, and the Canada Games Centre. **In total, the survey had 454 responses.**

The objective of the Emerging Directions survey was to seek community feedback on the major policy moves being considered for the next OCP. Based on this feedback, the City will begin

drafting the next OCP which will be put for further public input and consideration by City Council in 2022.

If you have any questions about this report or would like to provide feedback, please email us at ocp@whitehorse.ca. To stay up to date on the project, sign up for our e-newsletter at whitehorse.ca/ocp.

Background

What is an Official Community Plan?

Our 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, polices 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 for a 20-year timeframe, 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?



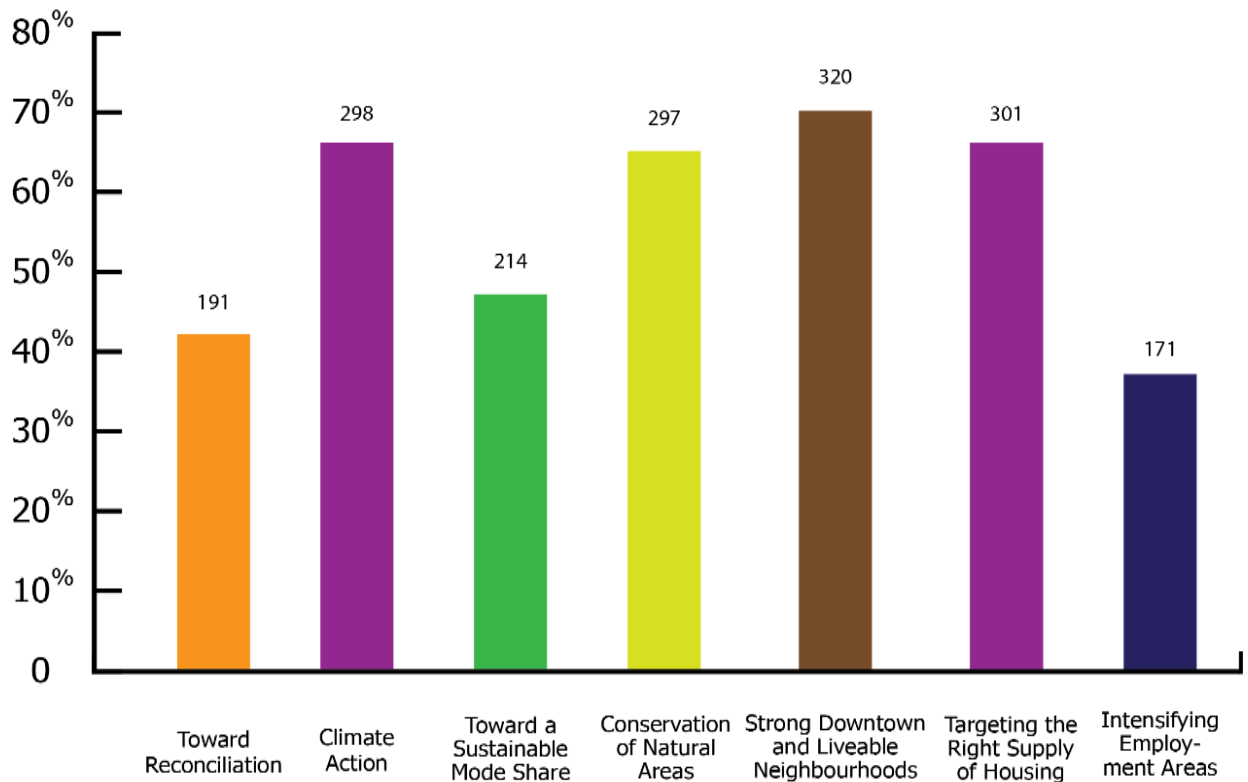
Engagement with Kwanlin Dün First Nation and the Ta’an Kwäch’än Council

Meetings have been regularly held with staff from Kwanlin Dün First Nation and the Ta’an Kwäch’än Council throughout *Whitehorse 2040*. Meetings are used to discuss OCP issues of interest to First Nations, opportunities for collaboration, and First Nation citizen engagement.

What We Heard in Phase 3

A total of 452 responses were received for the OCP Emerging Direction Survey. Respondents had the option of selecting which key themes they wanted to provide input on, with the Strong Downtown and Liveable Neighbourhoods theme receiving the most input with 320 responses in total.

Which key themes are you interested in providing your input on?

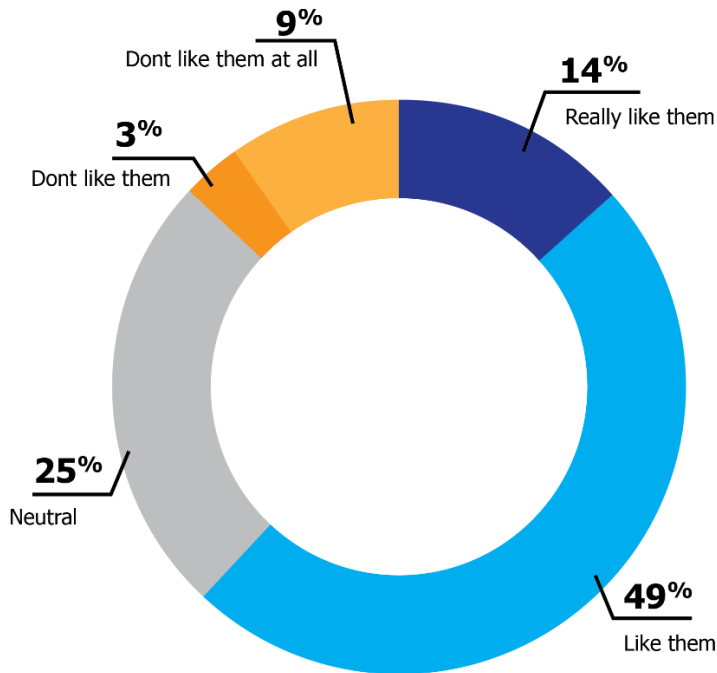


Total Number of Responses: **452**

Within each theme, respondents were given the opportunity to provide input on what they thought of the emerging policy ideas for each theme and, if they thought anything was missing or if they had anything further to add by writing a response.

