Dynamic Planning in Whitehorse

September 19, 2007
Southeast Conference _ Skagway AK
Planning Background

- City area is 160 square miles
- Population 24,151 – all time high
- Sprawling City from historical development along highway – 150 people/square mile
- Citizen love of access to wildlife and private open space – about to collide
New Direction

- 2002 Official Community Plan calls for compact and contiguous development and to phase-in infill and redevelopment.

- Goal is to protect large significant wildlife areas and fix urban boundary. Stop “leap-frogging” human development into real wildlife areas.
New Problems

- Attempts at infill results in petitions for referendum and plebiscite - passes

- Referendum required for development of greenspaces and plebiscite approval required on “Greenspace map”.

- Threatens to create residential lot shortage
Next major urban development
– Porter Creek Bench

Minimum 4 years to develop
Help!

- Canada Mortgage and Housing Corporation

What is a Charrette?

- La Charrette means “cart” in French
- Art projects would be picked up in the cart and reviewed by peers.
- Commonly used by art and architecture schools
- “Pin-ups” review by peers.
Community Design Charrettes

- Now common in community design
- Most creative solutions to the most complex problems in the least amount of time
- Short feedback loops
- Same participants and decision makers.
Getting Charrette Ready!

- Interviewed stakeholders.
- Created logo for study.
- Meeting with groups, individuals and associations.
- Meeting with elementary, high school and college students.
- Walking tour of study area.
- Completed background reports.
- Preparation of Background Design Brief.
Charrette Team

- Canadian Housing and Mortgage Corporation
- City of Whitehorse
- Yukon Government/Yukon Housing
- Gartner Lee Ltd.
- Vector Research
- UMA Group
- Quest Engineering
- Thomas Heritage Consulting
- Stakeholders and Community Members
- Design Professionals – Local and National
- Smart Growth and Sustainability Experts
- Artists to help us visualize the new sustainable community
- Ta’an Kwäch'än Council
- Kwanlin Dun First Nation
<table>
<thead>
<tr>
<th>Tentative Charrette Schedule – November 5th – 9th</th>
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<td>Shaded boxes show events that are open to the public.</td>
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<td>Public Workshop</td>
<td>Sustainability for Whitehorse</td>
<td>Visioning</td>
<td>Concept Refinement &amp; Illustration</td>
<td>Preparation of Recommended Concepts and Action Items</td>
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<td>Final Presentation</td>
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There will be a Public Reception area open each afternoon where the latest concepts will be on display.
Step 1

Visioning
Step 2

Introductions

Presentations from Stakeholders

Education
Step 3
Charrette Teams

70 People = 7 Groups = 7 Concepts…

Yikes!
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<tr>
<th>Specialty</th>
<th>Team 1</th>
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<tr>
<td><strong>Facilitator</strong></td>
<td>Juergen Korn</td>
<td>Mike Gau</td>
<td>Doug Pollard</td>
<td>Sandra Marshall</td>
<td>Zoe Morrison</td>
<td>Mike Ellis</td>
<td>Kirsten</td>
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<td><strong>Note Taker</strong></td>
<td>Doug Hinatioz</td>
<td>Karen Bolligas</td>
<td>Kendra Kosick</td>
<td>Gail Shuttleworth</td>
<td>Paul Kishshuk</td>
<td>Sabine Schweiger</td>
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<td><strong>Architect/Artist</strong></td>
<td>Max Kerrigan</td>
<td>Jack Kobyashi</td>
<td>Doug Pollard</td>
<td>Sandra Marshall</td>
<td>Tony Zeidka</td>
<td>Kaori Torigai</td>
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<td><strong>Engineer</strong></td>
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<td>Wayne Tuck</td>
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<td>Phil Borgel</td>
<td>Leah Lipisie 7</td>
<td>Terry O</td>
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<td><strong>Planner</strong></td>
<td>Gillian McKee</td>
<td>John Pattmore</td>
<td>Jerome McIntyre</td>
<td>Ian Robertson</td>
<td>Ella LéGresky</td>
<td>Dave Black</td>
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<td><strong>Smart Growth</strong></td>
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Team Exercises

Facilitate open, fair and polite discussion

Record everything

Balance Teams
Step 4 Public Meetings

Stick it to us!
Mixed density housing (n=30 units/ha) = Each contains a community garden, connected pathways.
Mixed use (residential/commercial)
green corridors (trails, non-motorized, low-lift in urban areas, bioswales)
village centre/square (park, bandstand, picnic area, playground)
School/day care
Main Roads
- Architecture standards across the board
  - High quality
  - Setbacks
  - Green built area ratios
  - Road widths
  - Fused roofs
- Relocation of John P. Cribb towers
- Relocation of horse barn to new expanded facilities
  - Dog runs
  - Rodeo arena
  - Festival space
  - School nose facilities
  - Rec space
  - Bridge connection to other side of river - extended trail network
- Node creation
  - Light commercial, green multipurpose fields - sport, events, festivals, meeting space, institutional space, skate park, transit, rail, bus
  - Road & trail connection to all ends of development
  - Idea of green connectors being primary
- Integrated community
  - Housing type, density, class, race, family ward
- Specific opportunities in undevelopable space - slope activities
- Season use of golf course
- Dense housing options - near to node, base of slope, around golf
- Maximize views & vistas - public space open
- Gateway / first impression
- Promotion of indigenous species usage
  - Out & away motorized vehicle trail
  - Trail access

Communal gathering space can accommodate
- Recreation, skatepark, field games, markets, festivals, etc.

Main Hub Ideas
- Storefronts facing park
- Mixed use/live work
- Mixed use/live work

Main Hub Ideas
- Transportation
  - Green connection
  - Conveniences
- Commuter
- Mix of uses
- 100% LEED Silver
- 25% affordable housing
- Focus on agriculture

Main Hub Ideas
- Articulated west
- Mix of uses
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Main Hub Ideas
- Articulated west
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Multiple trails are a major plus as is expanded horse use.
not much left for green space - is it integrated into the elevation?

good idea - green belt at bottom of escarpment

12th Ave

High School

5 min Walk

mercy on people if it's rain at this fording we have to find a level way. people will want safe, protected dryness.
Day 5

Consolidated Plan
Last step

- Focus Groups: Greenspace Map, Implementation, Energy, Transportation, Servicing, Phasing, and Housing
LESSONS LEARNED

- Consultation vs. Engagement
- Education
- Build Allies
- Inclusive
- Include politicians
- “Community” Expertise
- Charrette Format – condensed, short feedback loops, balanced teams, fixed location and times
- Be flexible
- Have fun!
“This charrette really showed what a group of concerned citizens and professionals can do when they learn openly and work together intensively.”

Rob Barrs, Principal, Holland Barrs Planning Group / Chair, Smart Growth BC