

# Land Development Process

A lot of planning, coordination, and a range of skills and expertise go into creating the foundation of what is now the thriving Whistle Bend neighbourhood. Land development projects like Whistle Bend are multi-year, multi-phase projects. The key steps for each Phase (Using Phase 5 as an example), from site selection to transfer of roads and services to the City look like this (Lead agency: **City = blue**; **Yukon Government = red**):

Activity	Time Frame	Phase 5 targets
Whistle Bend Ph 1 to 7 Planning, Predesign & YESAB	6-10 years	done!
Phase Zoning	2-3 months	summer 2017
Phase Subdivision Plan	2-4 weeks	summer 2017
Site preparation - clearing & grubbing	3 months	winter 2017/18
Geotechnical, detailed design, tender process, approvals	6-8 months	Nov to June 2018
Construction	2 seasons (2 yrs)	Aug 2018 to June 2020
Legal Survey (deferred posting)	2-3 months	fall 2019
Lot release	2-3 months	early summer 2020
Common Area landscaping and trails (parks and bioswale)	varies 1-2 seasons	summer 2020
Playground construction	1-2 months	summer 2020 or 2021
Boulevard Landscaping (as houses are built and purchased)	2-3 seasons	summer 2021-23
Transfer of public assets (utilities, roads, parks, etc) to the City	varies	

## GOVERNMENT OF YUKON CONTACTS

### Land Development Branch

✓ Lead - land development projects  
(See project leads on map)

Laura Prentice  
Director  
laura.prentice@gov.yk.ca  
867-667-5425

Christine Plante  
Senior Project Manager  
christine.plante@gov.yk.ca  
867-456-6186

Katie Munroe  
Manager, Field Services  
katie.munroe@gov.yk.ca  
867-667-5153

Kaori Torigai  
Project Manager  
kaori.torigai@gov.yk.ca  
867-667-3093

**Land Management Branch**  
✓ Lead – lot releases and sales  
Susan Antpoehler  
Manager, Land Client Services  
susan.antpoehler@gov.yk.ca  
867-667-5882

**Property Management Division**  
✓ Lead - Whistle Bend Place construction  
Jennifer Macgillivray  
Executive Director  
jennifer.macgillivray@gov.yk.ca  
867-332-1214

## CITY OF WHITEHORSE CONTACTS

### Planning & Sustainability Services

✓ Lead – Whistle Bend planning process  
Kinden Kosick  
Planner 2  
kinden.kosick@whitehorse.ca  
867-668-8348

### Parks & Community Development

✓ Lead – parks & trails planning  
Doug Hnatiuk (DH)  
Manager  
douglas.hnatiuk@whitehorse.ca  
867-668-8662

### Land & Building Services

✓ Lead – development permitting  
Pat Ross (PR)  
Manager  
patrick.ross@whitehorse.ca  
867-668-8339

## City of Whitehorse - Tree Pruning Tips

Using proper tree pruning techniques starting with young trees helps to develop a strong structure that will require less corrective pruning at maturity.

### Why prune?

- To remove dead, damaged, or diseased branches,
- To improve form, light penetration, and air flow, and
- To reduce risk and improve safety.

### How to prune?

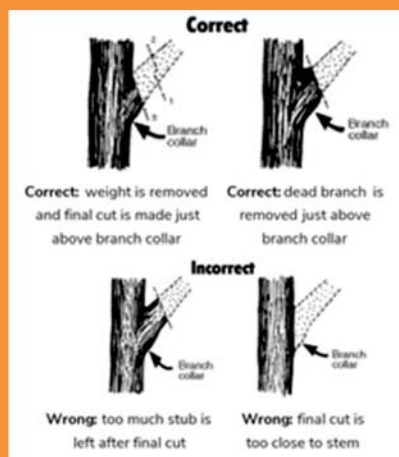
- Use clean, sharp tools

-Pruning cuts should be made just outside the branch collar to avoid damage

-Large branches should have end weight reduced prior to making final cut to avoid tearing

### When to prune?

- Routine removal of dead or diseased branches can be done at anytime
- Removal of live branches should occur during the dormant season or during the growing season up until late July
- Birch trees should not be pruned until fully leafed out in late June to avoid bleeding



<https://www.treesaregood.org/treeowner/pruningyourtrees>

Contact Marc Boulerice, Parks Supervisor at 334-3175 or marc.boulerice@whitehorse.ca



# WHISTLE BEND

Land Development Newsletter

Issue 3, Summer 2018

## Neighbourhood News

### Whistle Bend Future Area Planning

The City has hired WSP, an international engineering firm, to undertake planning and pre-design work for the Future Areas around Whistle Bend. This work will result in lot layout, future trail linkages and an engineering predesign for the remaining Whistle Bend phases. When this work is finalized, all of Whistle Bend will be planned and designed, allowing for a seamless roll out of developed phases over the next few years.

