

OCP-01-2020 Public Input Submissions (current to Apr 27 – 5:30 pm)

FW: Amendment in Official Community Plan in our area and Notice

Reply

Thu 4/2, 4:05 PM

Public Input

From: Sylvie Binette <email redacted>

Sent: Friday, March 27, 2020 4:01 PM

To: Mayor&Council <Mayor&Council@city.whitehorse.yk.ca>

Cc: Simard, Mélodie <Melodie.Simard@whitehorse.ca>; Ross, Patrick <Patrick.Ross@whitehorse.ca>

Subject: Amendment in Official Community Plan in our area and Notice

Dear Mayor, councils and staff

The Valleyview Community Association read in March 25th, 2020 Whitehorse Star that the City is planning to amend the Official Community Plan for the development of commercial and industrial lots in the old Tank Farm property.

While we do not foresee major problems with this change, except for questions later addressed in this letter, we would like to remind the City of Whitehorse to make sure it send our association the information about these changes, when they occur in our neighborhood.

We have repeatedly expressed that concern to the City and if I recall correctly I had put our association on a list for it to receive this kind of info. Thank you for taking note of this.

One of the concerns we foresee having with this application is regarding the transport of the 750,000 cubic metres of material. We wonder how it will be transported, which road will be used and which duration this project will take. Will this involve a YESAB application? As you know part of this site is still contaminated (mainly at our end) and the traffic regarding the transport of material on this particular site in the last five years and more had raised many questions regarding safety of residents, application of safe transporting rules and degradation of Sumanik Drive.

We hope the City Council is able to address these questions and concerns during the Public Hearing and provide citizens with some answers.

And keep us posted if there are any changes with the public hearing date due to COVID-19

We look forward to hear from you,

Stay safe and respect social distancing.

Together we will get through this.

Sylvie Binette, President
Valleyview Community Association

Whitehorse Star Article:

Fully serviced Tank Farm lots take another procedural step
City council is moving forward with an amendment to the Official Community Plan to facilitate the development of commercial and industrial lots in the old Tank Farm property.

By **Chuck Tobin** on **March 25, 2020**

City council is moving forward with an amendment to the Official Community Plan to facilitate the development of commercial and industrial lots in the old Tank Farm property.

The 13 fully serviced lots would be located on a 7.3-hectare section of the Tank Farm, at the southeast corner next to Burns Road and Wasson Place, says the administrative report provided to council at its meeting Monday.

First reading of the required bylaw is scheduled to come forward at council's meeting next Monday.

A public hearing is scheduled for April 27.

The section of the Tank Farm in question is currently designated as residential-urban.

The 56-hectare Tank Farm sits between the Alaska Highway and Hamilton Boulevard. It served as a fuel storage facility from 1942 to 1996.

The owner of the property completed substantial remediation to deal with surface contamination from fuel products, beginning in the early 1990s and continuing through to 2001.

In 2012, a redevelopment strategy was completed after extensive public consultation.

"This work culminated in the creation of the preferred concept which divides the Tank Farm into an urban residential neighbourhood on the western (upper) portion of the site and a mixed use industrial/commercial area on the eastern (lower) portion of the site," says the administrative report.

The report said development of the commercial and industrial lots will require the property owner to remove about 750,000 cubic metres of material that will be stored elsewhere on the property for use later.

"Future zoning for these lots is proposed as similar to what is currently applied to Wasson Place and Burns Road," says the report.

"Water and sewer connections would be made to existing infrastructure in Burns Road and Wasson Place, although some capacity issues will need to be addressed prior to any potential zoning amendment."

Public Hearing OCP ammendment BYLAW 2020-10

Casa Loma Motel <email redacted>

Reply

Yesterday, 3:41 PM

Public Input

You replied on 4/15/2020 3:46 PM.

This email is provide support for the OCP Amendment on this bylaw to allow for new commercial industrial development in the Burns Road/Wasson Place area.

we are the property owners of 37 Roundell Road Hillcrest. J.R. Jamieson Ltd.

Craig Tuton

<email redacted>

<phone number redacted>

Notice of Public Hearing-OCP Amendment-Bylaw 2020-10

Judy Hartling <email redacted>

Reply

Tue 4/21/2020 10:57 AM

To:

Public Input

You replied on 4/21/2020 11:23 AM.

Enterprise Vault

Action Items

1. Do not proceed with the amendment.
2. The Tank Farm Site Phase 1 is presently designated as Residential-Urban. There is incorrect information in the Administrative Report, page 1 which reads: " This work cumulated in the creation of the preferred concept which divides the Tank Farm into an urban residential neighbourhood on the western (upper) portion of the site and a mixed use industrial/commercial area on the eastern (lower) portion of the site." In fact pursuant to the Goulder report and meetings as referenced in the Pika report p.7, 2nd paragraph, the preferred concept was mixed-use commercial. A similar error is made on p.1 paragraph 2 of the Pika report which describes the property as " undeveloped industrial property". In fact it is Residential-Urban.

3. Why is it necessary for the developer to have the designation of commercial/ INDUSTRIAL? In the Pika report at p.8, paragraphs 4,5 it refers only to commercial use. The Pika report at p.8 refers to Proposed Activities of excavation and stock piling. This is edging on developing a quarry, especially when the Pika report at p.16 paragraph 2 suggests using a vacant lot to provide gravel to Highways and Public works. How will it be made into suitable gravel? A quarry?

4. Presently there are residences nearby (Hillcrest) and the proposal is to develop the remainder of the Tank Farm into a residential area. A mixed commercial/ industrial designation for Phase 1 is incompatible with this.
5. The Pika report suggests there will be increased revenues via taxes if Phase 1 is designated Mixed commercial/industrial but the quality of life for nearby residents trumps tax returns.
6. The Pika report states at p. 16 paragraph 3, "However, the historical evolution of the area has been shaped by a pattern of commercial and industrial activities and land uses that are unsuitable for residential development." This is inferring this pattern should continue. In fact it is reason to stop the pattern.

The key here is *Why the industrial designation? What is not being told to the public?*

Maintain the Residential-urban designation or at the most a change to mixed commercial, CM1 designation.

OCP amendment, phase 1 , tank farm

James Gilpin <email redacted>

Reply

Yesterday, 3:38 PM

Kosick, Kinden

You forwarded this message on 4/23/2020 9:43 AM

Enterprise Vault

Action Items

Hi Kinden

I wish to make a submission to Council on behalf of the Hillcrest Community Association regarding the proposed OCP amendment to allow for, after a subsequent zone bylaw amendment, an expansion of the Hillcrest Industrial Subdivision.

I believe I saw somewhere that part of the proposal is to excavate an additional 750,000 cu. m. of material, in order to bring the phase 1 topography down to the elevation of Wasson Place, more or less. Was this in fact a part of the submission? Or did I imagine it? Is that estimate correct?

I also see in the report of the planning committee that "The proponent has provided a master plan that includes a significant natural buffer that will range from 30 m to 100 m in width between the proposed residential portion of the site and the industrial/commercial area."

Is it possible to see the "Master Plan"? Does this plan include a concept plan for the remainder of the tank farm property as well- the so called residential portion?

What consideration has been made regarding the "buffer strip", a 32 m wide strip of public land that lies west of lots 18 to 22 on the west side of Wasson Place. I'm assuming that the master plan for the extension of the industrial subdivision will have a road parallel to Wasson Place with lots on either side. If so, then this buffer strip of public land will be bordered on both the east and west by industrial lots. And the strip does not continue out to a road allowance.

I realize that this may appear to be beyond the scope of the OCP amendment.

Nevertheless, from a land planning perspective it would seem to me useful to require a land swap to exchange this 0.985 ha of public open space, which really will be rather useless from a recreational perspective, for other land within the tank farm property. The goal would be to create linear trails, both east-west, and north south, built within the framework of a master plan for the remainder of the property. And this is why I hope there is a comprehensive plan for the entire property. I believe that approval of the amendment of the OCP ought to be contingent on having a concept plan for the entire tank farm.

Sincerely

Jim Gilpin

Memorandum: City of Whitehorse, Amendment to Official Community Plan - Bylaw #2020-10

<email redacted>

Reply

Today, 10:48 AM

Public Input;

To help protect your privacy, some content in this message has been blocked. To re-enable the blocked features, click [here](#).

To always show content from this sender, click [here](#).

You forwarded this message on 4/23/2020 10:50 AM

Enterprise Vault

Hello,

Thank you for the opportunity to review the proposed amendment.

Government of Yukon, Land Planning Branch has reviewed the proposed City of Whitehorse Bylaw 2020-10 to amend the 2010 Official Community Plan (OCP) to change the designation of a portion of Lot 429, Group 804, Plan 26170 LTO (Tank Farm) from Residential – Urban to Mixed-Use – Industrial/Commercial which will allow for new commercial/industrial development in the Burns Road/Wasson Place area.

These amendments follow good planning practice and the process itself meets the requirements set out in the *Municipal Act*, s. 280, 281, 282.

Even though the property owners have indicated that they believe this portion of the Tank Farm site is more suitable for commercial/industrial development due to its proximity to similar uses and elevation, I am concerned about the re-designated Mixed-Use Industrial/Commercial zone being adjacent to the northerly Residential-Urban designation. I recommend that this re-designation is planned accordingly as to not interfere with the adjacent Residential-Urban land use.

Please contact me if you have any questions at amanda.p.taylor@gov.yk.ca

Thank you,

Amanda Taylor, MCIP, RPP

Land and Resource Planner

Energy Mines and Resources | Land Planning Branch

T <phone number redacted> | Yukon.ca

From: Sylvie Binette <email redacted>
Sent: Thursday, April 23, 2020 10:43 AM
To: Mayor&Council
Cc: Simard, Mélodie; Ross, Patrick
Subject: Re: Amendment in Official Community Plan in our area and Notice

Dear Mayor and Council

How possible is it for the City of Whitehorse to delay the Public Hearing on the Tank Farm Phase 1?

COVID-19 measures are currently limiting any kind of meeting for community association and people to gather and discuss this matter. Not only that but the Pika 3 report on this development was submitted to the City on November 2019 and the Administrative Report is dated as March 23 and it is only March 31 that the Valleyview Community Association was formally informed by the City on this matter.

The expectations for proper process of public hearing on April 27 on this matter for citizens along with the current measures for COVID-19 are unrealistic and somewhat contradictory to proper public engagement procedures.

I ask you to consider according more time for this public hearing. It would be very much appreciated. Thank you for letting us know of your decisions.

Sylvie Binette, President
VCA

OCP AMENDMENT - Tank Farm Phase 1 (adjacent to Wasson Place/Burns Road)

Kelly Milner <email redacted>

Reply

Fri 4/24, 3:57 PM

Public Input

Enterprise Vault

Mayor and Council

As a citizen of Whitehorse and a Valleyview resident, I am writing to you to express my opposition to the proposed OCP amendment to allow a portion of the Whitehorse Upper Tank Farm property to be converted from Residential to Mixed-Use Commercial.

In general, I support responsible development of land in Whitehorse to support the growth of our city. However, this proposal is not responsible development. While on the surface (no pun intended), the specific proposal to rezone a small portion of the site for commercial sale does not raise a lot of flags. However, the associated ripple effects this amendment will create and the plans of the proponent to bring this area down to grade are a thinly veiled excuse to remove MORE aggregate from the site, store it on the Upper Tank Farm property, and carry out additional quarrying.

The proponent says he will need to remove 750,000 M3 of aggregate to prepare the rezoned land for sale. To be clear, 750,000 cubic metres of aggregate is a lot of gravel. Since the City created an exception to the sensible rule that no quarries should be adjacent to residential areas and allowed the property owner to quarry and sell gravel as part of their remediation plan local residents have had to deal with other applications, such as the one last summer to develop a quarry on C-30B. According to the business plan attached to that quarry application, a rough estimate of gravel supplied by Whitehorse-area gravel pits annually for City of Whitehorse, Yukon Government and all commercial use is approximately 200,000 M3 (pg. 32). This means the amount of gravel that will be relocated and stockpiled on the Upper Tank Farm property is equivalent to all the gravel needed by everyone in the Whitehorse area for almost FOUR YEARS.

The current proponent's interest in **processing** (quarrying) this stockpiled aggregate for his commercial use is clearly outlined in his proposal (see page 11): *"The materials would then be stockpiled on a prepared site on the northwest portion of the property (Figure 6), **where it would be processed into various aggregates and utilized as materials for the subdivision development.**"* So by approving this OCP amendment, you are inadvertently supporting more quarrying to take place. And while processing on site will benefit the proponent by reducing the need for off-site disposal and any impacts on the transportation network, it is still QUARRYING on the property. The proponent's previous temporary quarrying permit provided by the City was to address remediation needs. The site is now clean and quarrying should not be an activity happening in this area any more. Do not continue to create a precedent that allows quarrying as a precursor for any future land development in our city.

Now back to that 750,000 M3 mountain of stockpiled aggregate that you would have sitting in the middle of the property... The proponent states the aggregate would be used for site grading and prep for the residential development. However, based on his best (albeit super vague) estimates included in this proposal, maybe half of the materials (390,000 M3) would be needed for site preparations. That means they would not only be processing that gravel ON SITE, but about HALF of the stockpile would be deemed "excess". We are talking 2 years worth of Whitehorse's gravel needs sitting there in the middle of town. According to the proposal " ***Excess and waste material would be hauled off-site.***" (pg. 11). Based on average truck size, that means possibly 40,000 dump truck loads of "excess" gravel worth millions of dollars could be leaving the site over some unspecified time.

And one more thing. There are endless references in the proposal to future phases when the actual RESIDENTIAL lots will be established. But there is no timeline and no commitment. I keep driving by the sign that was put up beside the new gate on Hamilton Boulevard proclaiming that residential lots are coming soon. Not even this proposal says when that will occur. When will we see the residential lots proposal and a firm commitment to move ahead?

The City should not amend the OCP to create an opportunity for stockpiling and processing huge amounts of aggregate on the Tank Farm site. Our neighbourhood has had to live for years with the noise and dust and trucks and the neglect and garbage and general deterioration of what was once a nice little part of town. It appears that for this developer (who is primarily a civil works contractor), processing and selling aggregate is more profitable than residential land development.

I'm tired of living beside a gravel pit wasteland. I want to see residential development in the area. I believe this rezoning change will just perpetuate the problem. Don't keep making the same mistakes. Do not approve this OCP amendment.

Sincerely,
Kelly Milner

Bylaw 2020-15

2bgadsby <email redacted>

Reply

Sat 4/25, 2:49 PM

Public Input

Enterprise Vault

As reported that there is a demand for industry lots, this does nothing to ease that demand. The lots in question show no signs of being used to their maximum. I see no need for the rezoning of the subject area.

Sent from my Bell Samsung device over Canada's largest network.

Bylaw 2020-10 public comment

Cindy Breitreutz <email redacted>

Reply |

Sat 4/25, 8:51 PM

Public Input

2020 OCP amendment .pages377 KB

Download

Enterprise Vault

Dear Mayor and Council,

I hope you will think about the OCP amendment before you, **Bylaw 2020-10**, and see that it is mis-designated. The request is to change this area, Phase 1, from Residential Urban to Mixed-Use Commercial/Industrial.

However, the **removal of 750,000 cubic meters** is so much more than is reasonable for a normal development that it raises a **red flag**. For reference in 2019 the Taan Kwachan Council requested a gravel quarry on their nearby property of 12.2 ha and stated it contained 1.6 million cubic feet of material. Phase 1 is 7.3 ha and the plan is to remove 750,000 cubic meters. 750,000 cubic meters is about 75,000 average size dump truck load.

The proponent says this will be removed in 60 days, which would mean 1,250 loads per day.

I question the accuracy of their estimate and suggest it be reassessed, as I estimate it will take longer. **This looks like a quarry operation request** and so the **OPC amendment should be for Natural Resource extraction**. After that approval, an OPC amendment can be made to change it to Mixed-Use Commercial/Industrial. Ideally all quarry operations, in city limits, should be interim land use designations with future land use plans required at the time of approval.

If this amendment is passed I would like to suggest there be an independent assessment of how much gravel/sand is required to be removed to meet the intent of developing Phase 1 into the proposed Mixed use industrial/residential and creating the bank between it and the area above. I am asking for this as there could be a **perceived conflict of interest** between the City of Whitehorse and Sidhu Trucking Ltd. According the 2018 Annual Report, Sidhu Trucking Ltd. is a major vendor of the city, being paid \$5,088,995, in 2018, for services. Presumably Sidhu Trucking is supplying fill, from the Tank Farm, for city projects and so the city stands to benefit from ongoing access to fill. **Removing excess gravel/sand should not be permitted if the amendment is solely for the commercial subdivision.**

The proponent states that work on a master plan for the future phases is currently underway.

It is in the interests of all citizens of Whitehorse that a coordinated plan for the tank farm and the surrounding properties belonging to Ta'an Kwach'an Council and the Kwanlin Dun be developed. Without seeing this plan submitted for approval, there is much uncertainty.

There are competing interests in this area and it would help all interests to see how their needs will be met. I am not opposed to commercial development along the highway but I would like to see a commitment to the residential development.

The City of Whitehorse has designated \$150,000 for Tank Farm Master Planning in this year's budget and it would be timely to engage in that process. A realistic master plan of the whole area would inform Council if this amendment or a modified version of it would complement the overall plan for the area.

In summary I believe Council should recognize that this request is for a quarry. This amendment should not be approved on the basis that the extensive excavation it proposes would be an activity that falls under Natural Resource Extraction. If approved other potential quarries could submit their requests as commercial development amendments to the OCP, using this as an example. The proponent should reapply for the amendment to change the OCP from Residential urban to Natural Resource extraction.

I hope you will carefully consider the implications of this OCP amendment request.

Sincerely , Cindy Breitreutz, 90 Sunset Dr. N. Hillcrest , Whitehorse

Re: Amendment in Official Community Plan in our area and Notice

Sylvie Binette <email redacted>

Reply

Sat 4/25, 9:17 PM

Mayor&Council;

Public Input

Enterprise Vault

Action Items

Dear Mayor and Council

I would like to ask you not to count my March 27 e-mail as part of the comments toward the zoning amendment for the Tank Farm Phase 1 nor as agreeing to this Zoning Amendment. This was not a comment on behalf of Valleyview residents nor from the Community Association.

I was asking questions and especially asking that the Valleyview Community Association be formally notified of Zoning Amendment occurring in our vicinity, by the proper channel. I would like to confirmed that we did received an e-mail notice on April 1 and a paper copy by the end of the first week of April upon my request.

