

Ken Andre <email redacted >

## Reply all

Sun 11/8, 3:12 PM

### Public Input

Flag for follow up. Start by Sunday, November 08, 2020. Due by Sunday, November 08, 2020.

Enterprise Vault

As long as there is good access to what i hope is river front recreational area for walking trails and picnic areas. Far enough from residential as to not create a conflict with noise. Geographically we are confined by the river on one side and MacEntyre creek on the other. Space for wilderness recreation is becoming difficult to find within walking distance. Ken Andre <address redacted>.

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Walter Brennan <email redacted >

## Reply all

Tue 11/10, 10:16 AM

Sidharth.agarwal@whotehorse.ca;

### Public Input

Flag for follow up. Start by Monday, November 09, 2020. Due by Monday, November 09, 2020.

Enterprise Vault

Mr. Agarwal:

Thank you for the opportunity to comment of the OCP Amendment Bylaw 2020-31.

As a long time resident of Oak Street I do have a concern with the proposed development of Area C that I think will be addressed with a simple clarification.

At the present time there is a well used walking trail on the along the north western edge of Area C on top of the steep bank that follows the boundary line of the Subject Area. This trail is used by many residents of this particular area of Porter Creek to take a pleasant walk with family members and/or pets in an unencumbered wilderness setting. While walking the area during this summer and fall I have noticed the flagging on both the north west and south west ends of the area in question.

I just want to be clear that I am not in any way opposed to this development overall. From my perspective it would be a real shame if this well used recreation area trail is not isolated from the development by ensuring that the proposed 30 metre setback is strictly maintained in the natural state it is in right now (don't cut the trees). While there is a proposed " pedestrian trail" within the plan for the subdivision this does not address the need for those of us who want to walk in the woods in our Wilderness City. If this is strictly maintained as noted in your **Administrative Report** below I wish you good luck with this much-needed proposed development.

While there is the reality that the public gallery will be closed will there be an opportunity for citizens to view the proceedings of the Public Hearings via Zoom or other means?

Thank you,

Walter Brennan  
<address redacted>

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Heather Doucet <email redacted>

### Reply all

Thu 11/19, 12:48 PM

#### Public Input

Enterprise Vault

Attention City Clerk

Dear Mayor & Councillors

I am writing you in regards to these purposed changes. I have lived on the green belt side of Cedar Crescent for 8-years and previously on Larch Street for 10- years.

For the past 18 years my family have enjoyed the area in question very much. We walk the area weekly. The creek that flows into the river is open all winter which is very beautiful and I'm sure the remaining wildlife relays on it.

I say remaining wildlife as there has been a drastic decline since the development of the Whistle Bend subdivision. We used to see rabbits, coyotes and deer frequently. Now you never seen anything other than the odd fox.

The hill know as jet power is enjoyed by many neighbourhood children, if the development is right below as the map indicates that will change.

With the development of what we currently know as Whistle Bend has come with a cost to this neighbourhood, loss of wildlife and the noise. In early spring to late fall the noise starts at 6am and continues for 12 hours. Some days it's impossible to enjoy my yard as it's a constant noise. I realize that will eventually end but with further development we are most likely looking at another 5 years or so.

If a connector road is built to the highway that will effect the wildlife , creek and river access from Porter Creek.

I'm not sure the environmental impact but that needs to be studied and considered as well as the existing neighbourhoods use of the area.

The other impact is the wind as my area is way more winding than prior to the development Whistle Bend. Not sure how that is measured but it does exist. The area in question for development has a large groves of Trees which will be destroyed.

Thank you for taking my concerns into consideration and I hope all of you will reconsider further development in the area in question.

It will be very disappointing to my family and myself as our beautiful walks will end and I think Whitehorse will be losing another claim of calling ourselves the wilderness city.

Sincerely

Heather Doucet  
<address redacted>

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Carolyn Moore <email redacted>

## Reply all

Fri 11/20, 3:12 PM

**Public Input;**

Agarwal, Sidharth

Enterprise Vault

Action Items

Hello City Council:

My family and I have lived on Redwood St for 15 years. We have watched as Whistle Bend has filled in below us on the Yukon River bench as part of the City's development plan.