Toward Reconciliation

Overall, what do you think of the Emerging Policy Ideas for 'Toward Reconciliation'?



Total Number of Responses: **148**

Like Them (63%)

Input from respondents who indicated they *really like* or *like* the emerging policy ideas for Toward Reconciliation is summarized below.

Partnership

- Directions need to be stronger and ensure First Nations are meaningful partners in planning decisions.
- Directions need an explicit commitment to have First Nation representation in the community and government bodies.
- Important reconciliation is inclusive, equitable and respectful of all groups.

Acknowledge & Support

- All Yukon First Nations should be acknowledged and supported.

- First Nations' history, culture, goals, interests and values should be acknowledged and supported.
- Supporting First Nations in making land plans is one of the key directives.

Identification

- Work to identify and use First Nation language and place names.
- Work to identify specific initiatives and actions for implementation.

Action-oriented

- Implementation and immediate actions are required.
- Fund and facilitate research into First Nation heritage.
- Educate public officials and the community on First Nation knowledge and culture.

Neutral or Don't Know (25%)

Input from respondents who indicated they were *neutral* or *didn't know* what they thought of the emerging policy ideas for Toward Reconciliation is summarized below.

Content

- Reconciliation and statements need to be specific, inclusive and meaningful.
- First Nation need to be represented and engaged with government bodies.
- Statements need to be inclusive of all groups.

Support

- First Nations should be supported and empowered to provide their own support to the community.

Action-oriented

- The statements need to be clarified on how they will be implemented.
- Identify specific actions, initiatives and desired outcomes need to be identified.
- First Nation knowledge and land uses need to be recognized and included in decision making.

Don't Like (12%)

Input from respondents who indicated they *don't like* or *really don't like* the emerging policy ideas for Toward Reconciliation is summarized below.

Partnership

- A formal role for First Nations in planning decisions needs to be defined.
- A clear plan on how First Nations will become meaningful partners in all planning decisions needs to be identified.
- First Nations should provide input in planning discussions.
- Statements should be equitable and inclusive of all groups.

Action-oriented

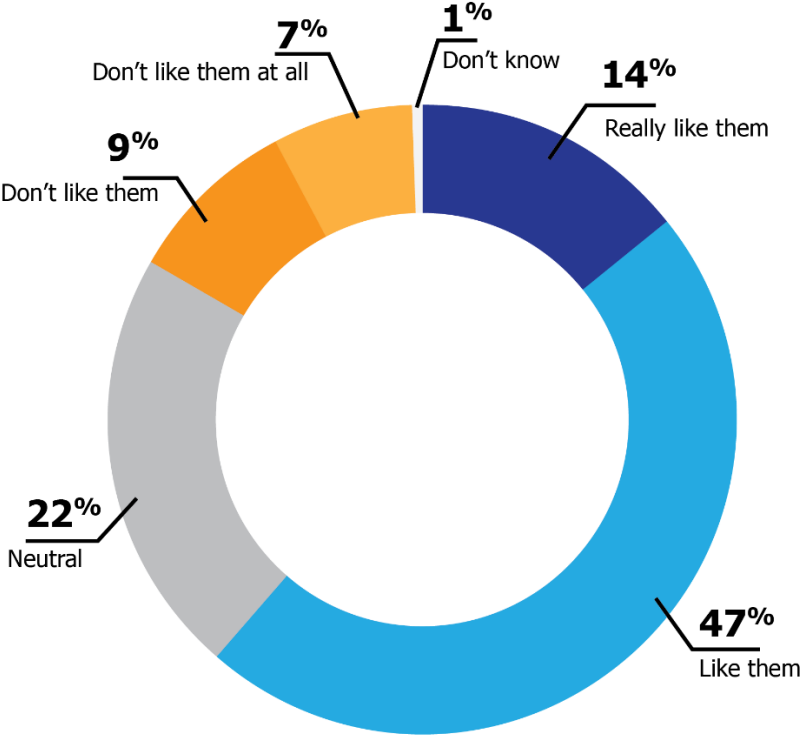
- First Nation history should be acknowledged. Look to move forward towards a more inclusive future.

Content

- Lack of meaningful content

Climate Action

Overall, what do you think of the Emerging Policy Ideas for 'Climate Action'?



Total Number of Responses: **195**

Like Them (61%)

Input from respondents who indicated they *really like* or *like* the emerging policy ideas for Climate Action is summarized below.

Low Impact Living

- Provide and support the implementation of active transportation infrastructure and increased public transit options.
- Help make neighborhoods more self-sufficient with local services and agriculture
- Support a shift to a circular economy, including waste management and recycling.
- Reduce car idling and requirement for car parking.

Greenhouse Gas Emissions

- Provide measureable targets, directions and cost analysis to reduce emissions.
- Focus on reducing household emissions.
- Consider a carbon budgeting approach to manage and track emissions.
- Provide incentives for alternative energy sources and active transport options.
- Provide and support the implementation of more energy efficient options.

Winter

- Make winter commuting easier and safer.
- Clarify what the meaning of a winter story and actions to support a winter story.
- Leave the winter city strategy and guidelines to other groups (e.g. winter festivals).

Clarification

- Specify how the policy directions align with territorial strategy and how they will be implemented.
- Specify how community living and transportation play a role in the city's future.
- Recognize that preservation and adaptive reuse of buildings and infrastructure are effective means of minimizing climate footprint.
- Increase focus on wildfire prevention and preparation.

Neutral or Don't Know (23%)

Input from respondents who indicated they *neutral* or *don't know* what they think of the emerging policy ideas for Climate Action is summarized below.