As you can see I inquired to staff about removing my letter. I then got a reply from the Planning Manager that it could not be removed because it was sent to Mayor and Council. I was not aware of that procedures. It is not clear on the City's Zoning Amendment website page. In fact it currently states that if we want to make comments regarding zoning amendments that we send our letter to publicinput@whitehorse.ca

As well you may want to know that the website looks like it will accept letters up until 5h30 the day of the public hearing. However both paper and electronic information we received mention 12h30 pm the latest that someone can send any comments.

Thank you for your understanding.

Sylvie Binette
VCA

Public proposal

Ann MacKenzie <email redacted>

Reply

Yesterday, 12:10 PM

Public Input

Enterprise Vault

I do not support this proposal: OCP Amendment : Tank FarmPhase1
Sent from my iPad

OCP Amendment - Tank Farm Phase 1

Jeanette Van Esbroeck <email redacted>

Reply

Yesterday, 12:12 PM

Public Input

Enterprise Vault

Action Items

To the City of Whitehore

I DO NOT support the OCP zoning amendment for Tank Farm Phase 1.

I am weary of the city changing zoning willy-nilly at the behest of every developer. Why does the City take the time to make a community plan if it is only to (endlessly) support changes to zoning?

All best in this difficult time.

Jeanette Van Esbroeck
372 Valleyview Cres.

Gravel Operations OCP Amendment - Tank Farm Phase 1

russel bamford <email redacted>

Reply

Yesterday, 12:27 PM

Public Input

Enterprise Vault

I am thoroughly opposed to any gravel operations at the Tank farm based on the arguments that our association presented.

I am concerned that this has come up so soon after the community clearly stated it's position only a year ago. I feel it is a sad reflection on our City that the financial gain of industry and profit should have the ear of council over the welfare and health of citizens.

Sincerely,

Russell Bamford
Valleyview Resident

Re: OCP Amendment - Tank Farm Phase 1

Roch Nadon <email redacted>

Reply

Yesterday, 12:39 PM

Public Input

Enterprise Vault

To: Mayor and City Council

I do not support this proposal.

There are too many not addressed issues like health hazards, increasing pollution as well traffic with heavy trucks... with this proposal.

I understand also there is a non authorized permission from YG to use some part of the land by the proponent.

YESAB has not been involved in the process. Why?

Too many unknown aspect regarding this proposal.

Again, I'm against the proposal.

Regards,

Roch Nadon
148 Valleyview Dr.
Whitehorse

OCP amendment-Tank Farm Phase 1

raffles mcdowell <email redacted>

Reply

Yesterday, 12:58 PM

Public Input

Enterprise Vault

Mayor and Council,

I strongly oppose this proposal.

Raffles McDowell

OCP Amendment - Tank Farm Phase 1

Elaine Cairns <email redacted>

Reply

Yesterday, 1:00 PM

Public Input

Enterprise Vault

I am a Valleview resident and **I do not support this proposal.** I am strongly opposed to this project and any changes to the OCP to allow it. It sets a terrible precedent for quarrying activities proximate to residential neighbourhoods right in the city and will negatively

impact the quality of life of for Valleyview and Hillcrest residents by increasing noise, dust and overall disturbance.

Elaine Cairns

Opposition to OCP Amendment - Tank Farm Phase 1

jquarton <email redacted>

Reply

Yesterday, 1:02 PM

Public Input

Enterprise Vault

Action Items

Dear Mayor and Council,

Please be advised that we do not support the proposal to rezone the Tank Farm to allow for uses other than residential.

Please see detailed reasons in the letter from a number of Valleyview residents.

Sincerely,

Joie, Gerry and Emily Quarton
158 Valleyview Drive

OCP Amendment - Tank Farm Phase 1

Sadie Cairns-McDowell <email redacted>

Reply

Yesterday, 1:03 PM

Public Input

Enterprise Vault

I am **strongly opposed** to this proposal for quarrying activity and any amendment to the OCP to allow it.

Sadie Cairns-McDowell

Youth Climate Activist & Valleyview Resident

OCP Amendment - Tank Farm Phase 1

Tess Cairns-McDowell <email redacted>

Reply

Yesterday, 1:08 PM

Public Input

Enterprise Vault

I am **strongly opposed** to this proposal and any amendment to the OCP which would allow it.

Tess Cairns-McDowell
Youth Climate Activist & Valleyview Resident

Tank Farm OCP change

Jean-Paul Molgat <email redacted>

Reply

Yesterday, 4:38 PM

Public Input

Enterprise Vault

Hello, I do not support the change in the OCP from Residential to Industrial/Commercial for the Tank Farm.

Thank you,

Jean-Paul Molgat

Sent from a phone.

OCP amendment tank farm phase 1

Laura Salmon <email redacted>

Reply

Yesterday, 4:57 PM

Public Input

Enterprise Vault

I do not support this proposal.

Laura Salmon

Hillcrest resident.

Sent from my iPhone

Tank Farm Property

Roger Horner <email redacted>

Reply

Yesterday, 6:38 PM

Public Input

Enterprise Vault

Dear Mayor and Council & to whom it may concern,

My sense of this property is that, because of its proximity to City Centre, Canada Games Centre, Ski Club and back country public open space and its excellent sun and views aspect, that it is highly suitable for some level of planned multi residential development. (Ironically, this may have more impact than quarrying). When the city needs to add additional affordable residential units this would seem to be an energy efficient and socially appropriate location. So I think it is paramount that, regardless what gravel extraction is allowed in the short or medium term, that it is the responsibility of the developer to leave the land in a suitable condition for residential development without further, cost prohibitive remediation.

With climate change upon us, adaptation planning requires that thought given now to future residential (and other) development, above and beyond normal projections. Affordability will increasingly be an issue. So properties like this that are central and suitable, are of very high practical value. I would anticipate a planned development on this site in concert with development of First Nations lands to make the best use of this property. This might be a great location to offer, with participation of First Nations, to planning and architectural schools (competition?) to develop an forward looking vision and development options.

I would not support the long term transition of this land into light industrial or commercial use. This would waste a site highly suitable for much needed residential development.

Without a specified transition to residential development, that is supported with some degree of planning, engineering and financial detail (feasibility), I do not support this proposal.

I have also signed the Valleyview Community Association letter.

Roger Horner
379 Valleyview Cr
334-2312

Ocp amendment tank farm phase 1

rom rom <email redacted>

Reply

Yesterday, 7:19 PM

Public Input

Enterprise Vault

Hello,
I do not support this amendment. Keep it zoned residential.
Thank you

Romeo Champagne

OCP Amendment - Tank Farm Phase 1

M Champagne <email redacted>

Reply

Yesterday, 7:19 PM

Public Input

Enterprise Vault

I am writing to say that I strongly oppose this amendment. It is time for the city to put an end to these attempts to turn the tank farm into a quarry. It is zoned residential and the owner should be moving forward with a residential development.
Thank you,

Marc Champagne
397 Valleyview Crescent

Ocp amendment tank farm phase one

Isi Champ <email redacted>

Reply

Yesterday, 7:20 PM

Public Input

Enterprise Vault

I wish to state that I do not support this amendment. Keep it zoned residential.

Isidore Champagne

Ocp amendment tank farm phase 1

Felicia Huang <email redacted>

Reply

Yesterday, 7:23 PM

Public Input

Enterprise Vault

I do not support this proposal.

Felicia Huang

Sent from my iPhone

Public Hearing Submission- OCP Amendment - Tank Farm Phase 1 (adjacent to Wasson Place/Burns Road)

Sylvie Binette <binette_sylvie@hotmail.com>

Reply

Yesterday, 8:51 PM

Public Input;

Mayor&Council

Tank Farm Phase 1 Zoning Amendment Sylvie Binette April 26 2020.docx2 MB

Download

Enterprise Vault

Action Items

Dear Mayor and Council and staff

Please accept this letter (in attachment) from our family regarding the OCP Amendment - Tank Farm Phase 1 (adjacent to Wasson Place/Burns Road).

Thank you for confirming the reception of this letter.

Sylvie Binette and Xavier Votour Binette

Valleyview,

Whitehorse, Yukon

April 26, 2020

Dear Mayor and Council

Please accept this letter as our family comments.

Re: Proposed Zoning Amendment of Tank Farm Phase 1.

I purchased my property in Valleyview in 1996 to raise my family in a healthy residential/urban subdivision of Whitehorse. Widening of roads and highways have occurred since then however one of the certainty to remain, according to the 2010 Official Community Plan and the current one, is that the Tank Farm was to be designated and developed as residential area to provide for the demand in residential lots within City limits and prevent urban sprawl and costs associated with it.

To my family's surprise this is not quite what has happened, and quarrying activities have been granted by the City of Whitehorse and happening since 2012. As the City knows, there has been also many complaints to the City associated with the crushing operations and noise, as well as the storage of solid waste due to the lack of compliance on that site over the years and those still remain a big concern for our family.

The Tank Farm is now ready to be developed into residential area and our family support residential development not quarrying.

Our family have concerns about the proposal for the development of Phase 1 of the Tank Farm. We are opposed to rezoning and the activities that will be allowed to take place under the proposed zoning amendment.

Another quarry

The proponent expects to excavate, relocate, and process 750,000m³ of material into various aggregates. The proposal indicates that future development on the site *could* require *as much as* 400,000m³. On page 11, it states that excess and waste material will be transported off site, presumably for sale. 350,000m³ is enough material to supply the needs of the entire City of Whitehorse for several years according to the Market Data Analysis done by the Da Daghay Development Corporation for Parcel C-39 of last year Proposed Zoning Amendment. This current zoning amendment is basically proposing another quarry.

Conflict with Ministerial Authorization

The plan in the proposal is to transport the soil and stockpile it in another part of the property. The exact location of the stockpile seems rather vague, but in any case, is in Lot 430, as per Fig. 6. I understand that a Ministerial Authorization has been issued by YG Environment allowing excavation in the proposed area of Lot 429. It is intended to allow the proponent to excavate sufficient material on-site to prepare lot 429 for it's currently-zoned use – residential lots. However, I understand that under this authorization, material stockpiled on lot 429 may not be removed from the lot – i.e. material excavated in lot 429 may not be moved to lot 430, as proposed, without further Ministerial Authorization. Even if an additional Ministerial Authorization is issued, the City must approve or reject the activity and regulate it according to their bylaws and processes. It would be irresponsible for the City to approve a rezoning amendment when there is no authority in place to perform the planned activities.

As well, on April 25, 2020, I noticed that lot 429 is being all cleared from trees from its northern extremity to the southern part of it. (See photos below). While this maybe in accordance with the new Ministerial Authorization a few questions arise:

- Is this activity legal at this specific time in accordance to the Ministerial Authorization?
- Why would a developer go ahead, cut and remove all the trees of a major area, before even getting the Zoning Amendment and without any formal development plan?
- Is there something the City knows that has not been shared in the documents?



View of clearing from the south looking north- April 25, 2020



View of clearing from the mid part of the lot looking SW-April 25, 2020

Excuse to delay residential development

Our family feel that this zoning amendment proposal will once more delay the residential development that has been slated to occur once the remediation would be over (which is now). The removal of gravel by the land owner will recreate the same problem it has had. The City has been saying how important it is to prevent urban sprawl and develop new residential lots for several years now through its communication and consultations for the new OCP. It is hard to comprehend why this would not be considered and mentioned in the Summary Report for this proposal. Why would the City approve a rezoning amendment that allows activities that are not promoting residential development for this lot as supposed?

Quarries do not belong in the heart of City. Houses and small business do.

Our family and neighborhood have spent so much time on issues of zoning amendments for purposes such as quarrying and conducting industrial related activities in adjacent sites who

were actually designated residential/urban more than 20 years ago. Let's move on with the plan once for all. In moving forward with residential area for this site, we increase the number of lots for sale, the number of homes and we, in Valleyview could finally enjoy an agreeable neighborhood with paths to walk on and neighbours to socialize, play with and salute.

Our family appeal to you, Mayor and Council, in consideration of the OCP and Municipal mandate and their original intent, to respect the socio-economic rights and healthy environment of all citizens and reject this proposed zoning amendment.

Thank you for this opportunity to comment.

Sylvie Binette and Xavier Votour Binette
Valleyview,
Whitehorse

OCP Amendment - Tank Farm Phase 1

Danusia Kanachowski <email redacted>

Reply

Yesterday, 9:43 PM

Public Input

Enterprise Vault

To Whom It May Concern

I do not support this proposal

Danusia Kanachowski
172 Valleyview Drive
Whitehorse
<phone number redacted>

OCP Amendment -Take Farm Phase 1

Sarah <email redacted>

Reply

Yesterday, 10:57 PM

Public Input

Enterprise Vault

I do not support this proposal.

Sarah Mundell, Hilcrest resident.

Sent from my iPhone

OCP Tank Farm Phase1

Lesley Carberry <email redacted>

Reply

Yesterday, 11:10 PM

Public Input

Enterprise Vault

I do not support this proposal as it currently stands.

Thank you.

OCP Tank Farm Phase 1

Ray Marnoch <email redacted>

Reply

Yesterday, 11:10 PM

Public Input

Enterprise Vault

I do not support this proposal as it currently stands.

Thank you.

OCP Amendment - Tank Farm Phase 1

Caili Steel <email redacted>

Reply

Yesterday, 11:18 PM

Public Input

Enterprise Vault

Hi,

I am writing to express concern regarding the proposed OCP Amendment for the Tank Farm Phase 1 work. I understand that the land is currently zoned residential and the amendment, if approved, would change that zoning to Industrial/Commercial. Lately, it feels like this whole stretch along the Alaska Highway is turning into one big Industrial/Commercial zone which is/will increasingly have a negative impact on residents' quality of life.

I am a resident of Hillcrest and the increased dust, noise and traffic that would surely result with a zoning change is not something I'm interested in having in my backyard. When there is a need for housing in this City, why not keep the area zoned that way it currently is?

I hope the City will take seriously the concerns of Valleyview and Hillcrest residents with regards to this proposal.

Thank you.

--

Caili Steel

OCP amendment -tank farm phase one

tara kolla-hale <email redacted>

Reply |

Today, 12:07 AM

Public Input

Enterprise Vault

Hello!!

As a hillcrest resident, I DO NOT support any of this! Thanks!

Tara Kolla- Hale

<phone number redacted>

[Sent from Yahoo Mail for iPhone](#)

OCP Amendment - Tank Farm Phase 1

Stephanie Mostyn <email redacted>

Reply

Today, 12:53 AM

Public Input

Enterprise Vault

I do not support this proposal.

Stephanie Mostyn
400A Valleyview Cres
Whitehorse, YT

Sent from my iPad

OCP Amendment- Tank Farm Phase 1

Shaunagh Stikeman <email redacted>

Reply

Today, 6:23 AM

Public Input

Enterprise Vault

I do not support this proposal.

Kind regards,

Shaunagh Stikeman

Tank farm

Meagan Wilson <email redacted>

Reply

Today, 7:15 AM

Public Input

Enterprise Vault

Hi,

I recieved a message from the hillcrest community group suggesting a should voice opposition to the tank farm, but I would like to show support the development of the tank farm.

Thank you,
Meagan

re: Sidhu's proposal for rezoning part of the Tank Farm

Sharon Edmunds <email redacted>

Reply

Today, 7:18 AM

Public Input

Enterprise Vault

To Whitehorse City Mayor and Council,

As Valleyview residents, we are concerned with the proposed changes to the Tank Farm.

We have always been under the impression the Tank Farm was considered to be contaminated ground due to previous activity...used for oil and gas, hence 'Tank Farm'

is the area deemed 'non contaminated' now??? what changed to make this so? , if that is the case... and is the soil now suitable for residential use??

the idea of having a quarry so close to our residential area is not appealing, as it is the noise, truck traffic, and dust is annoying ...for this activity to increase is not acceptable to us.

thanks for your consideration in this matter.

Sharon Edmunds and Boyd Gillis
142 Valleyview Dr,
Whitehorse

<phone number redacted>

OCP Amendment - Tank Farm Phase 1

pauleolithic . <email redacted>

Reply

Today, 7:52 AM

Public Input;

Shaunagh Stikeman <shaunaghs@gmail.com>

Enterprise Vault

I do not support the proposed amendment to the OCP to convert 18 acres of land now zoned Residential to Industrial/Commercial on the Tank Farm property near Wasson Place. It is clear from the previous activity over the past few years that under the guise of site remediation and development significant quarrying of the site has occurred and there is no reason to think that this proposal is little more than an opportunity to continue with gravel extraction at the site. Despite the activities clearly being in contravention of the results of the YESAB process and outside of the allowed activities as zoned the proponent actively quarried for years resulting in intrusive noise and dust from the site activities as well as significant heavy truck activity in the area.

I do not support this proposal.

Paul Inglis

OCP Amendment - Tank Farm Phase 1

Shane Andre <email redacted>

Reply

Today, 8:10 AM

Public Input

Enterprise Vault

I do not support this proposal.

In addition to the noise, dust and traffic associated with this proposed work and continued gravel operation, this project represents a further degradation of the green/recreational space that buffer the Valleyview/Hillcrest communities from the existing highway and industrial areas in this region. In addition to lowering the quality of life for the home owners living in these areas, this development represents further industrial sprawl within the Whitehorse area that acts to decrease the aesthetic appeal of the community as a whole. At this time I count no less than 5 dedicated and zoned industrial areas within the city limits along with a significant public utility zoning. While having zoning available for industrial activity is important, there are already many such areas available with less impact on existing

residential neighborhoods and less visibility to residents and visitors to the city. Over the last ten years the city has approved industrial expansion in the Valleyview/Hillcrest region which has resulted in a decreased quality of life for the residents of these communities along with reduced recreational areas for all Whitehorse residents. With the proposed expansion of the section of the Alaska highway adjacent to this area, this buffer between residents and the highway is of increased importance.

I do not support this proposal and hope that the city reject any additional industrial activities in this region.

Thank you for the opportunity to comment on this application.

Shane Andre
Hillcrest Resident

OCP Amendment - Tank Farm Phase 1

Kate Andre <email redacted>

Reply

Today, 8:27 AM

Public Input

Enterprise Vault

Hello,

Respectfully, the access to my residential neighborhood of Hillcrest has become a sprawling industrial area. The expansion of this area devalues my neighborhood and suggests to tourists who drive past it that Yukoners do not value this area as a place to live. If we lived in a densely populated area without suitable land to quarry gravel and therefore could not grow as a result, I could be more supportive, but that is not the case. Over the past 5 years I have watched a former green treed area behind my house that I used to walk on be removed by bulldozer under the guise of 'rehabilitating' contaminated soil, for the purpose of turning it into commercial real estate that no longer benefits me or my neighborhood or the majority of residents of my town. Please stop.