### Commercial High Street & Town Square

The vision for Whistle Bend is a community in which residents can live, work, and play. The development of a commercial high street – along Keno Way – is a big part of this vision.

Zoning in this area will allow for small retail outlets, such as coffee shops, doctors' offices, and bars/restaurants, similar to Main Street Downtown, with wider pedestrian boulevards that tie into the Town Square—the heart of the neighbourhood, featuring space for recreation and events. This area will be accessible for all residents and adjacent to the bus route. It is designed to help alleviate traffic between Whistle Bend and Downtown by providing local services and employment. This phase of development is underway and lots will be available for purchase in spring 2019.

### Community Parks, Playgrounds & Trails

Whistle Bend is designed as a walkable community connected by existing “out-and-away”, perimeter, and interior “green finger” trails that link to a range of outdoor activities. The City is currently working with the Whistle Bend community to help design the future parks and play spaces that will host some of these activities.

Visit [City of Whitehorse website](http://www.cityofwhitehorse.ca) for Whistle Bend planning updates and background information.

La version française du présent bulletin sera mise en ligne sur le site Web de la Section de l'aménagement des terres. [http://www.community.gov.yk.ca/fr/land\\_development.html](http://www.community.gov.yk.ca/fr/land_development.html)

## Announcements

### Summer & Fall Construction Traffic

Expect increased light construction traffic (builder and landscape) throughout Whistle Bend. Heavy construction traffic will be mostly confined to Whistle Bend Way and west Casca Blvd. Whistle Bend Place will be receiving delivery trucks all summer. For your safety, please do not enter marked construction zones

### Town Square, Parks & Trails “Pop Up”

Over the next few weeks the City will be “Popping Up” in the neighbourhood to seek community input on the Town Square, community parks and trails. Stay tuned!!

### Whistle Bend Place (Continuing Care Facility) Open House

Stay tuned for the public open house date and check out <http://www.hss.gov.yk.ca/whistlebend> for information.

### Whistle Bend Community Association

Join the Neighbourhood Facebook page at [www.facebook.com/whistlebendcommunity](http://www.facebook.com/whistlebendcommunity) and/or join the Email List at [whistlebendcommunity@gmail.com](mailto:whistlebendcommunity@gmail.com)



# WHISTLE BEND LAND DEVELOPMENT ACTIVITY 2018



**LEGEND**

**CONSTRUCTION PHASE PROJECTS**  
Installation of water, sewer, stormwater, telecommunications, electrical infrastructure, paving of streets, and lot surveys

**Phase 3C (Christine)**  
 Deficiencies Completion June 2018  
 79 lots released in Spring 2018

**Phases 3D&E (Christine)**  
 Construction started Spring 2018.  
 Fall of 2018 completion.  
 35 Commercial and 9 multi-family parcel, lot release in Spring 2019

**Phase 4 (Christine)**  
 2nd year of construction, Spring 2018 completion.  
 132 single family, 14 duplex, 40 townhouse, and 10 multifamily parcels, lot release in Spring/Summer 2019

**West Sewage Lift Station (Christine)**  
 Construction Summer 2018, Completion Spring 2019  
 Will service Phases 4, 5 & 6.

**Phase 5 (Katie)**  
 To be tendered pending approval, Summer 2018.  
 Construction Summer 2018 to Spring 2020.  
 Lots released in Summer 2020.

**Phase 6 (Katie)**  
 Clearing and grubbing for future construction  
 Fall-Winter 2018  
 To be tendered for construction in February 2019.

**Continuing Care Facility (Jennifer)**  
 Building completion and landscaping this summer.  
 Doors open to residents in Fall 2018

**Boulevard Landscaping (Kaori)**  
Placement of sod and trees in the area between the sidewalk and road.

2018 Start-up (July to Sept 2018)

One-year Maintenance of 2017 Work (Contractor waters until fall 2018)

**Public Area Landscaping (Katie)**

2018 Start-up and/or Completion  
 Bioswale seeding/paved trail, Rain Garden planting and irrigation installation.  
 Irrigation installation in Phase 1&2 parkettes & along Casca Boulevard.  
 Goddard Park start-up of landscaping.

**Future Area Planning (Kinden)**

Led by City of Whitehorse Planning Dept.  
 Spring-Winter 2018

**Town Square Planning (Kinden)**

Led by City of Whitehorse Planning Dept.  
 Spring-Fall 2018