Focus

- Increase focus on green infrastructure.
- Increase focus on winter city strategy and improving winter commuting.

Greenhouse Gas Emissions

- Acknowledge climate emergency and implement immediate actions to reduce emissions.
- Provide and support the implementation of more energy efficient options.
- Invest in existing infrastructure and buildings.

Clarification

- Clarify wildfire prevention and preparation plans.
- Clarify immediate actions for sustainable living.

Self-sufficiency

- Help make neighborhoods more self-sufficient to avoid car trips to the city center.

Don't Like (16%)

Input from respondents who indicated they *don't like* or *really don't like* the emerging policy ideas for Climate Action is summarized below.

Low Impact Living

- Provide more active transportation infrastructure.
- Increase the density, sustainability, viability and low carbon footprint of existing neighborhoods.

Greenhouse Gas Emissions

- Leave emissions management to the territorial and federal governments.
- Provide and support the implementation of more energy efficient options.

Clarification

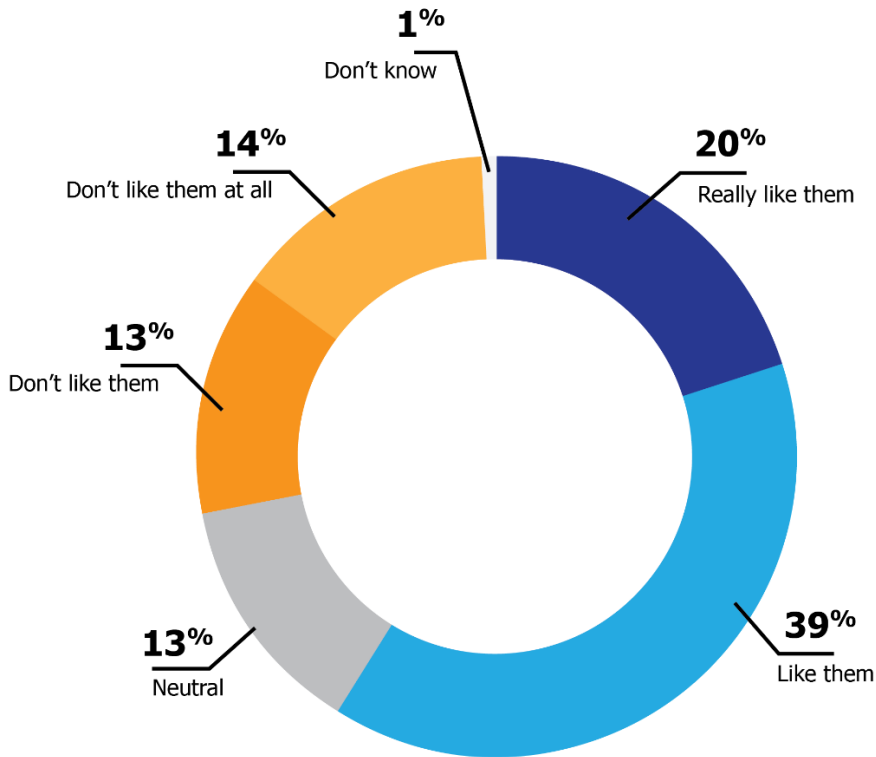
- Reduce vague and non-committal statements and clarify reasoning for the statements.
- Strengthen with measureable targets and mechanisms for enforcement.
- Provide a more specific and practical plan.

Growth

- Densification and population growth is undesirable.

Toward a Sustainable Mode Share

Overall, what do you think of the Emerging Policy Ideas for “Toward a Sustainable Mode Share”?



Total Number of Responses: **129**

Like Them (59%)

Input from respondents who indicated they *really like* or *like* the emerging policy ideas for Toward a Sustainable Mode Share is summarized below.

Active Transportation

- Improve pedestrian/cycling infrastructure, accessibility, connectivity and safety.
- Support and make winter commuting easier and safer.
- Future developments and budgets should focus on active transportation options.

Public Transport

- Invest in better and more convenient transit options and infrastructure.
- Improve transit connectivity with active transportation and recreation trails.

Car

- Reduce parking requirements, add fees for parking and add a parking facility in the city center.
- Redesign roads to improve safety and help reduce traffic in the city center.

Content

- Clarify technical words and how regulatory mechanisms will be monitored.
- Use more action oriented vocabulary and detail how the statements will be implemented.
- Implement quicker and bigger targets.
- Include active and public transportation plans for schools.
- Acknowledge that active and public transport options are not always a viable option.

Neutral or Don't Know (14%)

Input from respondents who indicated they *neutral* or *don't know* what they think of the emerging policy ideas for Toward a Sustainable Mode Share is summarized below.

Active Transportation

- Make decisions that actually prioritize pedestrians and cyclists.
- Improve pedestrian/cycling infrastructure, accessibility, connectivity and safety.

Public Transportation

- Invest in better and more convenient transit options and infrastructure.

Car

- Help reduce the need for commuting and accessing services by car.

Content

- Statements do not go far enough and do not mention how they will be achieved.

Don't Like (27%)

Input from respondents who indicated they *don't like* or *really don't like* the emerging policy ideas for Toward a Sustainable Mode Share is summarized below.

Active Transportation

- Support for greater investment in public transit and walking, cycling infrastructure to help people get around in faster, cleaner and more affordable ways, while reducing emissions.
- Active transportation is not a reasonable alternative year-round for all.
- Improve pedestrian/cycling infrastructure, accessibility, connectivity and safety.

Public Transport

- Improved transit by including park and ride facilities and bus stop infrastructure.