Sincerely,
Kathleen Andre
Whitehorse resident

OCP Amendment - Tank Farm Phase 1

Jennifer Whipple <email redacted>

Reply

Today, 8:30 AM

Public Input

Enterprise Vault

I do not support this proposal.

public input re proposed OCP amendment for phase 1-tank farm

James Gilpin <email redacted>

Reply |

Today, 8:33 AM

Public Input

OCP amendment for tank farm phase 1-final.pdf^{912 KB}brief history tank farm-final.pdf^{1 MB}

2 attachments (2 MB) [Download all](#)

Enterprise Vault

Action Items

Please find attached two documents which comprise the public input from the Hillcrest Community Association regarding the proposed amendment of the OCP for phase1 of the tank farm property. Can you please acknowledge receipt. Thanks

Sincerely

Jim Gilpin

President,

Hillcrest Community Association



April 26, 2020

Re: Proposed Amendment of the 2010 OCP for Phase 1 of “Tank Farm”

Dear Mayor and Council,

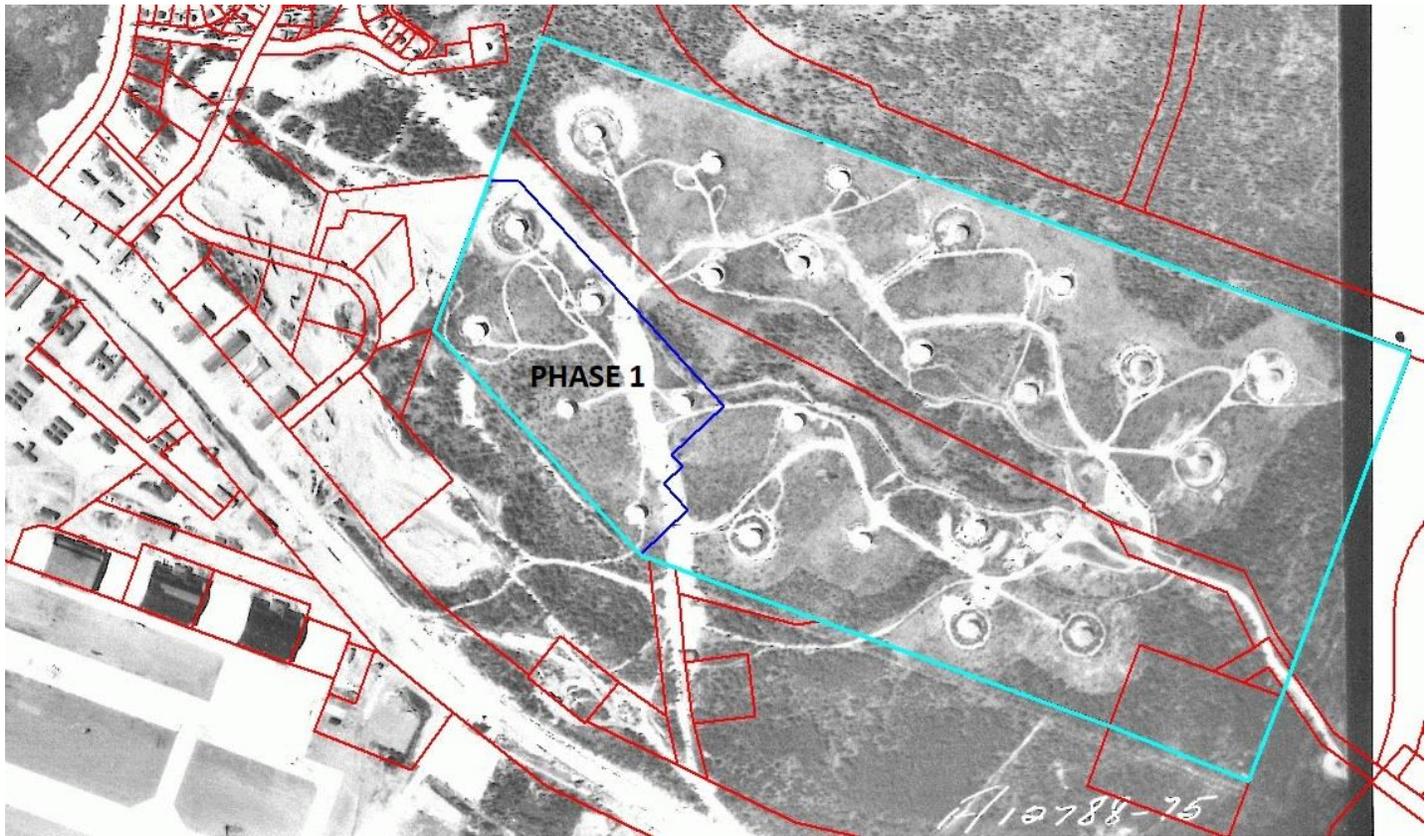
The proposed amendment of the OCP you are currently asked to consider is part of a process of converting the former tank farm, a former contaminated “brown field”, to valuable urban land.

Jim Gilpin of the Hillcrest Community Association prepared a brief overview of activity on the tank farm, and adjacent lands, focusing on the last 13 years, which we hope will give some perspective on the current amendment in front of you, and on our recommendations to you.

The “Tank Farm” located west of the Alaska Highway between Hillcrest and Valleyview, was built during the war (WW II) as part of a larger project, which included a pipeline from the oil field at Norman Wells on the Mackenzie to Whitehorse (the Canol Project) and a refinery built in the Marwell subdivision.

After the war the tank farm was used by “Whitepass” and a pipeline was built to bring gasoline up from Skagway. Figure 1 below is an aerial photo from 1950 showing the 58.7 ha tank farm, outlined in cyan, with 23 widely spaced out tanks. Included are more recent property boundary lines (2004) to provide some context. Also shown (in blue and cyan) is the area under consideration for an OCP amendment in 2020, (Phase 1, 7.6 ha) which had 6 fuel tanks and has been remediated (of contaminated soils) and provided a certificate of compliance for remediation by the Yukon Government.

Figure 1: Aerial Photo A12788-75 from 1950



In 1950 the new section of Burns Road, north of Roundel, and the Hillcrest Industrial Subdivision did not exist. Neither did Roundel Road link the Hillcrest subdivision to the highway. Note that the tank farm was surrounded by a buffer of forest on the north, east and west sides.

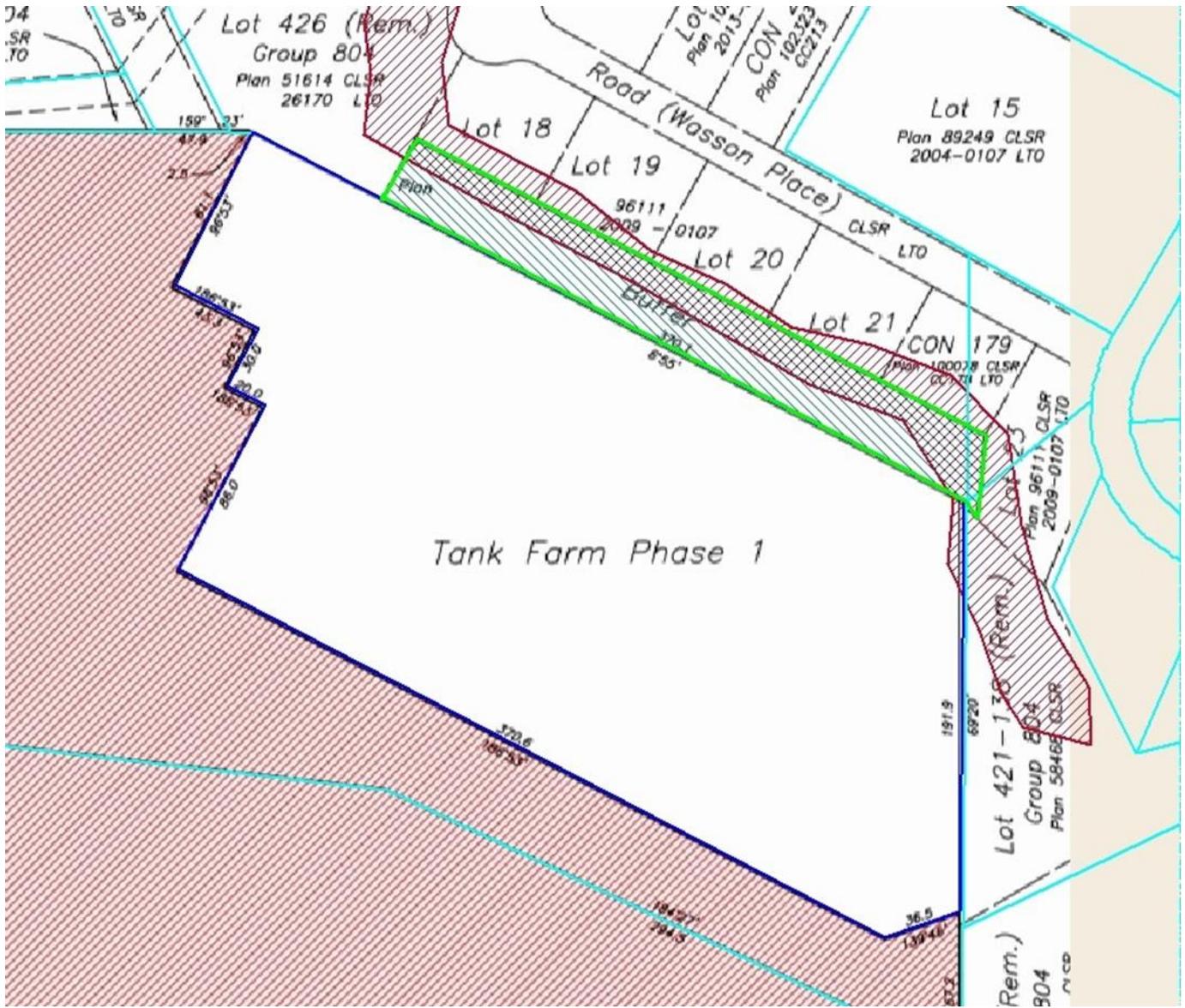
The Hillcrest Industrial Subdivision was surveyed in 1976. The tanks were removed in the mid to late 1990's. In 2009 the Hillcrest Industrial Subdivision was further expanded by the creation of Wasson Place and 8 additional lots.

The following map (Figure 2) is a portion of the survey plan showing the extent of Tank Farm Phase 1, as well as parts of the Wasson Place portion of the Hillcrest Industrial Subdivision. The large red area represents part of the tank farm property that has not yet been certified as having been decontaminated. Phase 1 received a "certificate of compliance for remediation" from YG in December 2019, in other words a declaration that it is no longer contaminated.

The red band represents the western slope of the gravel pit in 2007, which now is the Wasson Place portion of the Hillcrest Industrial Subdivision. Also shown, in green, is a surveyed buffer strip of public ("crown" i.e. YG) land. Although some of this buffer was a gravel slope in 2007, there was a fringe of forest, and a popular hiking trail outside the east edge of the tank farm property along the buffer.

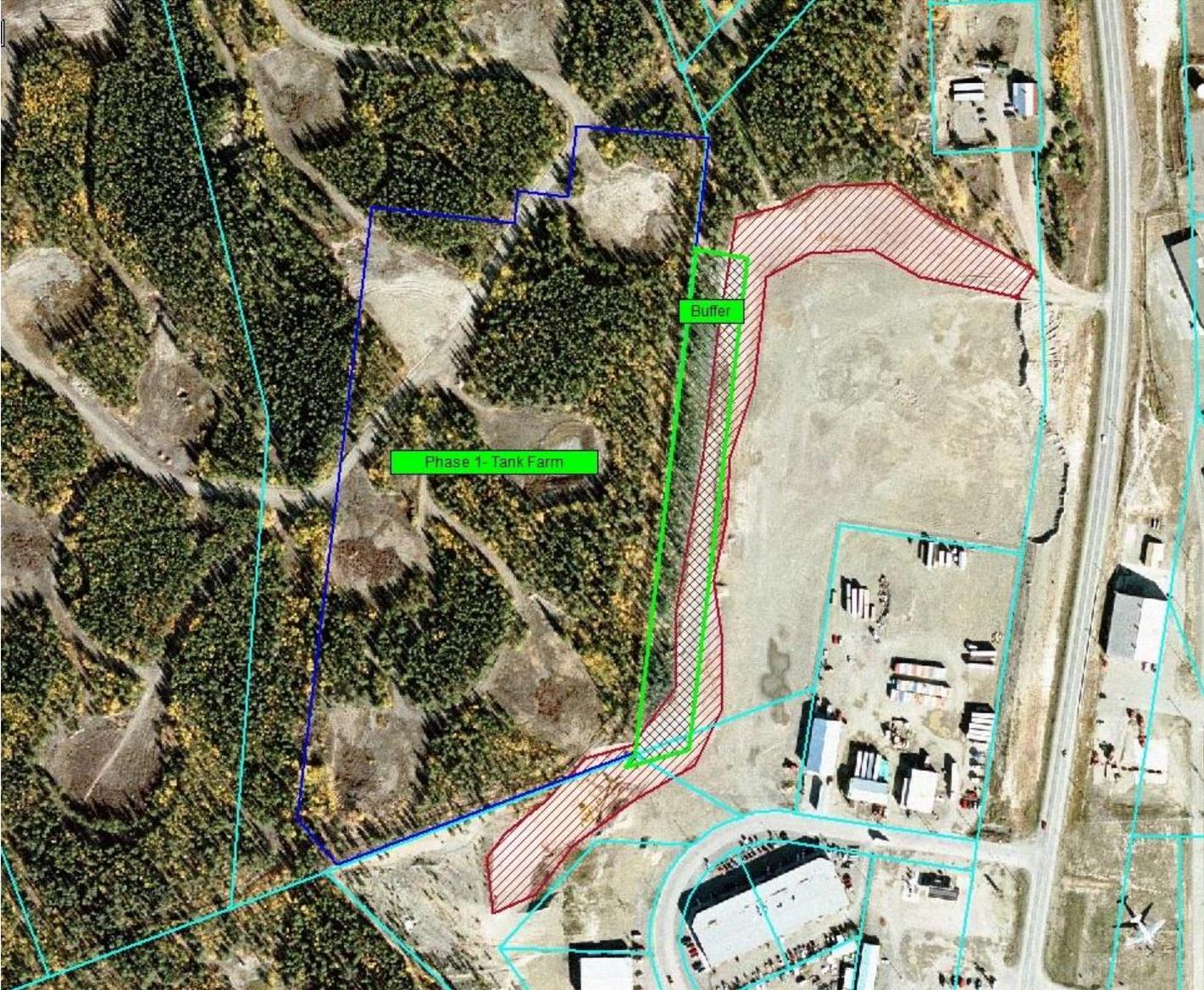
As can be seen in the survey plan below, the back portion of lots 18 to 23 were not usable when initially surveyed, since they were on the gravel slope.

Figure 2: Tank Farm, Phase 1



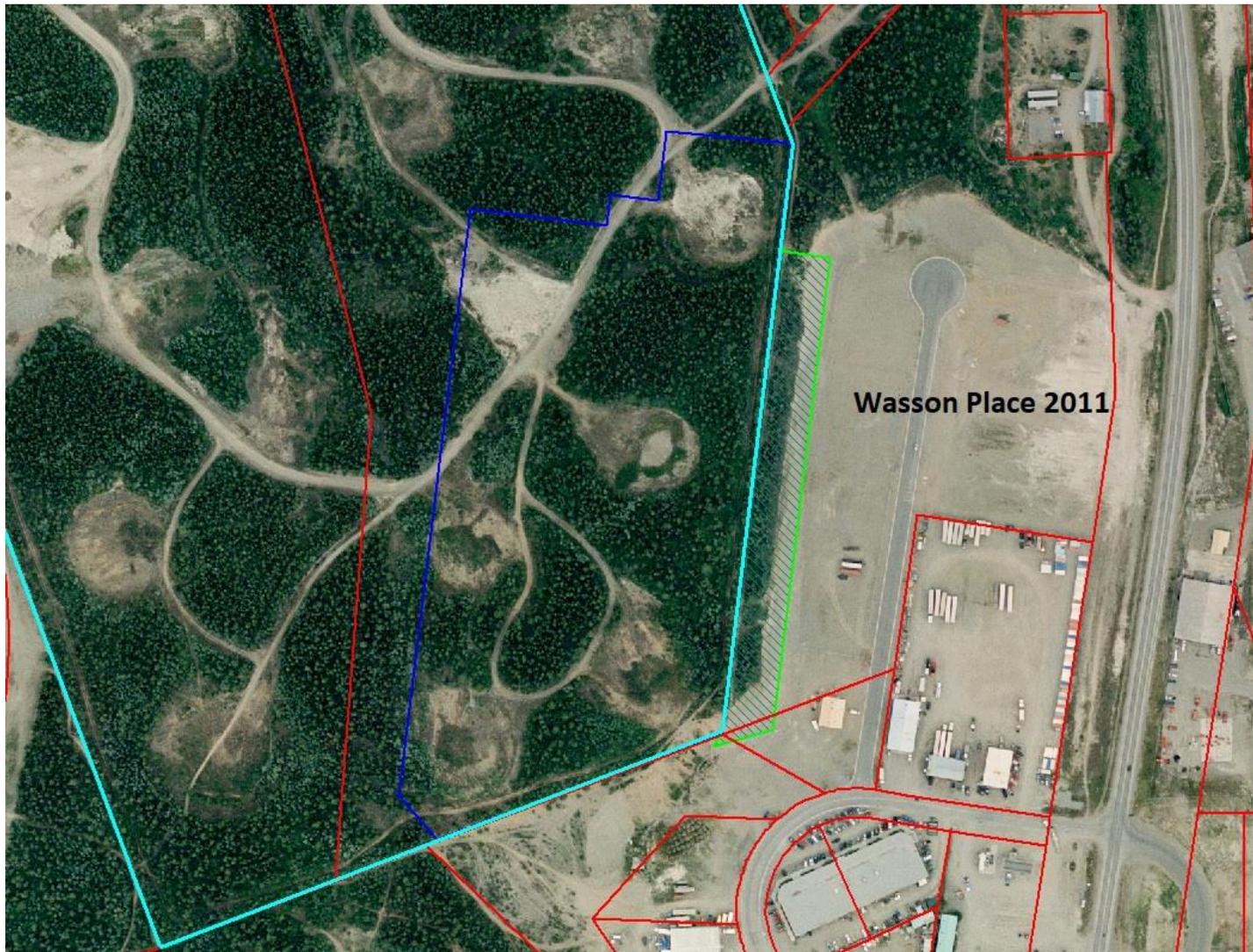
In Figure 3 from 2007 you can see that more of the area west of the highway and north of Burns Road has been excavated since 1950. There was still a buffer of forested land east of the tank farm in 2007.

Figure 3: View in 2007 of Tank farm Area



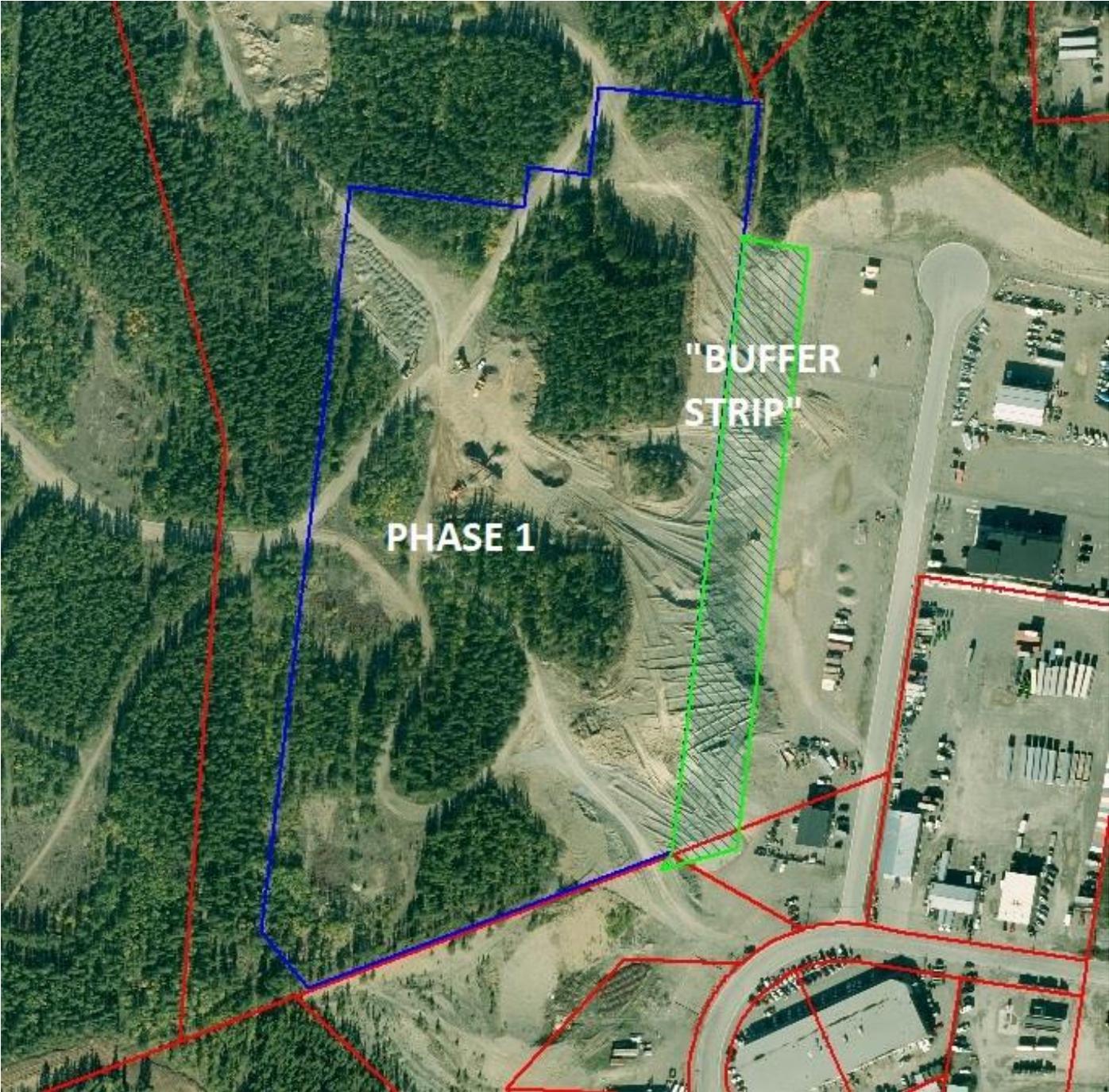
In Figure 4, from 2011, the west side of the buffer zone had not changed from 2007 and was still in its natural state. Although Wasson Place was surveyed in 2009, most of the lots were not yet developed. Work on remediation on the tank farm appears to have started.

Figure 4: View in 2011 of Tank Farm Area



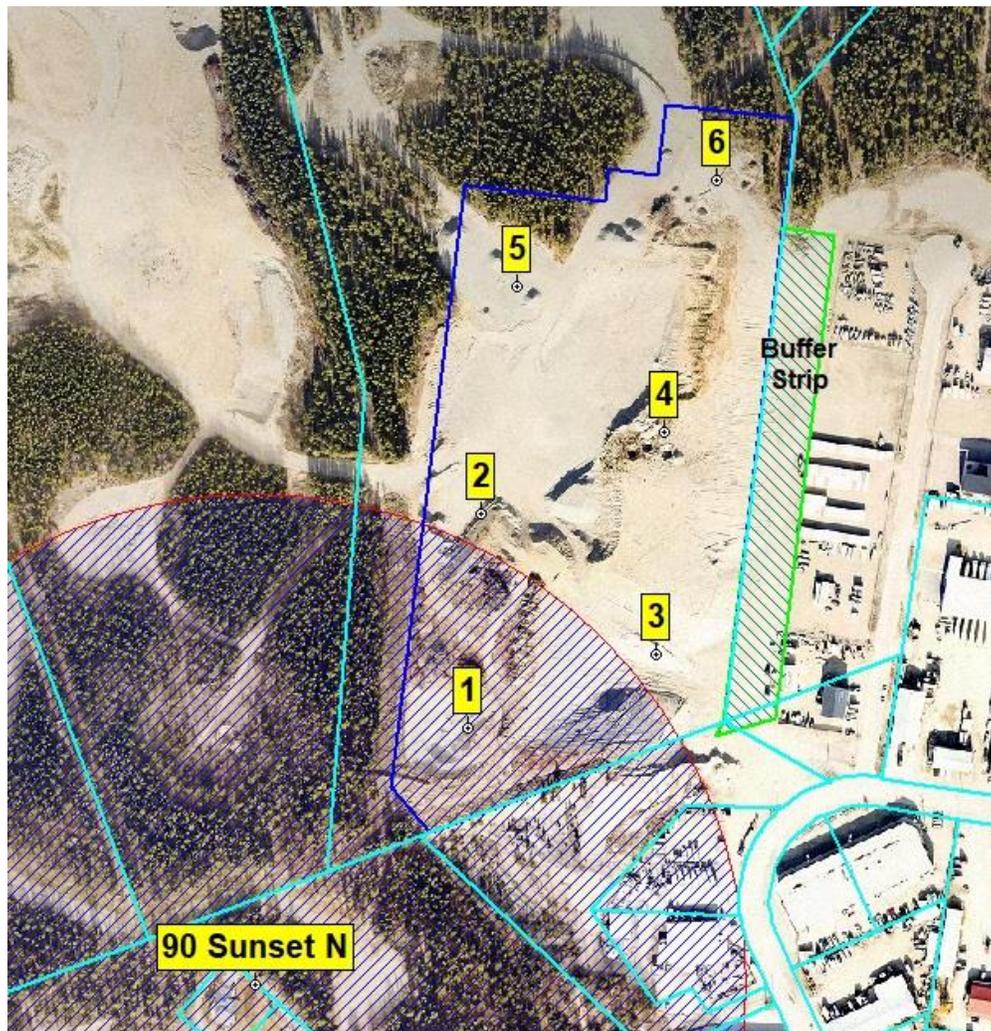
By 2014 considerable change had occurred at and adjacent to the tank farm. It had become a de facto sand and gravel quarry, with material hauled away to meet the needs of various local projects. Much of this material initially came from the publicly owned buffer strip. The strip had been obliterated from a recreation perspective by 2014. The slope of the pit on the west side of Wassan Place had been excavated so that the industrial lots on the west side were now mostly flat.

Figure 5: View in 2014 of Tank Farm Area

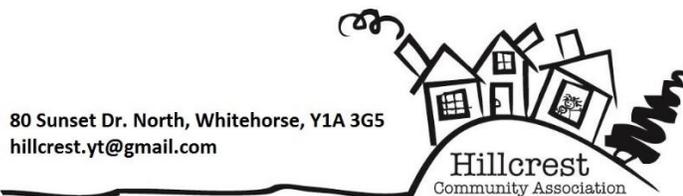


By 2019 there had been a massive change in the landscape. All the lots on the west side of Wasson Place had been excavated to a useful flat grade. Most of the buffer strip was also at this grade. The following image shows the approximate location of the 6 former tanks in Phase 1. A significant pit had been excavated between tanks 2, 4, and 5. One wonders if this volume of material was needed to be excavated in order to access contaminated sand and gravel. It seems quite possible that much of the material excavated so far from phase 1 was not contaminated and did not need to be excavated to access contaminated soil. Rather, this appears to be a sand and gravel quarry, operating under the excuse of remediation. Now that remediation is complete for phase 1, further excavation will need to be allowed under different rules.

Figure 6: View in 2019 of Tank Farm Area



So now, in 2020, the opportunity to extend the quarry operation will require a change in the OCP followed by a change in the zoning. Creating an extension of the industrial subdivision will require further excavation of this 7.6 ha parcel, lowering it approximately 10 m, an estimated 750,000 m³, about 75,000 standard dump truck loads.



April 26, 2020

Re: Proposed Amendment of the 2010 OCP for Phase 1 of “Tank Farm”

Dear Mayor and Council,

The Hillcrest Community Association is pleased to have the opportunity to comment on the proposal to amend Bylaw 2020-10, the Official Community Plan, by changing the land use designation of a portion of the Tank Farm site from Residential–Urban to Mixed-Use–Industrial/Commercial.

Given that there will not be an opportunity to make a public presentation, due to COVID-19, we will rely on these written submissions. One submission provides a brief history of the tank farm, so that you appreciate that the current proposed amendment of the OCP is part of an ongoing process of converting the former tank farm to valuable urban land, whether residential or light industrial. The other submission, this one, focuses on our recommendations to Council regarding the proposed amendment.

The Hillcrest Community Association has several concerns which we wish to share with Council.

1. Operation of a quarry in close proximity to a residential area

A change in the OCP requires thoughtful consideration. In this case, is Council aware that the proponent has been running a de facto quarry now for several years, using remediation of contaminated soils as the excuse for this operation. Now that Phase 1 of the tank farm, the area under consideration for a change in the OCP, has received a certificate of compliance for remediation by the Yukon Government, remediation is no longer an option for continuing the quarry operation. Further excavation now will require another reason- in this case, to develop an industrial subdivision, by removing an additional 750,000 m³ of sand and gravel to lower the 7.6 ha area of Phase 1 an average of about 10 m to bring it to the same elevation as the Hillcrest Industrial Subdivision. This is equal to 75,000 average size dump truck loads (10 m³) of material.

To help make sense of these large volumes, consider this:

Assume that 1 truck (10 m³) of material is hauled away every 5 minutes, for 10 hours a day, and 6 days a week. This is a volume of 7200 m³. At this rate, it would take 104 weeks to remove the 750,000 m³ of sand and gravel. At 26 weeks (6 months) per year, this equals 4 years of operation. If two work sites and loaders and numerous trucks were used, this could be cut to 2 years.

The consultant's report supporting the OCP amendment (3pikas) stated that the "estimated duration of excavation to stockpile activities is approximately 60 days and construction activities are typically limited to hours between 7 am to 7 pm." Is this reasonable? Consider this: the estimate assumes that the 750,000 m³ can be excavated and hauled to another part of the property in about 720 hours, thus at a rate of about 1040 m³ per hour, or over 100 standard truckloads (10 m³) per hour. Even working with numerous loaders and trucks this seems optimistic.

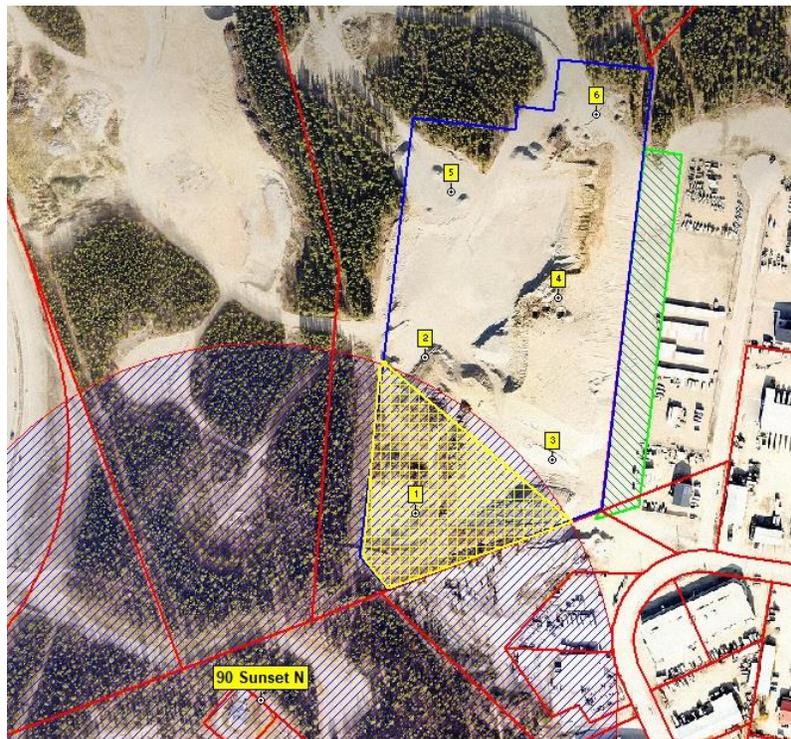
So, although Council has before it a proposal to change the land designation in the 2010 OCP from **Residential–Urban to Mixed-Use–Industrial/Commercial**, in fact the actual change, at least in the interim, ought to be a change in land use designation from **Residential–Urban to Natural Resource**, in order to allow for a subsequent change in the zoning to **Natural Resource Extraction** to allow for a quarry operation.

In the 2010 OCP it states:

8.2.3 Natural resource extraction areas shall have an approximate 300 metre separation from Residential designations. The buffer areas should be, where practical, vegetated and publicly owned. (Bylaw 2013-02 passed May 13, 2013).

A portion of the land (1.7 ha of the total of 7.6 ha in Phase 1, shown in Fig. 1 in yellow below) is less than 300 m from a residence in Hillcrest. In order to respect the OCP, this area in the southwest corner of Phase 1 should be excluded from any consideration of a change in the OCP. The land has already been excavated to remediate the land around tank #1. This area ought to be returned to close to the original topography and planted to restore a buffer, and to honour the intent of the OCP.

Fig 1: A 300 m radius around 90 Sunset N, and area proposed for exclusion from OCP amendment



Under Zoning Bylaw section 6.15: Natural Resource Extraction

6.15.1 Prior to any gravel or mineral extraction, the applicant shall provide all applicable information as set out in section 4.4 of this bylaw, time frames for phases of extraction, a plan of restoration, and a Yukon Environmental and SocioEconomic Assessment Board (YESAB) decision document (if YESAB legislation is triggered). The plan of restoration may include future development plans that are supported by the Official Community Plan and zoning.

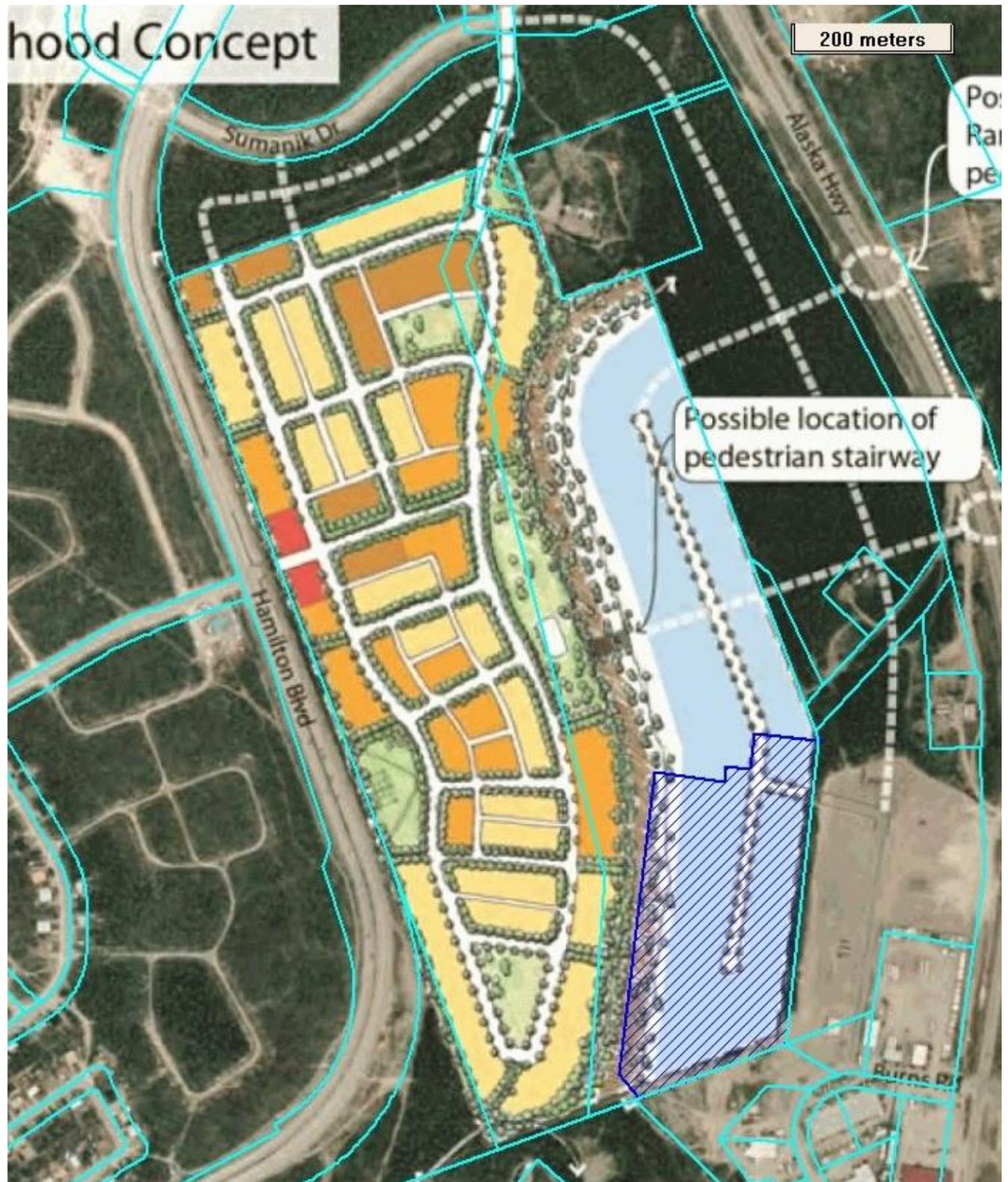
Although developing a light industrial subdivision may be an acceptable end-goal for Phase 1, what Council needs to consider *at this time* is a change in the OCP to permit for a quarry operation, which will allow for a future development, perhaps several years down the road, of an industrial subdivision.