Car

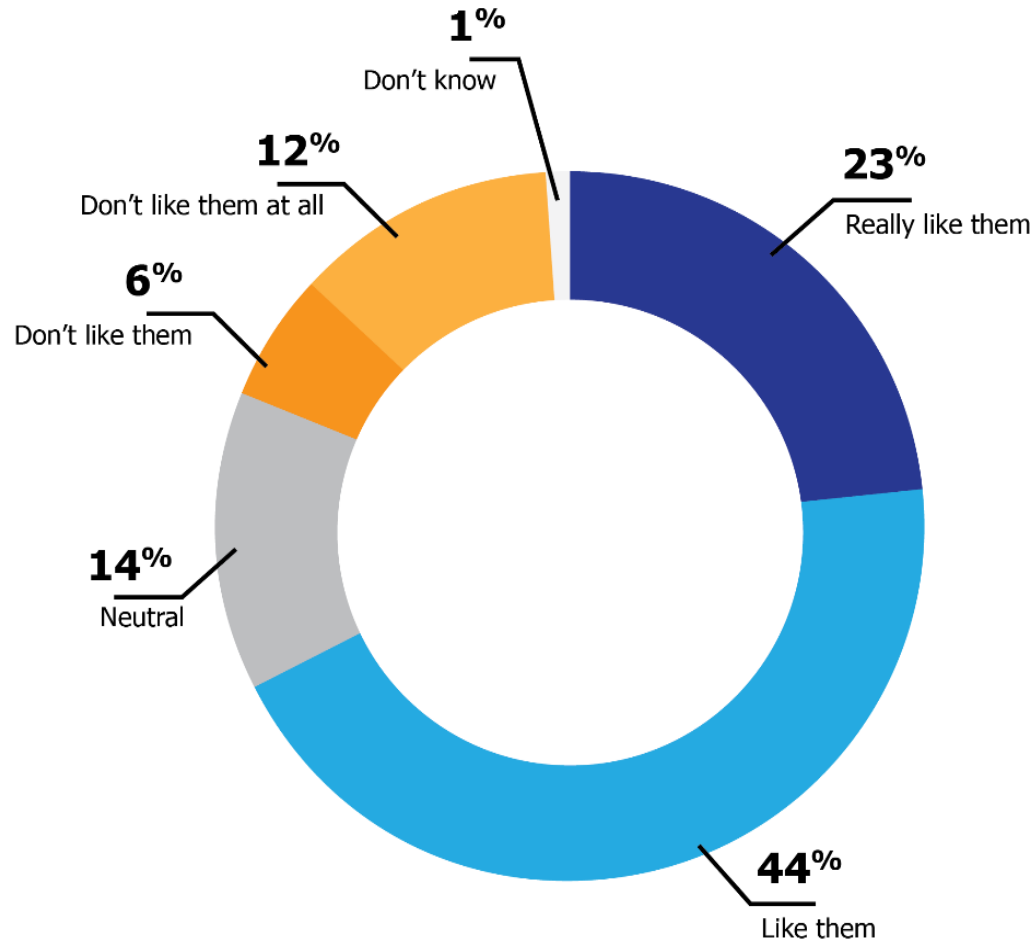
- A better transit system is desirable, but residents should not be forced to abandon their vehicles in favor of active and public transport options.
- Disagree with relaxing parking requirements. The city center already lacks parking and population growth will increase demand.
- Design compact communities that actually accommodate the vehicles people own.
- Improve traffic infrastructure and flow.
- Focus on making other transport methods more convenient rather than making driving more difficult.

Content

- Include implementation plan and more realistic objectives.

Conservation of Natural Areas

Overall, what do you think of the Emerging Policy Ideas for “Conservation of Natural Areas”?



Total Number of Responses: **192**

Like Them (67%)

Input from respondents who indicated they *really like* or *like* the emerging policy ideas for Conservation of Natural Areas is summarized below.

Green Space

- The plan needs to commit to a defined area set aside for conservation, particularly around McIntyre Creek.
- Halt any transportation network which would fragment ecosystems, especially within McIntyre Creek.
- Work cooperatively with various groups to protect existing green spaces and create more new green spaces.
- Conservation should not come at the expense of recreational access and use.

Integrity

- Ecosystem integrity should be strived for outside of parks and across the entire city.
- Low-density areas should be densified while protecting green zones and continuity of ecosystems.
- Improve the connectivity between existing green spaces to travel between communities without using roads.
- Protect wildlife habitats, migration and travel corridors.

Content

- Motorized vehicles, noise and light pollution are problems which need to be addressed.
- Clarify technical words like greenfield and statements like no conversion of greenfield to country-residential areas on public land.
- Include more specific actions and reference and direction for reducing human and wildlife conflict.
- Commit to policies and regulations protecting existing green spaces.

Neutral or Don't Know (15%)

Input from respondents who indicated they *neutral* or *don't know* what they think of the emerging policy ideas for Conservation of Natural Areas is summarized below.

Growth

- Balance the need for a variety of housing, including country residential, and conservation.
- Invest in greenspaces and stop habitat fragmentation.
- Provide more opportunities to connect with nature within City boundaries.

Pollution

- Efforts need to be made to promote and offer incentives to reduce light pollution.
- Educate people on protecting greenspaces.

Don't Like (18%)

Input from respondents who indicated they *don't like* or *really don't like* the emerging policy ideas for Conservation of Natural Areas is summarized below.

Green Space

- Commit to protecting McIntyre Creek from fragmentation and transportation connections.
- Commit to defining a minimum percentage of land set aside for conservation.
- Key wildlife corridors should be identified and protected.