2. What is the overall plan for the tank farm property?

The area of phase 1 is 7.6 ha, which is about 13% of the overall tank farm property. The HCA believes that for the city to approve any change in the OCP it needs to have a concept master plan of the entire property, to understand how the property will accommodate linear public corridors traversing both north-south and east-west across the property, and to understand how the residential area relates to the light industrial area. The consultant's report for the OCP amendment (3pikas) does include a concept plan. Does this reflect the owner's vision? Is this a close approximation of a master plan? Or is this the master plan? As this is all that is currently available, let us look at this more closely. (see Fig. 2 below).

Phase 1 is shown in blue in Fig. 2. Note that phase 1 is only about 40% of the area shown in grey (the proposed mixed use, industrial commercial zone). Would the remainder of the grey zone be brought down to a similar grade as Wassan Place? And what about the land between the tank farm and the highway, the Ta'an parcel? Would it be excavated to the highway elevation as well, to provide an egress to the new Range Road intersection? What is the volume of material that would be excavated? How long would this take? Where would it go, as surely this volume would well exceed the needs within the tank farm property. Is this proposal really an opportunity/excuse to dramatically expand the existing quarry operation? Also note that the entire area of phase 1 has been stripped of trees, and some material has already been stripped away. Thus, about half of the treed section shown on the concept plan, along the western edge of phase 1, is a landscape architect's dream, not reality.

Fig. 2 Sketch of a concept plan from 3Pikas report for the OCP amendment, Phase 1

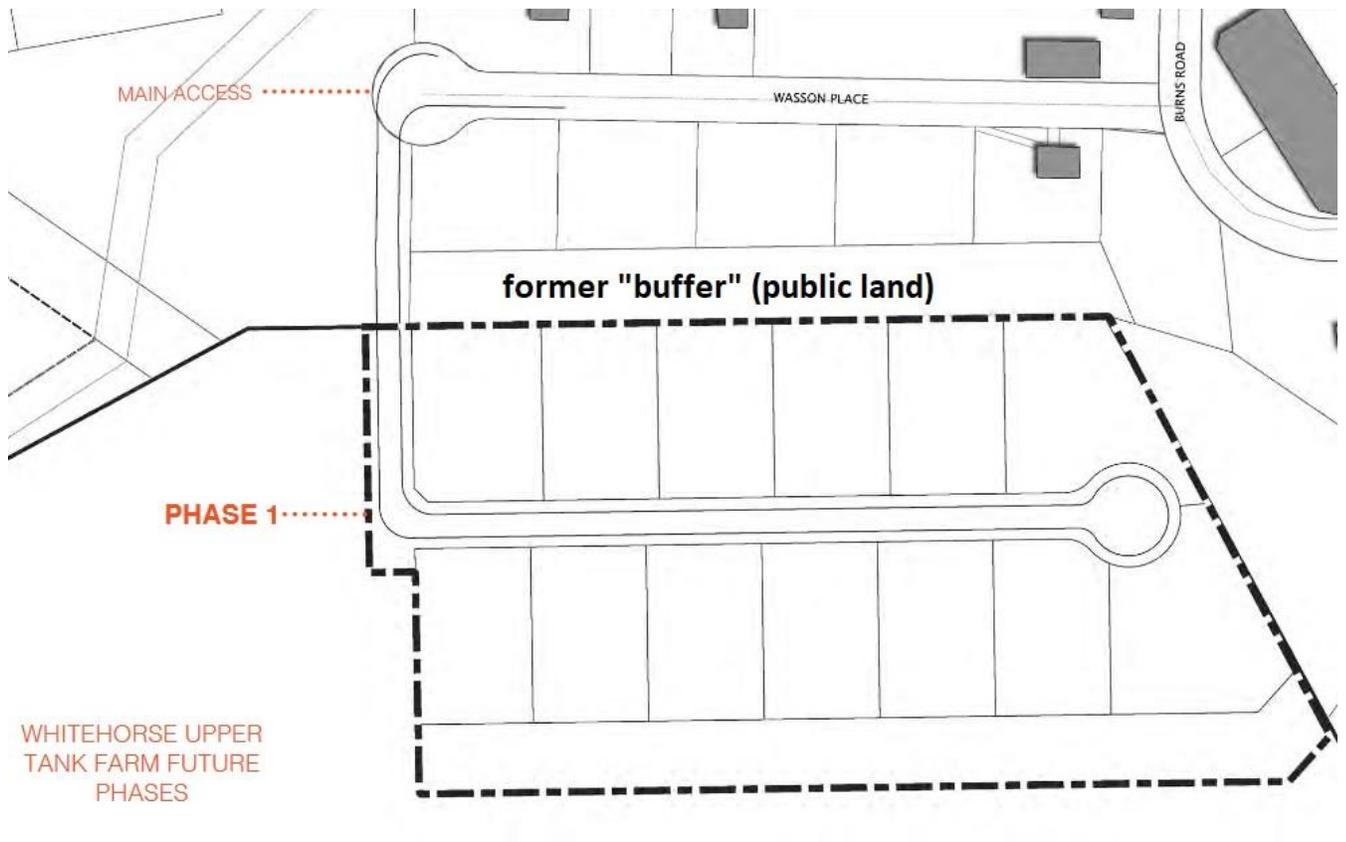


3. Trails and Linear Corridors

We are particularly sensitive to the loss of trails in this area. At one time there was a 32 m wide buffer of public (YG) land adjacent to the east edge of the tank farm-see the green trapezoid in Fig. 5 below. The western half of this was still treed and provided for a pleasant hiking trail beside the tank farm up until 2011. Although this parcel still legally exists it has been effectively obliterated as a recreational corridor, due to excavation of material.

If the industrial subdivision is expanded this strip of land will be bounded on both east and west by industrial lots. As well, it would not provide a continuous linear open space and would be a wasted island of public land of 0.985 ha. (see Fig. 3 below, from 3 pikas)

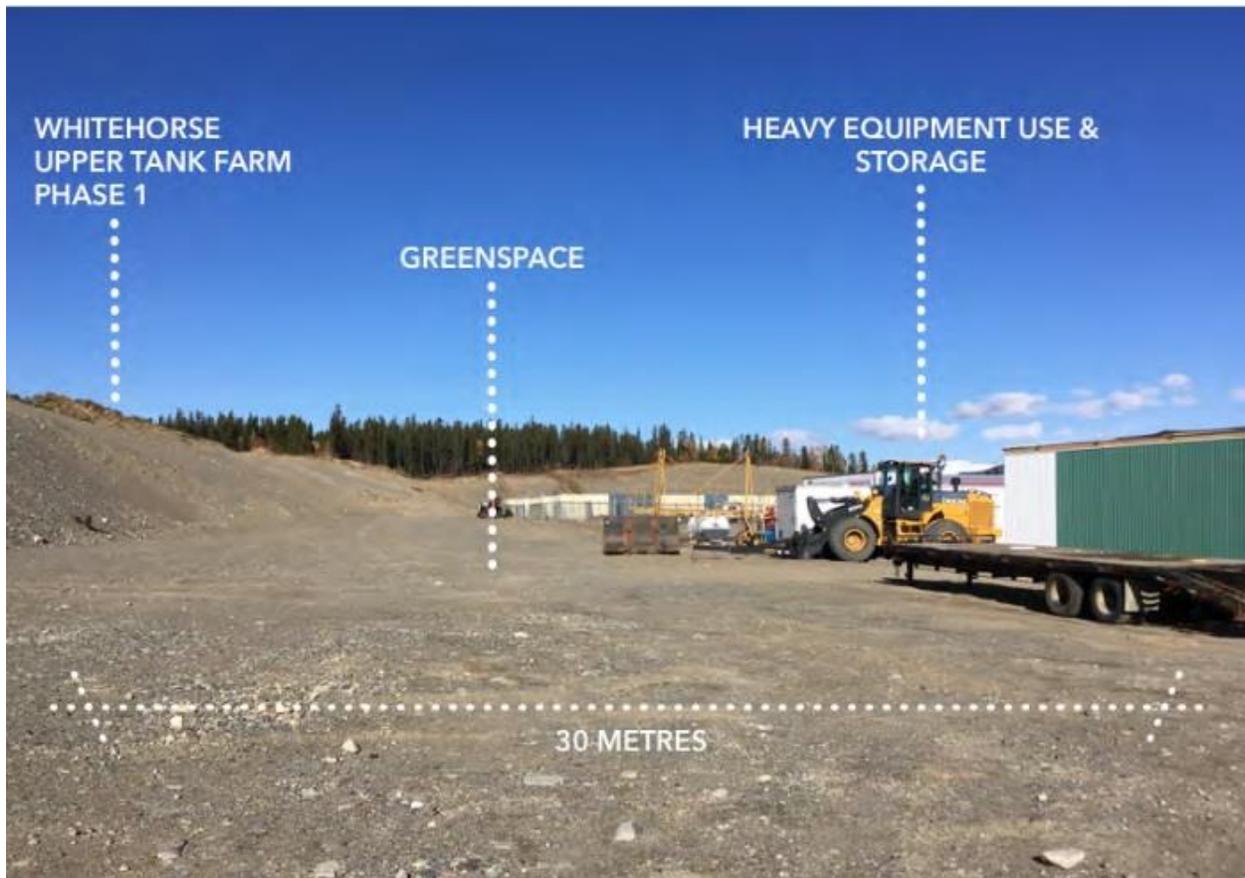
Fig. 3 showing proposed lot layout for phase 1



WHITEHORSE UPPER TANK FARM | PHASE 1
+ figure 4 | site plan

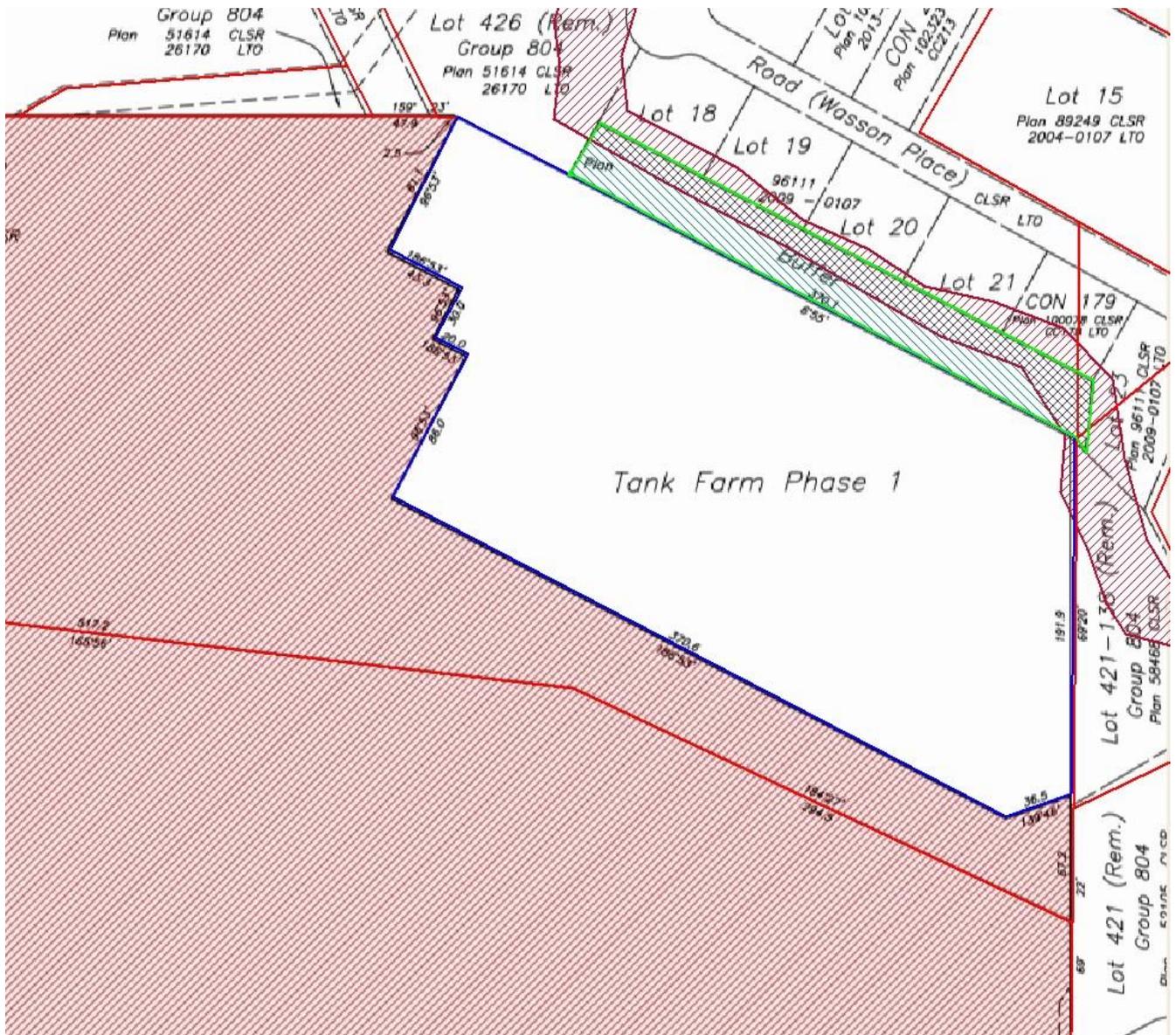
The 3pikas report also provides a ground level photo of this “recreational greenspace corridor”, which speaks for itself.

Fig. 4: Greenspace ??



Would it not make sense for the owner of the tank farm to purchase the buffer strip from YG, and for YG to exchange this for more suitable land on the tank farm property to create meaningful linear public open spaces. If this were done, then the entire phase 1 project could be shifted 32 m eastwards. Such a shift would reduce the volume of material needed to be extracted by approximately 120,000 m³. This would require, of course, a solid master plan for the tank farm and co-operation with YG. And it presumes that reducing the amount of material hauled away (and thus the cost of developing this industrial subdivision) is a reasonable objective. Of course, if the objective is to perpetuate a quarry operation, not removing 120,000 m³ would not make sense.

Fig. 5: survey plan showing the surveyed buffer strip, the lots on Wasson Place and Phase 1



We appreciate that negotiating a land swap is outside the City’s jurisdiction. But it is raised, as an example, to indicate why a comprehensive plan for the development of the tank farm property ought to be brought forward to you in order that you can make informed decisions.

4. Where will excavated material go?

The consultant (3pikas) uses Whistle Bend as a reference to estimate the amount of material that would be needed on site to develop the additional phases of the project. The suggestion is that most of the material removed from phase 1 would be needed within the tank farm

property. This is a dubious assertion. In Whistle Bend considerable fill was required over silty soils. On the tank farm property this is not needed to nearly the same extent.

Sure, roads will require material. And some grading will be needed. But, only a fraction of the 750,000 m³ of material that would be excavated from phase 1 may be needed within the tank farm property. The consultant cited the demand for material for road construction in Whistle Bend as a standard. *“Nonetheless, using Whistle Bend as the standard, 5,000 linear metres of roads with a 15m Right-of-Way at a 1.7m depth would result in 130,000 m³ of gravel for road structure.”* Yes, the concept plan shows about 5 km of roads. But, unlike in Whistle Bend, where roads needed to be built over silt, here the base material is more competent. So likely the estimate of fill required for roads is high. But, even if 130,000 m³ of material were needed for roads, this is still a small fraction (17%) of the estimated material to be removed from phase 1. The topography of the western portion of the tank farm is relatively flat and would not require significant cuts or fills (except for areas excavated for remediation). So, likely, there will be considerable “excess” material excavated from phase 1 available to sell.

5. Summary

In summary, HCA believes it is premature for Council to be considering an amendment to the OCP to change the land designation of 7.6 ha of land from **Residential–Urban to Mixed-Use–Industrial/Commercial**.

We recommend that 1.7 ha be deleted from any consideration of a change of the OCP, since it is within 300 m of a residential area.

We recommend that the 1.7 ha deleted from an OCP amendment be restored to re-create, over time, a vegetated buffer between the Hillcrest residential subdivision and the light industrial subdivision.

We recommend that the remainder of phase 1, 5.9 ha, be considered for an amendment in the OCP from **Residential–Urban to Natural Resource**, to reflect what is actually being requested at this time, namely the extraction of 750,000 m³ of material.

It may sound as if we are promoting a quarry. That is not our intent. However, we want Council to be fully aware of the situation, and for the OCP process to reflect this.

We believe a comprehensive land use plan for the tank farm should be required before any amendment to the OCP proceed, to allow Council now, and in the future, to make informed decisions.

As for the ultimate land use for much of phase 1, Mixed Use-Industrial/Commercial seems reasonable.

But there needs to be an adequate buffer between this land use and the closest residence in Hillcrest.

OCP Amendment - Tank Farm Phase 1

Jason Seguin <email redacted>

Reply |

Today, 8:43 AM

Public Input

Enterprise Vault

I do not support this amendment for commercial or industrial activity between Valleyview and Hillcrest.

The activity on or near that space has already affected life negatively in Hillcrest. There was the excavator noise and vibration all last summer that was sometimes outside the normal 9-5 working day. There have been big rocks on the highway from turning trucks, and there is a significant amount of dust created. The prospect of ongoing activity is not good for residents.