Growth

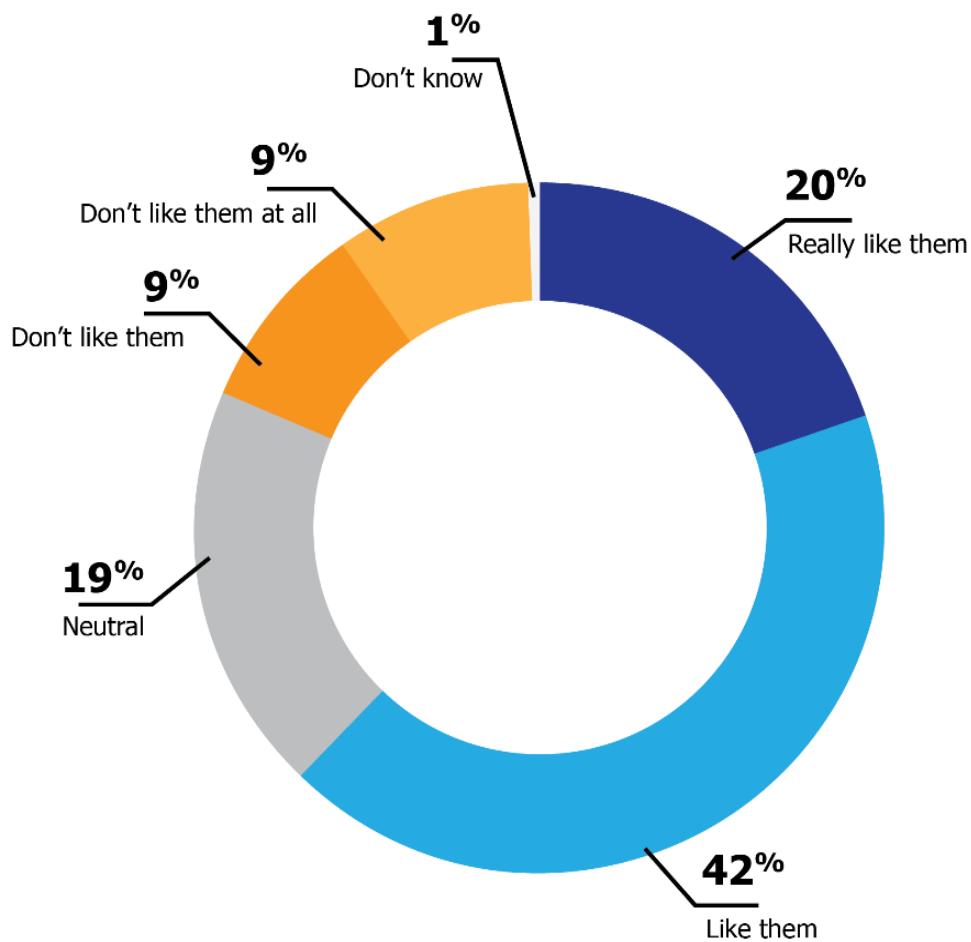
- Focus on providing country residential options.
- Focus on balance between available green areas and space for country residential.
- Alternative areas of development should be provided before any existing planned development areas are removed.
- The expansion of parks and the removal of public lands from future housing has only contributed to, and exasperated, the housing crisis in the city.

Connectivity

- Provide connector roads within the Porter Creek and Whistle Bend areas.

Strong Downtown and Liveable Neighbourhoods

Overall, what do you think of the Emerging Policy Ideas for “Strong Downtown and Liveable Neighbourhoods”?



Total Number of Responses: **196**

Like Them (62%)

Input from respondents who indicated they *really like* or *like* the emerging policy ideas for Strong Downtown and Liveable Neighbourhoods is summarized below.

Height

- Concern around increased building heights blocking views, access to sunlight and creating a wind tunnel effect. Particularly views and access to the river.

- Support for increased building heights. Make any limits intentional, not arbitrary. Consider increased height along clay cliffs. Keep heights low toward the waterfront.

Transport Network

- Design mixed-use streets with improved pedestrian/cycling infrastructure.
- Manage parking in the downtown core.
- Improve non-car oriented connections between neighborhoods.
- Improve snow clearance of pedestrian/cycling infrastructure.

Public Spaces

- Improve the safety of public spaces in the downtown area.
- Improve and create community/public spaces in the downtown area to have open, safe and warm spaces for residents and visitors.

Growth/Densification

- Support mixed use and densification with investment in active transportation infrastructure and green spaces.
- Encourage restoration of vacant lots, heritage buildings and abandoned buildings.
- Balance densifying downtown with increased traffic and parking demand.
- Allow live-in suites in non-single-detached homes, allow subdivision of lots with existing homes so those lots can be filled and look at alternatives to the current parking requirements for new buildings.

Neutral or Don't Know (20%)

Input from respondents who indicated they *neutral* or *don't know* what they think of the emerging policy ideas for Strong Downtown and Liveable Neighbourhoods is summarized below.

Growth/Densification

- Balance is required between densification and building heights as building higher will create additional shading.
- Open more possibilities for densification of existing subdivisions.
- Allow and encourage a variety of housing and neighbourhood centers in a variety of places.
- Densification and new developments should respect the historic character of neighbourhoods and should not encourage the demolition of historic buildings, but rather invest in existing buildings.

Transport Network

- Upgrade road network to improve traffic flow.
- Designate part of downtown car free.
- Improve bike routes into the downtown core and maintain paths in winter.
- Create a useful public transit system that entices ridership by making it more convenient than driving a car.

Public Spaces

- Downtown is not considered safe.

Don't Like (18%)

Input from respondents who indicated they *don't like* or *really don't like* the emerging policy ideas for Strong Downtown and Liveable Neighbourhoods is summarized below.

Safety

- Downtown is not considered safe and clean. Crime reduction is not addressed.
- Better planning of social housing and safe consumption sites is required.
- Bike paths should be increased to make it safe to ride downtown.

Densification

- Stop densification and height increases. Concern Whitehorse is losing its small town atmosphere and landscape.
- Development should be kept to downtown core, waterfront, neighborhood centers and transportation routes. Too much emphasis on downtown. Make neighborhoods areas people can live, work and play.
- Do more to discourage private vehicles. An improved transit system and better planning of downtown parking is required.

Affordability

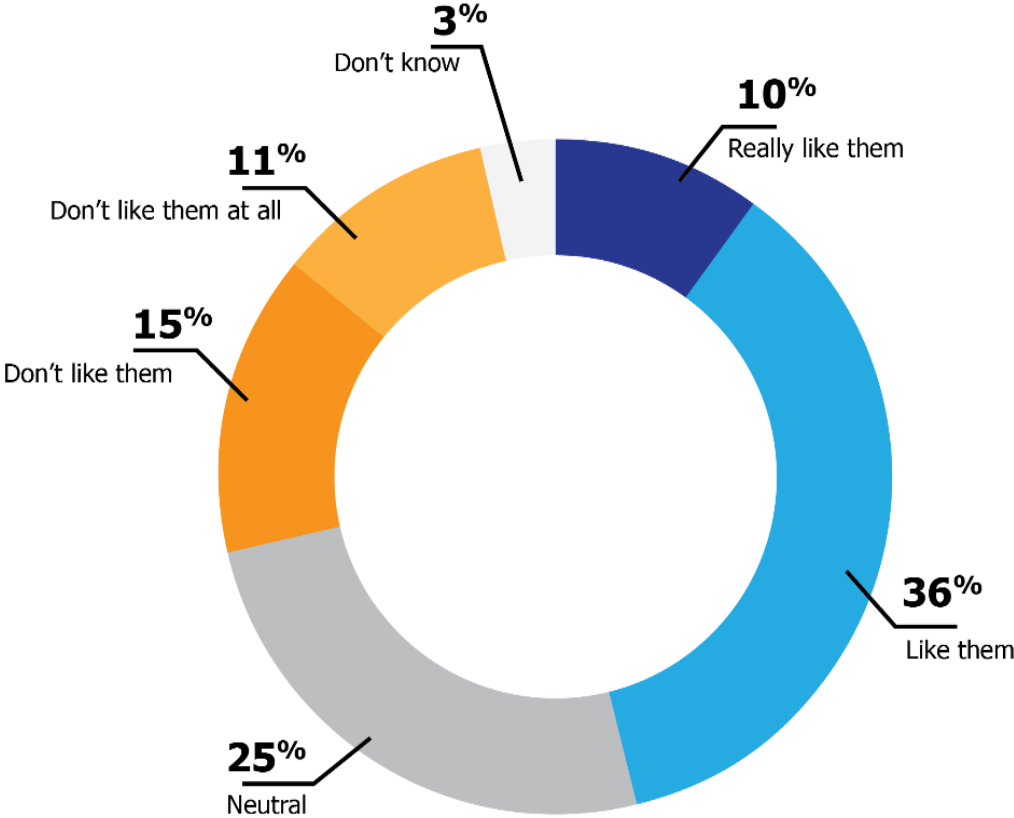
- Concern there is a lack of affordable housing.

Timeline

- Create a reasonable timeframe for actions.

Targeting the Right Supply of Housing

Overall, what do you think of the Emerging Policy Ideas for “Targeting the Right Supply of Housing”?



Total Number of Responses: **179**

Like Them (46%)

Input from respondents who indicated they *really like* or *like* the emerging policy ideas for Targeting the Right Supply of Housing is summarized below.

Housing Affordability

- Concerns about rising cost of housing
- Needs to be more low- and middle-income housing

Zoning Regulations and Development Incentives

- Concern that zoning regulations are restricting housing supply.
- Mixed feedback on the need for smaller housing (e.g. tiny homes)
- Need for more incentives for rental housing, including purpose-built market rental housing as well as affordable and low-income rental housing. Require a portion of multi-unit residential buildings that aren't rental to be below-market.
- Consider zoning changes to permit garden suites on lots smaller than 5,000 sq.ft.
- Ensure parking is provided in new developments
- Maximize planning options, including tax incentives and loosening zoning regulations to encourage densification across the city.
- Mixed feedback on parking requirements. Suggestions to ensure there is enough to handle demand, and others supporting removal of parking requirements for urban areas to provide more incentives for density and housing.
- Create incentives for homeowners to tap into the rental market.
- Regulate Short Term Rentals and granny suites and incentivize development of vacant downtown lots and unoccupied buildings.
- Incentives neighbourhood cafes and amenities.
- Support for densification and building on vacant lots over development north of Long Lake.

Housing Size/Suitability/Needs

- Use census information to inform the Needs Assessment and update more than every 5 years.
- Desire to see less large single-detached homes and more affordable options with shared amenity areas to encourage connection.
- Support for a range of housing sizes

Rentals/Short Term Rentals

- Need for a plan that addresses rental supply, not just homes for purchase
- Need more rental housing that is publicly held so that housing security is not at the whim of private landlords. Identify barriers to the development of secured rental units.
- Support for exploring land trusts or housing co-ops that create affordable housing that is safe and appropriate to various user groups, particularly for marginalized people.
- Need for more housing that accepts pets.
- Concern about the impacts Short Term Rentals (e.g. Airbnb) have on rental housing supply, explore regulation.

Role of the City

- Investigate market speculation and investment without development or use.
- Explore partnerships (e.g. private sector and Yukon University).

Supply

- Housing on the market doesn't meet the needs of everyone, needs to be an adequate variety of homes and sizes.
- Concern that the targeted number of homes is too low and doesn't include a mix of housing (e.g. for larger families).

- Need for more housing being delivered quickly.

Neutral or Don't Know (28%)

Input from respondents who indicated they *neutral* or *don't know* what they think of the emerging policy ideas for Targeting the Right Supply of Housing is summarized below.

Affordability

- Not enough housing available and affordable to people who are homeless, particularly to people who are First Nation
- Need affordable housing that meets the needs of the people who live and work here. Affordable housing and housing that permits pets is difficult to find, particularly in denser areas. Need for more affordable, entry-level housing.
- Average home price is stretching beyond what the average household can afford. Need for more supply of a variety of living options (including larger homes that aren't as close together).
- Consider options that create permanent affordable housing (e.g. community land trusts).
- Need more housing for older persons, or support those who need to stay in their homes to be able to afford them (e.g. rebates)

Regulations

- Cost of building in the north is a concern (materials, inflation vs income) and influences affordability of housing.
- Explore price intervention on rents (including mobile home pad rents) tied to income.
- Concerns about speculation and taxes. Consider applying property taxes based on purchase price rather than current market value. Consider escalating City taxes on dwellings owned beyond place of residence (e.g. 2nd and 3rd dwellings). Use this revenue toward funding affordable housing.
- Consider additional density in country residential areas.