Sincerely,

Jason Seguin

17 Chalet Crescent

Hillcrest

Whitehorse, YT

Get [Outlook for iOS](#)

OCP Amendment - Tank Farm Phase 1

[stephanie hammond <email redacted>](#)

Reply

Today, 8:46 AM

Public Input

Enterprise Vault

Re: OCP Amendment - Tank Farm Phase 1

I do not support this proposal.

Thank you,
Stephanie Hammond
164 Valleyview Drive

Tank Farm

[Jilly Bean <email redacted>](#)

Reply

Today, 8:51 AM

Public Input

Enterprise Vault

I am the property owner at 87 Sunset Drive North. The proposed Tank Farm development is highly problematic. I am not in favour on industrial activity in residential areas.

These are stressful times and this is a stressful proposal.

Jill Potter

Proposed Zoning Amendment of Tank Farm Phase 1

[Mike Kramer <email redacted>](#)

Reply

Today, 9:18 AM

Public Input

Enterprise Vault

Dear Mayor and Council:

I am writing to express my opposition to this proposed zoning amendment. I fully support development of the tank farm area for residential housing. The proposed amendment would instead result in continued excavation and quarrying activities which is not residential development and which we have been tolerating for a number of years already in Valleyview and Hillcrest neighbourhoods.

Thank you for your consideration of this matter.

Mike Kramer

[371 Valleyview Crescent](#)

[Whitehorse, YT Y1A 3C9](#)

Cell: <phone number redacted>

<email redacted>

OCP Amendment By law 2020-10

Faye Gillis <email redacted>

Reply

Today, 9:18 AM

Public Input

Enterprise Vault

City Council,

I am not in favour of the OCP Amendment to change the Tank Farm from "Residential-Urban. Please do not proceed with this amendment.

We have property in the Valleyview neighbour at 391 Valleyview Crescent.

Al and Faye Ekholm

Sent from my iPad

OCP Amendment - Tank Farm Phase 1

poudou benjamin <email redacted>

Reply

Today, 9:19 AM

Public Input

Enterprise Vault

I do not support this proposal

RE: OCP Amendment - Tank Farm Phase 1.

Georgie Townrow <email redacted>

Reply

Today, 9:21 AM

Public Input

Enterprise Vault

Dear Mayor and Council,

RE: OCP Amendment - Tank Farm Phase 1.

As a Hillcrest resident, I am concerned about the potential mixed-use industrial development that is being proposed on Burns Road/Wasson Place.

As I hope that you are aware previous quarrying activity in the area has created substantial noise, dust and increased traffic to both Hillcrest and Valleyview residents.

I, therefore, do not support this proposal.

Regards,

Georgie Townrow
(Sunset Drive North, Hillcrest)

OCP Amendment - Tank Farm phase 1

Laura Beattie <email redacted>

Reply

Today, 9:25 AM

Public Input

Enterprise Vault

I do not support this proposal.

OCP Amendment - Tank Farm Phase 1

Bauberger Nicole <email redacted>

Reply |

Today, 9:26 AM

Public Input;

Dean Eyre <dean@cadencecycle.ca>

Enterprise Vault

I do not support this proposal.

<email redacted>

proposed amendment

David Skelton <email redacted>

Reply |

Today, 9:31 AM

Public Input

Enterprise Vault

Hello City of Whitehorse,

I do not support the proposed amendment to the OCP to convert 18 acres of land now zoned Residential to Industrial/Commercial on the Tank Farm property near Wasson Place.

Thank you.

David

David Skelton

125 Hillcrest Drive

<phone number redacted>

OCP Amendment Tank Farm Phase 1

Kirsten Madsen <email redacted>

Reply

Today, 9:34 AM

Public Input

Enterprise Vault

Dear planners,

I do not support this proposal. I am a resident of Hillcrest and am concerned about the increased noise, dust and disturbance it presents.

Thank you,
Kirsten Madsen

OCP 01 2020 Hillcrest Industrial

Guiniveve Lalena <email redacted>

Reply

Today, 10:08 AM

Public Input

Enterprise Vault

Hi. I live on Chalet Crescent and am strongly opposed to an Industrial / Commercial property where it has been proposed.

When they were quarrying I couldn't sit in my back yard without that being the main sound, even late into the evening. It affects us all hugely. It's too close and the whole Wasson quarry / permit thing was poorly handled. I don't have faith that this is a clear proposal from the owner of the land.

Thanks for your time,
Guin Lalena

Put OCP Amendment - Tank Farm Phase 1

Peter Mostyn <email redacted>

Reply

Today, 10:17 AM

Public Input

Enterprise Vault

Hello.

!!! I DO NOT SUPPORT THIS PROPOSAL !!!

Put OCP Amendment - Tank Farm Phase 1

Maude Bergeron Lambert <email redacted>

Reply |

Today, 10:30 AM

Public Input

Enterprise Vault

I do not support this proposal

Warm regards

--

MAUDE BERGERON-LAMBERT

<email redacted>

OCP Amendment- Tank Farm Phase 1

[Kris Anderson](#) <email redacted>

Reply |

Today, 10:49 AM

Public Input

Enterprise Vault

Re. OCP Amendment- Tank Farm Phase 1- I do not support this proposal.

Kris Anderson

OCP Amendment- Tank Farm Phase 1

Katie Cheung <email redacted>

Reply

Today, 10:50 AM

Public Input

Enterprise Vault

I am emailing regarding the OCP Amendment- Tank Farm Phase 1. I do not support this proposal.

Katharine Cheung

Public Hearing re OCP AMENDMENT – BYLAW 2020-10 - Tank Farm

Gina A Cosco <email redacted>

Reply

Today, 11:17 AM

Public Input

Enterprise Vault

Dear Mayor and Council,

Valleyview residents value and respect the fact that we are living, working, playing and raising our families on Kwanlin Dün First Nation (KDFN) and Ta'an Kwäch'än Council (TKC) Traditional Territories. We value a healthy community, clean air, clean water and our closeness to nature. We are also proud of living in a neighbourhood of historical significance. We support residential development, and we look forward to sharing our values with neighbouring landowners.

Many of us have major concerns about the proposal for the development of Phase 1 of the Tank Farm, and are opposed to the activities that will be allowed to take place under the proposed zoning amendment.

While rezoning of the proposed site (Phase 1) in itself does not directly affect Valleyview residents, the potential ensuing effects of rezoning, both long term and short term, are very problematic.

De facto quarrying

The proponent expects to excavate, relocate, and process 750,000m³ of material into various aggregates. The proposal indicates that future development on the site *could* require *as much as* 400,000m³. On page 11, it states that excess and waste material will be transported off site, presumably for sale. 350,000m³ is enough material to supply the needs of the entire City of Whitehorse for several years. This is de facto quarrying.

Conflict with Ministerial Authorization

The plan in the proposal is to transport the soil and stockpile it in another part of the property. The exact location of the stockpile seems rather vague, but in any case, is in Lot 430, as per Fig. 6. It is our understanding that a Ministerial Authorization has been issued by YG Environment allowing excavation in the proposed area of Lot 429. It is intended to allow the proponent to excavate sufficient material on-site to prepare lot 429 for its currently-zoned use – residential lots. However, we understand that under this authorization, material stockpiled on lot 429 may not be removed from the lot – ie. material excavated in lot 429 may not be moved to lot 430, as proposed, without further Ministerial Authorization. Even if an additional Ministerial Authorization is issued, the City must approve or reject the activity and regulate it according to their bylaws and processes. It would be irresponsible for the City to approve a rezoning amendment when there is no authority in place to perform the planned activities.

Excuse to delay residential development

We note that the proponent is the author of its own lack of fill material – rather than stockpiling the material excavated during the remediation process, making it available for use when subsequently grading the property for its intended purpose, the material was sold. Now more excavation is necessary in order to restore the site to a suitable topography for residential development. They have created their own problem by seeking a profit from their remediation activities. In effect, the proponent has been operating a quarry under the guise of a remediation effort. In light of this chain of events, the fact that there is at this point in time no commitment, timeline, or plan for when future residential development might take place, is not acceptable. What is to say that their next request 4 or 10 years down the road, will not be, oops, we sold too much and will need to do more excavation in order to proceed with the next stage? What is to stop the cycle from continuing?

This proposal, and the effects from rezoning, will provide a very convenient excuse not to develop residential properties for a considerable period of time. While the proposal cites a survey showing a demand for industrial commercial lots, it does not mention the strong demand for residential lots. In fact, throughout the new OCP process, the City has determined that there **IS** a need for residential development and they wish to limit urban sprawl. Why would it approve a rezoning amendment that allows activities that are effectively antithetical to that concept? Why condone delay of residential development within the core of the City of Whitehorse?

Perhaps the sale of quarry material is more lucrative than selling residential lots, but the latter is the intended, and zoned, use of the land. Development of residential lots is in line with the City's goals of densification and infill; opening a quarry in the core of the City is not.

Bad precedent

Allowing the rezoning, which means allowing more excavation and quarrying, sets a very bad precedent not only for this particular property, but also for others.

How would this zoning amendment affect the future residential development of adjacent Ta'an Kwach'an Council and Kwanlin Dün properties? The current proposal relies on a 2012 concept for lots 429 and 430 (Figure 3) that implies a grade-levelling of the Ta'an Kwach'an Council parcel, but that plan is dated. Ta'an Kwach'an Council withdrew their application to proceed with their own excavation in 2019, and has subsequently displayed plans, including for residential lots, that are incompatible with the current plan for lot 429. If this proposal is approved, could the City reject a renewed quarry submission from Ta'an Kwach'an Council if their neighbour in the Upper Tank Farm has been allowed to continue to operate one?

Rezoning residential areas to a mixed-use industrial/commercial designation, in itself, would also set an unwelcome precedent for undeveloped land throughout Whitehorse.

Previous submission

The Valleyview Community Association put forward a submission in 2019 raising a multitude of concerns relating to the Parcel C30-B quarry proposal. The objections to having a quarry in our neighbourhood still stand.

Moving 750,000m³ and selling 350,000m³ or more offsite would require a huge amount of effort and trucking activity over a long period of time. De facto quarrying will thus continue for an extended and indefinite period of time. Not only are there issues of noise, ground, and air pollution, but as we indicated in our previous submission, rezoning would go against the OCP – Zoning Bylaw, which speaks to development “maintaining and enhancing” a comfortable community whose character is complementary to the surrounding environment. We feel that the proposed quarrying activities, in the midst of a number of current and planned residential areas, will neither maintain the existing comfortable community setting nor enhance the community character complementary to the surrounding residential environment.

Further, the current OCP objective relating specifically to quarrying activity, 8.3.1 states:

*“Quarry activity, including the extraction, crushing and hauling of gravel or minerals may be permitted in areas designated as Natural Resource. **The purpose of this designation is to allow resource extraction and related activities away from existing and future residential neighbourhoods.**”*

YESAB

There appears to have been no YESAB process regarding this proposal. We question why this is so.

We appeal to you, Mayor and Council, in consideration of the OCP and Municipal mandate and their original intent, to respect the socio-economic rights and healthy environment of all citizens and reject the amendment.

Thank you for the opportunity to express our views.

Signed by Valleyview residents and owners:

- 1 Gina Cosco
- 2 Lindy Zuber
- 3 Erik Blake
- 4 Tom Thomsen
- 5 Diane Pickard
- 6 Russell Bamford
- 7 Debbie Van de Wetering
- 8 Lonnie Powell
- 9 Dave Haddock
- 10 Tracy Snell
- 11 Peter Snell
- 12 Dallas O'Neill
- 13 Raymond O'Neill
- 14 Marion Thomsen
- 15 Raffles McDowell
- 16 Elaine Cairns
- 17 Sadie Cairns-McDowell
- 18 Tess Cairns-McDowell
- 19 Mary Dawn Rippell
- 20 Charles Rippell
- 21 Al Ekholm
- 22 Faye Ekholm
- 23 Roger Horner
- 24 Karen Baxter
- 25 Jeanette Van Esbroeck
- 26 Clémence Roy
- 27 Renald Jauvin
- 28 Sylvie Binette
- 29 Judy Hartling
- 30 Ann MacKenzie
- 31 Stephanie Hammond
- 32 Kelly Milner
- 33 Roch Nadon
- 34 Daniele Remillard

35 Nicolas Nadon
36 Joie Quarton
37 Gerry Quarton
38 Emily Quarton
39 John Robbins
40 Jacqueline Bedard
41 Cathie Archbould
42 Marlene Dunstan
43 Erik Hendriks
44 Denise Beauchamp
45 Vernon Marshall
46 Sara Nielsen
47 Chris Potvin
48 Danusia Kanachowski
49 Marc Champagne
50 Romeo Champagne
51 Isidore Champagne
52 Felicia Huang
53 Pia Blake
54 David Cosco
55 Sue Carr
56 Tracy Rempel
57 Boyd Gillis
58 Sharon Edmunds
59 Stephanie Mostyn
60 Peter Mostyn
61 Nathan Mostyn
62 Quinn Mostyn
63 Xavier Votour Binette
64 Pascal St-Laurent
65 Véronique D'AVignon
66 Arthur St-Laurent
67 Clovis St-Laurent
68 Thierry St-Laurent
69 Vernon Beebe
70 Mary Jane Oliver
71 Ron Gunn
72 Joy Denton

Re: OCP Amendment - Tank Farm Phase 1

scarr <email redacted>

Reply

Today, 11:51 AM

Public Input

Enterprise Vault

Dear Mayor and Council,

I write to you as the property owner of 353 Valleyview Crescent.

I do not support the above proposal. I am happy to share my reasons, however, I bring to your attention the work of the Valleyview Community Association, whose concerns with the present proposal I fully support.

Thanking you for your attention to this important community issue.

Yours truly,

Susan Carr

OCP Amendment Bylaw 2020-10 Tank Farm Phase1

Linda Cameron <email redacted>

Reply

Today, 11:55 AM

Public Input

Enterprise Vault

I request the public hearing period for the OCP Amendment Bylaw2020-10 be extended.

The time frame for input to todays Public Hearing has proved to be very frustrating.

The Proponents application to City of Whitehorse from 3Pikas is dated Nov 4,2019.

The community as a whole began becoming aware of the zoning change application March 23-25 2020 at the earliest. Then came CORVID19 effects and limitations.

There have been no, to my knowledge, public opportunities to receive information ,ask questions of/or have discussion with proponent, city of whitehorse, mtg or community associations.

The time and skill for the public to individually refresh and research previous plans, zoning and all the impacts without public information opportunities proves difficult.

If the zoning change goes ahead without more detail from the proponent and other parties

and the next phases of development applications proceed change will be limited.

Linda Cameron
57 Kluane Cres
Whitehorse Yukon Y1A 3G7

Comments on Tank Farm amendment

peter long <email redacted>

Reply |

Today, 12:01 PM

Public Input

presentation — City Council on OCP Amendment for the Tank Farm.pdf⁵ MB

Download

Enterprise Vault

Peter Long
<email redacted>

Tank Farm OCP Amendment Effects on Walking by Peter Long, April 20, 2020



Active transportation as a mode of travel has many benefits. It provides for low cost travel, helps maintain a healthy lifestyle, and is environmentally friendly.

To take advantage of the benefits of active transportation the proper infrastructure needs to be in place to provide a safe and enjoyable experience, especially in areas where there is vehicular traffic. In addition, facilities, services, and destinations must be within a reasonable distance.

Providing complete communities, as well as a network of sidewalks and trails that connects neighbourhoods, destinations and activity centres is an important step in promoting active transportation.

12.1.3: Active transportation links, including trails, pedestrian corridors, and bicycle lanes shall be integrated into subdivision or neighbourhood level planning.

Links to the City's active transportation network, where possible, shall be identified as part of any development proposal in order to create a more walkable community.

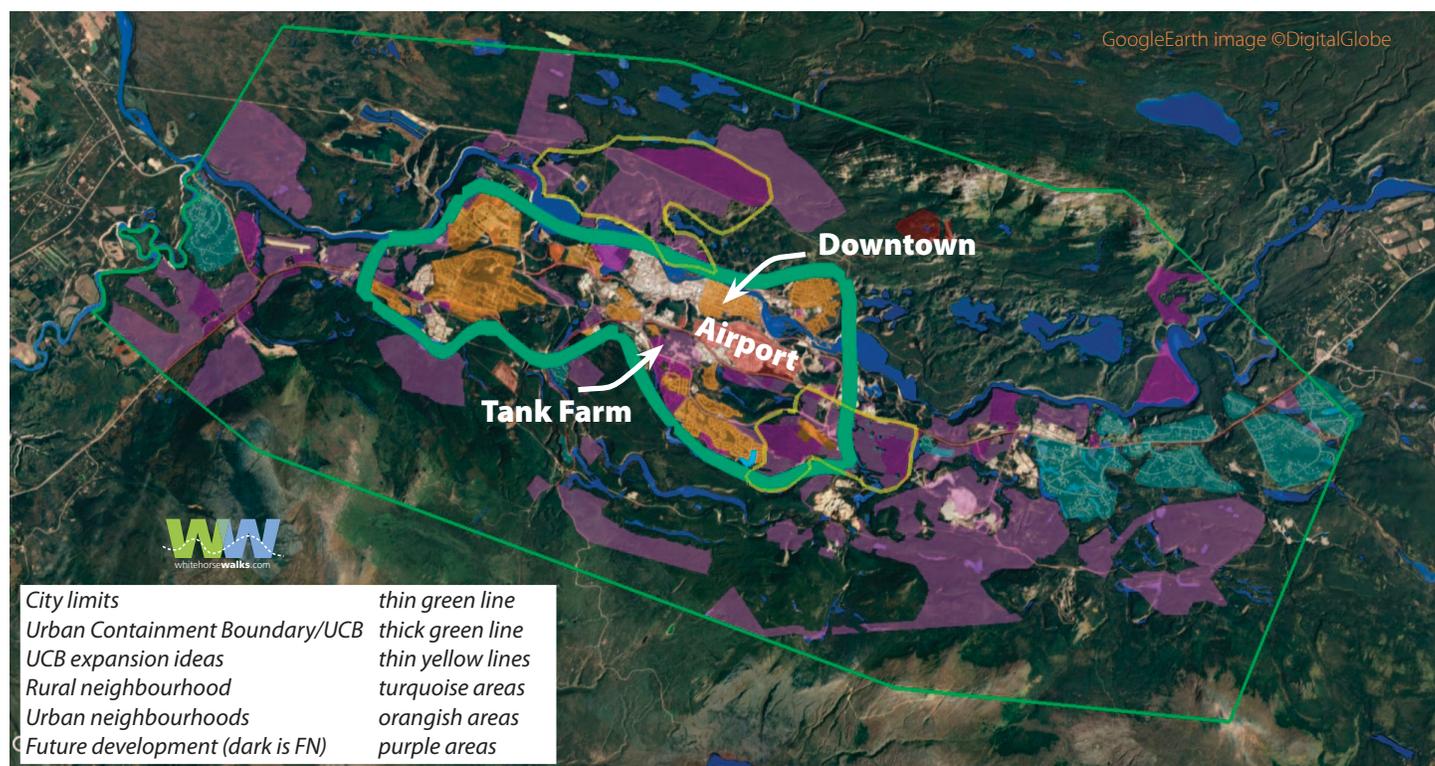
12.1.4: To support bicycling and other non-mechanized modes of transport as alternative transportation methods within and between the downtown and residential areas, the development and integration of continuous and safe cycling infrastructure into existing and proposed road improvements may be considered.