Densification

- Concern about focus of opening new areas for development and cost of this rather than encouraging increased densification in existing neighbourhoods.
- Concern that densification isn't wanted by current and future residents. Also desire for single-detached and country residential living. Need for a survey to determine the preference for housing.

Don't Like (26%)

Input from respondents who indicated they *don't like* or *really don't like* the emerging policy ideas for Targeting the Right Supply of Housing is summarized below.

Affordability

- No vision for how to alleviate housing issue long term. Concern housing is becoming more unaffordable and inaccessible.

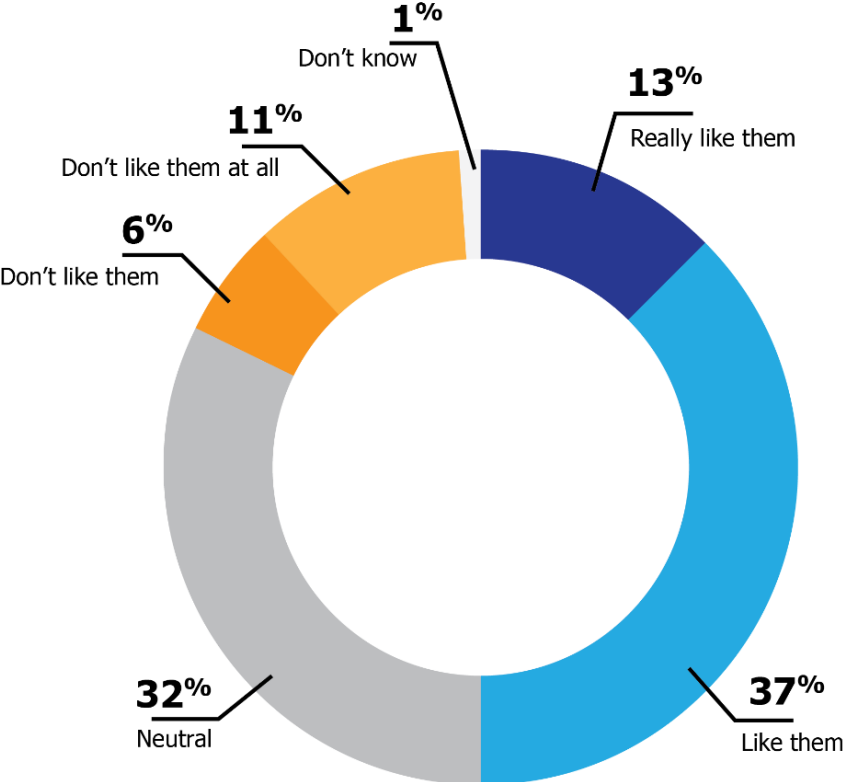
- Explore municipally owned and built housing as an opportunity to address affordable housing gaps.
- Remove constraints on land supply and market pricing, but also regulate land use to restrict short-term accommodation.

Growth Targets

- Concern city is growing too fast and dense. Growth and densification should be limited. Housing should not come at the cost of character and heritage.
- Actions need to be more tangible and immediate.
- Growth targets are considered to be too low and not inclusive of all housing types and lot sizes.
- Consider creating country residential/large lots. Move away from condos and apartments towards small and affordable family homes with small functional yards.

Intensifying Employment Areas

Overall, what do you think of the Emerging Policy Ideas for “Intensifying Employment Areas”?



Total Number of Responses: **102**

Like Them (50%)

Input from respondents who indicated they *really like* or *like* the emerging policy ideas for Intensifying Employment Areas is summarized below.

Downtown

- Concerns around social issues and private investment in downtown. What is the vision of downtown?
- Don't forget about the small local businesses who create the Yukon atmosphere, they need an equal chance.
- Work with the cultural sector to create a vibrant downtown after 5pm, bringing a more sustainable future to the city.

Tourism and the role of the City

- Support for reviewing the City's role in the tourism industry. Absence is the wrong role for the City.
- Very supportive of the tourism strategy idea and partnering with other governments.
- Create a tourism and culture department to strengthen the City's economic development resulting in attraction of people to visit, live, work and play.
- Important to consider negative impacts of tourism and responsible tourism.

Alaska Highway Corridor

- Alaska Highway corridor plan is needed, address how the City works with Yukon Government on planning this.
- Create more commercial and visitor services.

Commercial/Industrial

- Create more collective spaces and practical educational programs.
- Need to attract manufacturing industries.

Neutral or Don't Know (33%)

Input from respondents who indicated they *neutral* or *don't know* what they think of the emerging policy ideas for Intensifying Employment Areas is summarized below.

More action-oriented ideas needed

- Not very inspiring and don't take into consideration the challenges of the private sector today.
- Lack of vision – what is the economic future for Whitehorse? What type of businesses can Whitehorse attract and what are their needs.
- Uphold the plan and don't give variances. Concern around types of development and the equity in the city. Keep industrial areas, industrial, rather than allow a slow transition to residential through variances.
- The City can't do everything, especially when raising taxes is such a big issue. Suggest Yukon Government to make more of a role in this section.
- Motherhood statements and no real content.

Location of Commercial Development

- Don't develop along the Alaska Highway. Keep it natural and focus on enhancing existing commercial areas of town or creating new ones, and focus on commercial density and commercial/residential integration as well so to avoid car orientated development (e.g., don't need to take a car to the grocery store, restaurant, or daycare).
- Create more business and office centres outside of the downtown area. Parking is a nightmare for those who have to work downtown. And walking or biking to work is a much better option.
- Like to see more services in neighbourhoods (bigger grocery stores) to allow residents to shop in their neighbourhood and reduce their carbon foot print and greenhouse gas emissions.
- Support more options for food options along main routes and in and out of neighbourhoods.

Sustainability

- Concern around greenhouse gas emissions from Tourists coming to the Yukon.
- Need a stronger tax base from the private sector, don't over-regulate businesses.
- Focus on Intensifying economic activity and innovation and community consciousness.

Tourism

- Concern around the emphasis on tourism and its ability to support the Yukon
- Support for Tourism role to be taken up by the City.
- More clarity needed on what the goal is for tourism and why.

Don't Like (17%)

Input from respondents who indicated they *don't like* or *really don't like* the emerging policy ideas for Intensifying Employment Areas is summarized below.

Growth/Densification

- Concerns around the rate of growth. Support for accommodating growth and densifying development but consider arresting the curve of growth and set population targets and methods to achieve it.
- Need for more commercial lots outside of the Downtown core.
- Jobs, retail and services need to be closer to where people live. Concern that focusing on the downtown core leads to more traffic. Particularly without provision of public transport and goals to avoid single-vehicle traffic.

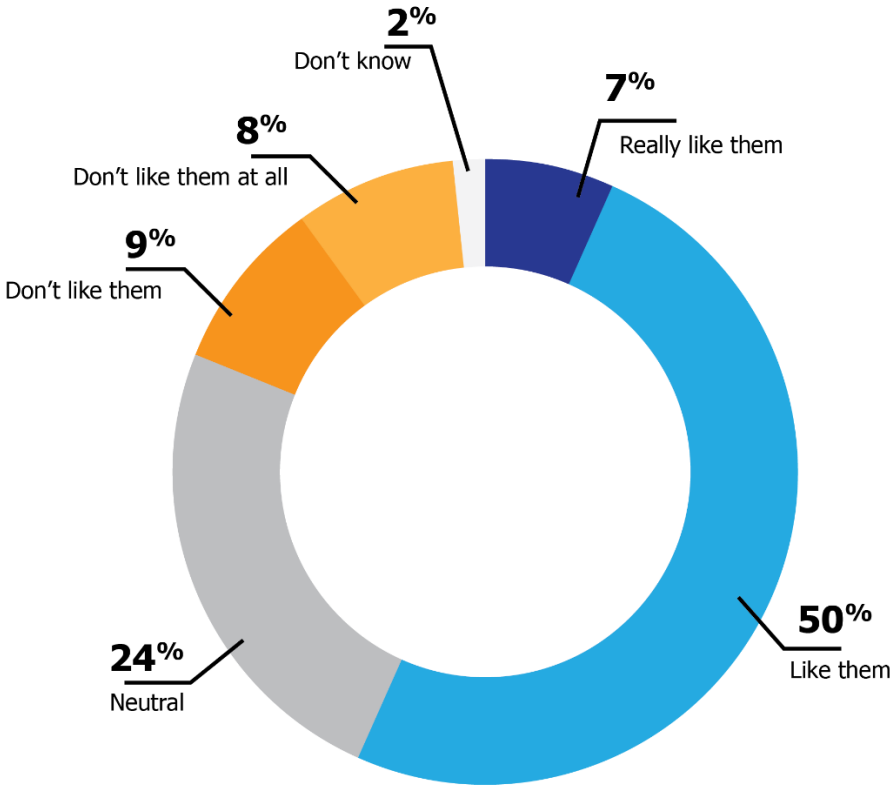
Action-Oriented

- Policy ideas are vague and long-term, need to include short-term action

General Comments

Respondents were also given the opportunity to provide input on what they thought of the emerging policy ideas overall and if they thought anything was missing or if they had anything further to add by writing a response. In total, 262 responses were received.

Overall, what do you think of the Emerging Directions for the Ideas for the Whitehorse 2040 Official Community Plan?



Total Number of Responses: **262**

Input from respondents is summarized below.

Equity & Inclusion

- Would like a higher focus on equity and inclusion of all groups in future plans. Consider all interests, views and situations and not just those of specific groups.
- The directions lack any meaningful recognition of heritage outside of reconciliation.

- Adopting an age-friendly approach should be an explicit goal and be given appropriate emphasis.
- Lack of awareness of the survey. Opportunities for community engagement should be better promoted.

Focus

- Focus should be on human-wildlife conflict, climate, housing and active transportation.
- Safety issues need to be addressed to have a healthy, vibrant and safe downtown core.
- Need to consider the impact of growth on existing environments.
- More infill and mixed use developments are needed in existing neighbourhoods to make them self-sufficient to live, work and play.

Action Oriented

- Be ambitious and set specific and clear goals and dates. Bold, innovative and measurable actions which consider the next generation and probabilities for each direction are required.
- There is a lot of talk but not much immediate and measurable actions. There is a lot of nice ideals about climate action and housing, but not a lot of details.
- Directions need to be implemented and enforced. Start implementing now.
- The directions are not realistic or practical and maintain the status quo.
- Direct and action-oriented goals are required on climate change and shifting transportation modes.
- Keep the process going and keep searching for more input and feedback from the public and local organizations.
- Protect existing green spaces, especially McIntyre Creek, and improve recreation areas.

Collaboration

- Work equitably with First Nations.
- Include First Nations and youth.

Transportation

- There must be solutions for vehicular traffic and parking for those who want the independence and convenience of driving.
- Larger infrastructure for long term growth is required.
- Concern traffic congestion is an increasing problem and not being addressed.
- There needs to be less focus on cars and highways and more on public and active transport options.

Housing

- Regulation needs to be changed to allow infill development in residential neighbourhoods.
- Concern homeownership is becoming less accessible and affordable.
- Growth needs to be appropriately balanced and regulated. There is a lack of consideration of the impact of growth. Growth needs to be appropriate for Whitehorse.