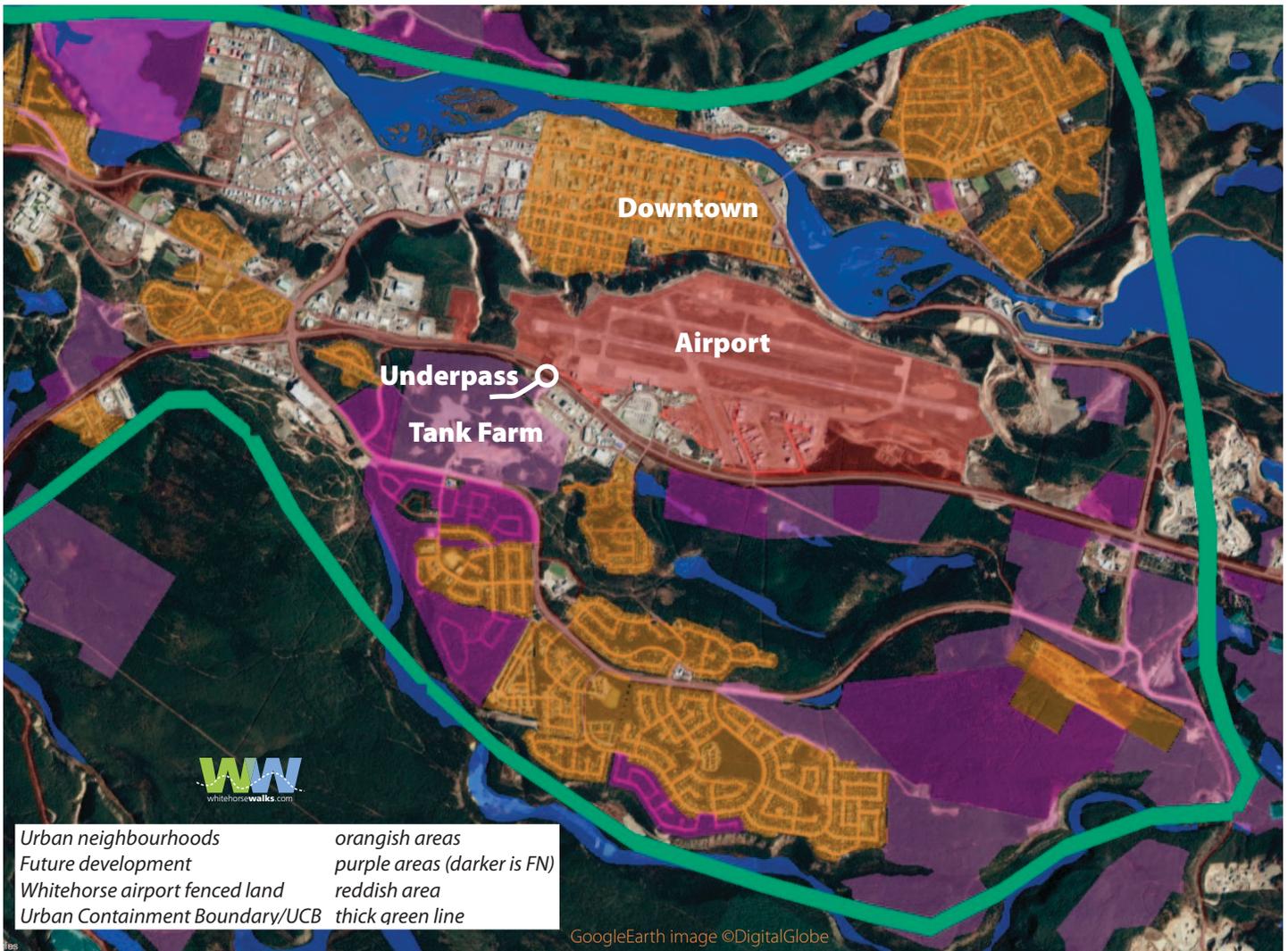
18.2.2: Every effort shall be made to maintain or enhance current recreational trails in the Whitehorse area. Blocking of established trails is to be avoided, and a contiguous trail system that links neighbourhoods and activity areas together shall receive priority.

2010 OCP, 12.1 Active Transportation

Whitehorse has a lot of problems with transportation. In addition to cliffs, rivers and lakes, our city has the Alaska Highway running through its heart, dividing residents from destinations. Being a spread-out town with small pockets of people in each subdivision, bus service is challenging to provide. Many people end up driving to get places, in particular to get downtown.

For subdivisions outside the UCB, and for neighbourhoods in the northern half of the UCB such as Crestview, Whistle Bend and Porter Creek, they'll drive, few will walk or cycle for active transportation to downtown. But look at how much future development lands (purple) are outside the UCB. Unless we want downtown to be a giant parking lot, we need to focus on creating a denser city core with stronger active transportation!





Why look at the UCB for the Tank Farm OCP amendment? Many in the southern part of the UCB (above-the-airport, Riverdale, Takhini) drive if going downtown to work and for recreation. In addition to wanting cheap or free parking within minutes of their destinations, it means roads accessing downtown have to be made bigger to accommodate demand (Riverdale wants another bridge). Some think that 2nd and 4th avenues urgently need to become high capacity, high speed. Downtown will become less attractive, less walkable, business less successful.

Clearly future growth in this central, above-the-airport part of the city cannot come with the expectation of building more and more downtown parking, and designing even bigger roads. We want a central walkable downtown core, with vitality, restaurants, entertainment, shopping. What to do? The answer is denser downtown residential growth; a stronger core transit system; and a vision for active transportation that encourages those living outside downtown, in particular in above-the-airport neighbourhoods, to drive less.

Looking at active transportation for the above-the-airport area there's the highway, the airport and the clay cliffs blocking access to downtown. The Yukon Government is preparing to make the Alaska Highway through this area into a complex multilane road. Two lanes, four lanes, six lanes, traffic lights, turning lanes, one-way access off and on the highways,.... Requests to have an underpass are being refused on the grounds that spending \$2,000,000 dollars on this could be a waste because people may not use it. We have a clash of urban design vs traffic planners, a short-term view of what Whitehorse will look like in 20+ years. We need recognition of fairness between roads and highways for cars and trucks, and an off-road network for active living, active transportation. On the next page is a draft of a walking network.



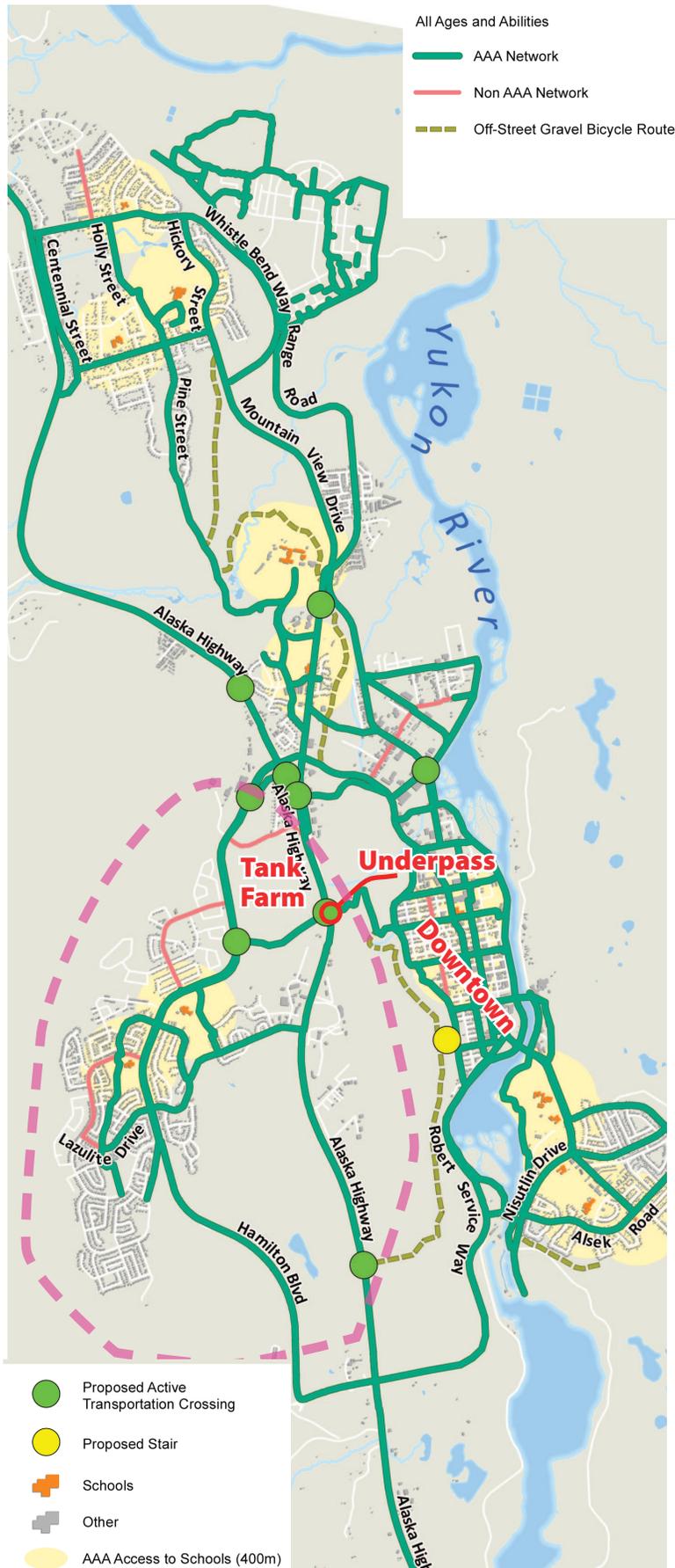
This walking network (above) is a work in progress to show how much of a network is already in existence. In discussion with neighbours, one comment stuck with me “Now if the City would only catch up to the possibilities of what they already have at hand.”

What can the city actually do to help out in this network? It should ensure that as the Tank Farm process moves along through the years, the City doesn’t find itself blocked from making good moves. In particular, it needs to ensure that there is a viable active transportation/recreation corridor that allows people living above the airport — including Tank Farm, Ta’an and KDFN lands —to not only safely walk downtown, but that also encourages more people to do so.

The proponent talks about building a highly walkable residential neighbourhood. They have a vested interest in an underpass and a strong active transportation/recreation network, both in and around the Tank Farm.

Next, let’s look at the City’s All Ages and Abilities, 2018 Bike Network Plan (map, next page). It involves 6 pages of needed improvements: 80+ items, roughly averaging \$900,000 each for a total of \$76,000,000. A number of these improvements include separated bike paths.

Note that most of the bike network sticks to roadways. Walkers think differently. We want natural surroundings and views — more time in nature, in greenspaces. We’re often health conscious and where possible we try to walk away from the side of roads. It’s quieter and the air is cleaner. Another generalization, we’re slower moving and like short cuts, especially for times we need to get places faster.



Of course many cyclists like routes us walkers like, especially when riding for recreational purposes..

Focussing on the Tank Farm OCP amendment, the Bike Network Plan shows a key crossing at the north end of the airport. This would require coming through the Tank Farm’s Industrial area – Wasson Place– Burns Road area. It also needs this active transportation/recreation corridor.

Discussions around highway improvements were strongly focussed that crossing the highway was a Hillcrest issue, that perhaps Hillcrest needed to understand that the Alaska Highway was a very important major road servicing the territories, BC and Alaska and that a few traffic lights were the solution to crossing the road. This is a distraction. This isn’t only Hillcrest’s issue.

Looking at the broader above-the-airport area (pink dashed line), it’s obvious that most people would want to cross at the north end of the airport and that an underpass would be a fast, safe way of crossing the highway.

Walking alongside the highway on the piece of trail beside the hanger presents an uninviting active transportation route. Huge puddles, both on the trail and alongside the highway, chunks of ice from plows, slush, garbage, ice, all discourage walking in this winter city. An underpass would cure this.

Highways say that the new traffic light crossings on the highway will be like Hamilton Blvd. at the Canada Games Centre. However, the Hamilton Blvd. crossing is doable, in spite of short timing for walkers crossing, because there is a safety island between the center lanes. The highway crossings, likely with short walk cycles, have no centre safety island, and will be much busier and more complex with their 7 lanes of traffic and faster traffic!

Built with an eye to safety and attractiveness to entice use, Highways’ \$2,000,000 for an underpass would appear to create a valuable piece of active transportation infrastructure. Crossing the highway could be done at whatever speed a walker or a child would need without stopping traffic. However, it must be done right — wide, open, safe for women, well lit, placed to minimize ramps.

7.1 Clear City-wide connectors are an essential part of a user-friendly alternative transportation system which, by making such alternatives easy and time effective, further encourages healthy lifestyles.

There is a need to connect neighbourhoods to each other and to facilities which serve more than one neighbourhood,

2007 Trail Plan

It looks like, at present, our active transportation/recreation corridor would run in the PG land behind Sunset North, pass through the tank farm area, arriving at the Highway at an underpass.

Unless there's a better plan, the PG-zoned piece of land behind Burns Road and Wasson Place would seem to be what the active transportation/recreation corridor uses (map on right).

While the airport is a big part of a barrier to going downtown on trails, we're very fortunate in that the area around the airport is also a good recreation destination. There's great views of birds, the valley, the river, cliffs, mountains, downtown and the daily activity of an international airport. This gem of an area will become more heavily used as the population increases above the airport. It's also used by those living in Takhini, Downtown and Riverdale. Part of its popularity is because it's very open.

How can the City approve this Tank Farm amendment without looking at the larger picture? We are being asked to comment on a planning approach before we're told how this amendment will affect this whole area.

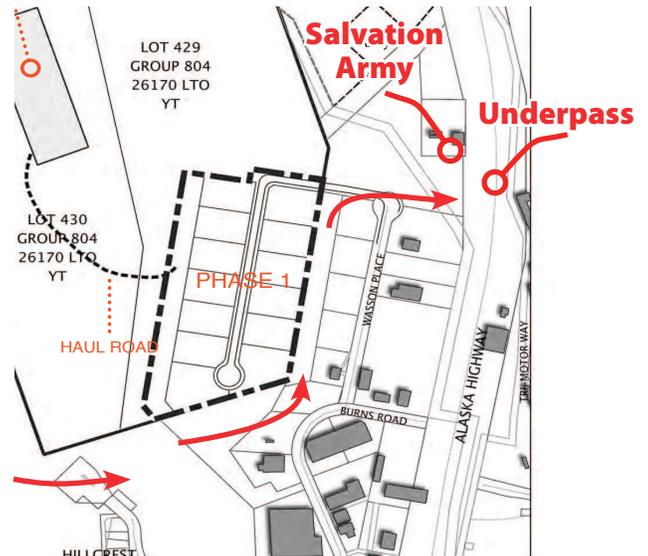
There's only one short stretch of highway near the end of the airport where an underpass can be built. Remember, we're building for future users, not just for today's users.

- How does the proponent plan on accessing the Alaska Highway from the residential part of the Tank Farm, both for vehicles and active transportation?
- What future plans does the City have for roads in this area as developments continue for thousands of future residents? For instance a direct connection through the Tank Farm to get to the airport.
- How can First Nations create modern residential developments on their land parcels if people can't walk safely to the airport and to downtown?
- What walkable active transportation corridor is planned that makes accessing trails around the airport and to downtown a desirable activity?
- What is the City doing to convince the Yukon Government that having no underpass undermines the City's stated desire to have fewer trips to downtown made by single occupancy vehicles?
- What opportunities are there in optimizing an underpass as the Salvation Army gets moved out of its current location?

This push to get the OCP changed quickly does us all a disservice. At this point, the best step forward is to amend the OCP designation to become a quarry, not an industrial area, allowing the proponent to do the next stage in site preparation.

When done, the proponent can come back and apply to change the designation from quarry to industrial. Then they can show how the road and active transportation networks will work in the whole Tank Farm area. Similarly, Highways should wait on this last, third section of highway widening and come back with an acceptable plan for an underpass. At the same time, the city should work with the neighbourhoods and come up with an active transportation network that gets more of us walking and biking downtown, minimizing trips in single occupancy vehicles.

Peter Long, WhitehorseWalks.com, Hillcrest



OCP Amendment - Tank Farm Phase 1

Jon Gelinas <email redacted>

Reply

Today, 12:13 PM

Public Input

Enterprise Vault

This is a letter to express that I do not support the OCP amendment to convert the Tank Farm area zoning from Residential to Industrial/Commercial.

Please contact me if you have any questions or concerns.

Thanks,
Jon Gelinas
Hillcrest Resident
<phone redacted>

OCP Amendment - Tank Farm Phase 1

Shane Kilpatrick <email redacted>

Reply

Today, 1:13 PM

Public Input

Enterprise Vault

I do not support this proposal

Thank you

Shane Kilpatrick
6 Chalet Cres

OCP Amendment - Tank Farm Phase 1

Meagan Christie <meaganyt@gmail.com>

Reply

Today, 2:47 PM

Public Input

Enterprise Vault

I live at 114 Park Lane in Hillcrest and also own 113 Park Lane. I have lived here for 13 years. I do not support this proposal. In past work the proponent did not honor the requirements that came out of the last YESAB decision document. Now we know they will do exactly what they can get away with just adjacent to our homes.

Also, I feel that this is part of an incremental attempt to convert this area to a gravel quarry (and from there much easier and cheaper to deal with if it commercial/industrial than residential). There is already commercial/industrial available in other parts of the City, putting more of it directly between 3 residential areas in a spot ideal for residential use makes no sense.

Meagan Christie

Response to Public Input - Tank Farm OCP Amendment

Simon Lapointe <email redacted>

Reply |

Today, 4:27 PM

Public Input;

Kosick, Kinden;

Gau, Mike

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To always show content from this sender, click [here](#).

Response to Public Input Memo-2020-04-27.pdf 537 KB

Download

Enterprise Vault

The attached document is a response to the public comments submitted in relation to the Tank Farm OCP Amendment Application. I would like to submit this document as part of the public hearing records.

Sincerely,

Simon Lapointe, RPP, MCIP

Senior Planner

P: <phone number redacted>

3pikas.com

PLANNING + DESIGN + TECH

Working and living within the Traditional Territories of Yukon First Nations.



OCP AMENDMENT - TANK FARM PHASE 1

RESPONSE TO PUBLIC INPUT

PROJECT: Tank Farm – OCP Amendment Phase 1

DATE: April 28, 2020

TO: Kinden Kosick, City of Whitehorse

CLIENT: Will Shewen Project Manager (P.S. Sidhu Trucking Ltd.)

FROM: Simon Lapointe, 3Pikas

RE: Response to Public Input Regarding Proposed Land Use & Remediation

Dear Kinden,

The following is a response addressing some of the concerns raised during the public comment submission period. The following was prepared to help provide clarity regarding the proposed land use designation and the remediation work of the Tank Farm.

1 PROPOSED LAND USE DESIGNATION & ACTIVITIES

Some public comments expressed the view that development of the Phase 1 area will result in quarrying activities taking place in the Phase 1 area, and Phase 2 area (Future Residential area).

The proponent would like to clarify that the proposed development of the Phase 1 area is for commercial / industrial purposes, not quarrying.

The following bullets highlight why substantive re-grading of the site is required, and what the resulting fill material will be used for. No commercial quarrying activities are being proposed.

Why re-grade the site?

- Recently completed soil remediation of the Phase 1 area required the removal of contaminated soils from below 3-11 meters to meet applicable standards (see Section 2.2 – 2013 Remediation Plan on page 3).

- This necessitated removal of most vegetation and topsoil and caused extensive disturbance of the soil, underlying till and sand, and existing unstable slopes.
- As such, any development of this area (commercial or otherwise) requires removal of disturbed (mostly till and sand) material, and regrading / lowering of development area to an elevation close to that of Wasson Place.
- Additionally, re-development of a stable buffer slope along the western edge of the regraded development is needed, as the existing slopes are unstable, not engineered, and exposed till and sand material is actively eroding.

What is the plan with the excavated material that is produced through re-grading?

- As outlined in the OCP Amendment Application (3PIKAS, 2019, p. 11 *Proposed Activities*), the material excavated during re-grading will be transported using an **onsite** haul road to a stockpile area in the Phase 2 (Future Residential area).
- Excavation and transport of fill onsite limits annoyance and other negative effects to residential areas. Activities and associated potential effects (noise, dust etc.) are expected to be the same as the active remediation work which was in progress for the past 10 years.
- As noted in the application, fill will not be transported on Sumanik Drive.
- Further details about proposed project activities will be addressed in further details in the forthcoming Rezoning Application process.
- The majority of stockpiled material will be used for the development of Future Phases (residential area). These materials will be used for re-grading, road construction, pipe bedding, and other uses. The Master Plan for the Residential Development of Future Phases is in progress and is anticipated to be completed in the fall of 2020. The timeline is contingent on the current COVID-19 restrictions and may change.

1.1 RESIDENTIAL VS. MIXED-USE COMMERCIAL / INDUSTRIAL DESIGNATION

A detailed assessment of the Phase 1 area concluded that residential use of this area is not appropriate and not suitable. This determination was based on the following key considerations:

- Phase 1 is immediately adjacent to existing commercial / industrial land use, and vacant lands zoned for mixed-use commercial / industrial land uses.

- For instance, adjacent land use includes semi-truck parking / rest area, card-lock refueling area, Alaska Highway Right of Way, heavy machinery storage areas, as well as poorly buffered airport noise.
- Remediation activities, which were required as part of the remediation plan, as well as development of the Wasson Place, resulted in removal of the limited existing vegetation and landforms that could have acted as a buffer / separation between existing commercial and industrial land uses and the Phase 1 area.
- Proposed Commercial / Industrial designation for Phase 1 precludes certain land uses such as storage / use of heavy machinery and semi-trucks, or other activities that would produce strong vibrations or noise and are not suitable for residential.
- Development of a vegetated buffer slope will make the Phase 1 area, as well as the Burns Road / Wasson Place area more attractive and accessible / connective via active transportation.
- In essence the commercial / industrial designation being sought for the Phase 1 area is targeted at incenting development of commercial business, and office spaces (e.g. similar to professional services building such as Tetra Tech in Wasson Place), and light industrial activities (e.g. brewery or printing and graphics shop) development that is less intensive than existing uses on Burns Road.

2 REMEDIATION

The following highlights the extent of the efforts that have been taken to remediate the Tank Farm, regulatory status, and next steps in the clean-up process¹. Through extensive efforts by the owner, the property is in stages transforming from a neglected industrial wasteland to a productive and developable area in the centre of Whitehorse.

Contamination of the Tank Farm property has a complex history and the extensive remediation work to date is summarized in technical documents, which can be hard to decipher.

2.1 HISTORY OF CONTAMINATION AT THE TANK FARM

The Tank Farm property was historically operated as a fuel storage facility between 1942 and 1996. Twenty-four large above ground petroleum storage tanks and associated pipelines were located on the

¹ Technical information was provided by Golder Associates Ltd., who have been the principle environmental professionals overseeing assessment and remediation oversight since 1999, and reporting to Government of Yukon, Department of Environment, Standards and Approvals Branch.

Tank Farm. When the Tank Farm was active as a fuel storage facility, fuel leaked from this infrastructure contaminating the soil and groundwater below.

Following a long period of neglect and decline, the owner, Yukon Pipeline, began remediating the property by excavating contaminated soil. Tanks and pipelines which were decommissioned in 1997 and contaminated soil was removed from between 3 and 11 metres deep over the following years. The remediation was completed in 2001 and the National Energy Board released the property from under its jurisdiction in 2009.

However, Yukon government determined that the property could not be used for residential purposes as it did not meet residential standards and additional work would be required to meet numerical standards. In 2011 Environment Yukon formerly designated the Tank Farm as a contaminated site. The designation gives the Minister of Environment greater oversight of remediation activities. While it does not preclude development activities, it requires authorization from the Minister of Environment before change in land use, excavation or construction.

2.2 2013 REMEDIATION PLAN

The current landowner bought the property in 2012 with the understanding that additional remediation work would be required to change the land use. In 2013, a remediation plan was developed and assessed by YESAB and Yukon Environment in 2013 and received Minister approval. The plan was designed to meet specific remediation goals that are set out in the Yukon Contaminated Sites Regulation.

Since future land development was proposed to eventually include residential, the plan was developed to meet the most stringent residential standards for soil and groundwater. In order to eventually be allowed to change the land use designation to other land uses including residential and commercial / industrial, additional soil remediation below 3 to 11m and groundwater remediation would be required.

As such, the owner began the long process of remediating the property (as per the approved plan), by removing contaminated soils and bringing the long-neglected Tank Farm back to life. **During remediation contaminated soil was excavated from upwards of 28 meters below the ground surface in some locations.** In fact, approximately 70,000 cubic metres (roughly 120,000 tons) of contaminated soil have been excavated and treated at an on-site land treatment facility to-date, which explains the change in topography.

Remediation work has continued in stages throughout the property with the owner completing the soil excavation, soil transport to the on-site land treatment facility, and treatment within the land treatment facility. Soil samples were collected from the limits of each excavation in the location of each of the former tanks and confirm that all remaining soil met the numerical standards for

residential land use. Over 700 confirmatory soil samples² were analyzed and submitted to Environment Yukon before it was removed from the Land Treatment facility to confirm that treatment was successful.

2.3 REMOVAL OF CONTAMINATED DESIGNATION

Certificates of Compliance were issued for portions of the property that have been remediated and sub-divided from the original Tank Farm property including the northwest corner (in 2015), and the south portion known as the Phase 1 area in 2019 (see attached map in Appendix A). The certificate of compliance means that remediation and reporting have shown the Department of Environment that that portion of the property has been remediated to the standards outlined in the Contaminated Sites Regulation.

The areas that received a Certificate of Compliance are normal properties again and development is no longer restricted by the Environment Act. This is good news for Whitehorse. Phase 1 is located along the Alaska Highway – a prime location for a full-service commercial subdivision and a logical extension of the current adjacent commercial / industrial land uses.

2.4 REMEDIATION NEXT STEPS

The Future Phases area outlined in the attached map (Appendix A) shows that soil remediation has successfully met residential land use standards, however, there is some remaining groundwater contamination above the aquatic life groundwater standards. On-going sampling indicates that concentrations are decreasing. Once two years of groundwater sampling results show that hydrocarbon concentrations are less than the Contaminated Sites Regulation aquatic life standards, a separate application for this area will be prepared and submitted to Yukon Environment. Although it is difficult to determine exactly, it is expected that this process will be completed in the next 5 to 10 years. The groundwater contamination in the Future Phases area does not pose a risk to human health or the environment, and there are no groundwater users (i.e. water wells) nearby.

In the interim, from a contamination perspective development can move forward on the Phase 1 area. Remediation work in the Phase 2 area is complete, and no more intrusive work such as excavation is required. Once the Certificate of Authorization for Phase 2 is acquired development in that area can also move forward.

² Golder Associates Ltd. has provided professional services to oversee the excavator operators, collect soil samples and complete biannual groundwater monitoring.

3 CLOSING

Over the years, the owner has made tremendous progress through rigorous decontamination, reviving the property from an industrial wasteland to an area that is safe and usable once more.

Remediation work undertaken by the current owner was governed by a robust legislation, regulated approval process, extensive public oversight, and intensive professional input. This stringent process allowed the owner to remediate the property to be used once again in a way that prioritizes the public and the delivery of critical infrastructure through the supply of full-service commercial lots to be used by retail services interests, above ground-floor offices, and warehouse sales-oriented services.

The soil remediation work has substantially improved the contamination conditions at the property and removed the source of groundwater contamination. However, the remediation and excavation has exposed the till and sand materials and left the slope prone to erosion and unsuitable to buildings and infrastructure – commercial, residential, or otherwise.

Furthermore, providing access and servicing to Phase 1 at the current elevation and grade is not feasible. Any future development on Phase 1, whether residential, commercial, or industrial will be accessed through Wasson Place and serviced by connecting to the existing sanitary collection system and flows at Burns Road.

Future development on Phase 1, commercial, industrial, or otherwise will require addressing the grade differential between Phase 1 and Future Phases and bringing the grade down to near the grade of the adjacent Wasson Place Industrial subdivision.

PREPARED BY:



Simon Lapointe, RPP, MCIP
Principal / Senior Planner
3Pikas

4 APPENDIX A – MAP OF CONTAMINATION DESIGNATIONS

TANK FARM REMEDIATION MAP



SUMMARY

- 1** Northwest area of Tank Farm is remediated and obtained a Certificate of Compliance in 2015.
- 2** Future Phases area is still under Minister authority, and groundwater monitoring is ongoing. Contamination is lessening over time.
- 3** The Phase 2 Tank Farm area is remediated to residential standards and an application for a Certificate of Compliance will be submitted in the spring of 2020.
- 4** Phase 1 is currently going through an OCP amendment process. Phase 1 is fully remediated and obtained a Certificate of Compliance in 2019.



Fwd: NOTICE OF PUBLIC HEARING – OCP AMENDMENT – BYLAW 2020-10 - Tank Farm

Vernon Marshall <email redacted>

Reply

Today, 4:41 PM

Public Input

Enterprise Vault

Action Items

After reviewing the proposal we have a number of concerns:

There will be a lot of gravel (750,000 cubic meter) stored toward the Valleyview end of the Tank Farm lot and it will likely be processed into aggregates for several years to come, this means there will be no residential lot development for at least as many years.

1) P.11 of the Proposal by 3 Pikas on behalf Sidhu Trucking states the following:

"The materials would then be stockpiled on a prepared site on the northwest portion of the property (Figure 6), where it would be processed into various aggregates and utilized as materials for the subdivision development. Processing would use the maximum amount of aggregate on site and minimize the need for off-site disposal or import of material, reducing trips and potential impacts on the transportation network."

The problem:

a) 750, 000 cubic meters M3 of gravel is a lot of gravel, much more than the site would need for development.

According to the Gravel Market Place data provided last year in the Da Daghay Dev. Corp for Parcel C-30, the gravel Market around Whitehorse is as follow:

" Annual demand for gravel in the Whitehorse area includes roughly 150,000 M3 , + or - 8,000 M3 annually for YG sanding needs, and an average 5,000 M3/year used for road and highway construction. Highway construction requirements vary substantially with YG capital budgets and can be quite large. The C-30B resource is very well located to supply the Top 5 priorities for upgrading and twinning the Alaska Highway in the Whitehorse corridor. The total cost of the Top 5 priorities is estimated at \$52

million, and this cost has not yet been funded. The Top 5 priorities require 18,000 M3 of gravel for asphalt & concrete, 40,000 M3 of high-value Gran A, and 190,000 M3 of low value materials; large enough volumes to help launch a crushing & processing operation."

Several questions can be asked here. What is the plan for this proposal?

What does processing into aggregate really implies and for how long? Response should include but not be limited to: dust and noise mitigation, heavy hauling, light vehicle traffic, water contamination, infrastructure damage, hours of operation (inclusive of maintenance), property value

Why is the City is not moving forward with mandating the land owner to develop the lot into residential area now that it is ready and has received the certificate of Compliance for the contaminated area from YG. The crushing on that site has been going on for 11 years.

Will the removal of gravel will go on forever to a point that the land owner will state he cannot develop a flat land anymore because he has removed too much gravel?

b) From what I understand the soil will come from part of the lot where the soil was not contaminated and part of the lot where it was but got it Certificate of Compliance. With respect to the soil from the area that was formerly contaminated here is the info from YG. "This March a Ministerial Authorization (MA) was issued by YG Environment to allow for excavation of soil to occur in the area surrounding the proposed development area so that safe slopes could be maintained. Soil excavated from the designated portion of the site must be stockpiled in an area located on the designated portion of the site and cannot be removed without permission from Environment. It includes restrictions on removing the soil in an effort to prevent any unforeseen complications that would be associated with the mass movement of soil from the designated portion of the site.

In the event that YG Environment removes restrictions on certain activities on the designated portion of the site (as they did in the MA issued in March), the City has the authority to approve or reject those activities. For example, restrictions on excavation were previously removed for an uncontaminated area of the Upper Tank Farm Environment removed the prohibition on excavation, but it was the City's responsibility to approve and regulate the activity in accordance with their bylaws and processes. I think it is important to point out this difference as it has caused some confusion.

This information above further emphasize the needs for clarity from the City on what will happen with the 750,000 cubic meter of gravel once it sits on the upper part of the Tank Farm. The confusion between who is responsible for what on this lot needs to be further clarified, there appears to be a lack of compliance and enforcement.

We also see that up to now the City has not emphasized its priority with planning and developing this lot for residential area as initially planned. It has also not applied its bylaw regarding the storage of solid waste material, despite VCA bringing this to the attention of the City on many occasion over the last several years.

2) Then the question is to why that area has to be amended to light Industrial if it is strictly for storage and other type of business. Industrial Zoning allows for crushing, tar plant etc. What precisely is needed? What are the requirements for storage and hauling only?

3) Finally, the amount of consultation with Valleyview Community Association and other communities in the initial plan was years ago. It was not as substantial as what is suggested in this report. As well the design that was proposed initially are different than the one we are looking at now. Additional and substantial and transparent consultations need to take place with all stakeholders.

750,000 cubic meter of gravel is a LOT of gravel to be processed

Vern Marshall

<phone number redacted>

OCP Amendment - Tank Farm Phase 1 (adjacent to Wasson Place/Burns Road)

Heather Swystun <hswystun@gmail.com>

Reply

Today, 5:30 PM

Public Input

You forwarded this message on 4/27/2020 5:32 PM

Enterprise Vault

OCP Amendment - Tank Farm Phase 1 (adjacent to Wasson Place/Burns Road)

Dear Council:

As a Hillcrest resident I have the following concerns:

1. I would like to see this change no be made until the OCP currently being revised is complete.
2. This area used to have a recreational corridor beside the tank farm property that was lost through clean up of the contaminated site. Whitehorse residents would like this property back or to be compensated for it in adjacent land.
3. Switching from residential to mixed use/commercial means Yukoners lose the 5% greenspace afforded residential urban properties. We would like compensation in other parts of the Tank Farm.
4. The City should demand a real plan from this developer not this piece by piece approach.
5. Buffers proposed are useless escarpments and should not be included in the measurements.
6. With a climate change emergency declared. Green Corridors that link to the CGC, existing trail systems and creating green loops for planned residents should be the priority.

Thank you
Heather Swystun

Fwd: Delivery Status Notification (Failure)

Linda Cameron <email redacted>

Reply

Yesterday, 7:45 PM

Public Input

You replied on 4/28/2020 10:52 AM.

Enterprise Vault

Regarding OCP Amendment to Bylaw 2020-10 Tank Farm Phase 1

I sent the attached email 7 minutes past my first submission both sent to the same address .I believed at the time the close for submissions was 12.00 later I understood it to be at 12.30 now I see it was 5.30pm. I have just read (at 7.41pm on my return home) all the submissions and did not see the attached submission.

I request and would appreciate that it be added to the public submissions.

Thank you

Linda Cameron

----- Forwarded message -----

From: **Mail Delivery Subsystem** <mailer-daemon@googlemail.com>

Date: Mon, Apr 27, 2020 at 12:01 PM

Subject: Delivery Status Notification (Failure)

To: <[email](#) redacted>

Address not found

Your message wasn't delivered to **pubicinput@whitehorse.ca** because the address couldn't be found, or is unable to receive mail.

The response from the remote server was:

550 permanent failure for one or more recipients
(pubicinput@whitehorse.ca:550 No such user
(pubicinput@whitehorse.ca))

----- Forwarded message -----

From: Linda Cameron <[email](#) redacted>

To: pubicinput@whitehorse.ca

Cc:

Bcc:

Date: Mon, 27 Apr 2020 12:04:12 -0700

Subject: OCP amendment Bylaw 2020-10

I am quickly writing this at minutes to the define after having written a request for a delay in public hearing closing.

I am opposed to the zoning change.

1.information is limited in detail and understanding .

2Justification is contradictory

Linda Cameron

57 Kluane Cres

Whitehorse Y1A 3G7