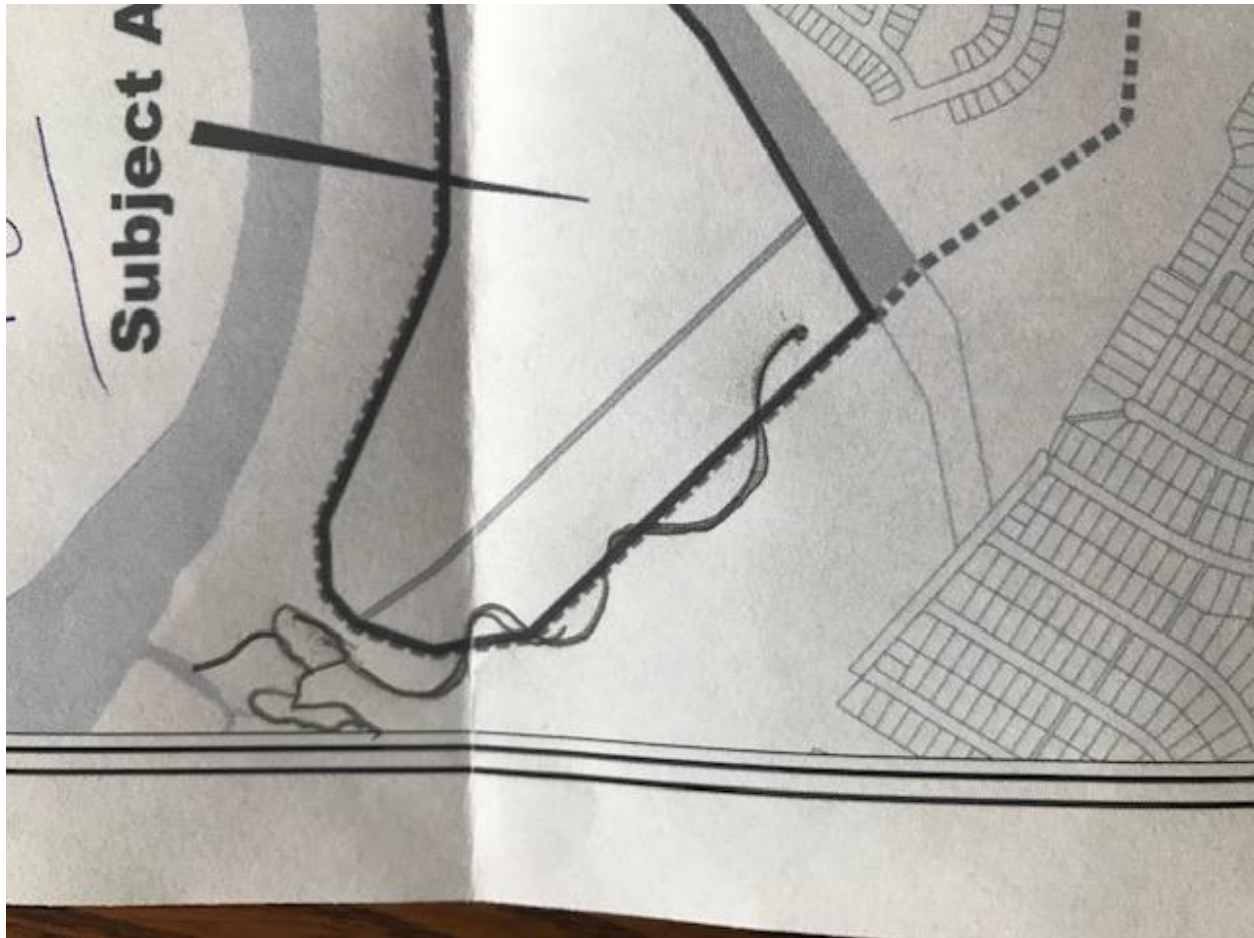
This fall, while walking down Jet Power Hill and turning left (northwest) into the trail above the small creek, we noticed that the road had been extended to the base of the creek. I was surprised, as I would expect the erosion from this digging at the base of creek would be against YESAA regulations. This area, which I believed was beyond the Whistlebend development, is a ravine above a creek that runs all year. It is a natural wildlife area that protects the ravine and the creek, and is a part of the beaver dam habitat as it heads toward the river. We did not expect that the development would go right along this creek (that even has a bridge across it), as it seems like an area that needs to be protected. Having lived in this area for a long time, we call the trail after one of our dogs (Moa's Walk) and have placed the ashes of three dogs off the ravine in

the woods. With ravine points in and out alongside the creek in this area, it is very beautiful, with sandy cliff-sides that would be easily eroded and destroy the creek.

Please don't develop this "Subject Area" as designated on the attached map. The area to the northwest of Jet Power Hill should be left as a protected Green space. We don't want to keep making the footprint of development larger.

Thank you for your time.

Carolyn Moore  
Gord Campbell  
Ewan Campbell  
Claire Campbell  
Rufus Campbell



Erin Spiewak <email redacted>

## Reply all

Yesterday, 7:55 AM

Public Input

Enterprise Vault

Action Items

Re: OCP Amendment - Whistle Bend Area 'C'. Allow for residential development on 56.3 ha Whistle Bend Future Area 'C'

Dear Mayor and Council;

I am a resident of Porter Creek. While I agree with high density housing, the loss of more land designated as green space for development is concerning. Please send the amendment back to Administration for further consideration. In addition to finding suitable snow dump space, administration must secure "suitable" green space within Whitehorse, as close to Whistle Bend as possible, equal to 56 ha. Whitehorse is known as the "wilderness city" and should not further reduce green space or recreation opportunities (no net loss of green space). Ideally the 15.5 hectares or 27.6% of the area dedicated to park space or greenbelt within Area C is not counted as green space. It affords different opportunities and values within a subdivision, in comparison to a full, intact area.

For further information, contact my email address or I can provide you with my phone contact information at that time.

Sincerely, Erin Spiewak

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Marney Paradis <email redacted>

## Reply all

Yesterday, 9:17 AM

Public Input

OCP Amendment Letter.docx14 KB

## Download

Enterprise Vault

Action Items

Hello,

Please see attached letter opposing the amendment to OCP Whistle Bend C.

Thank you,

Marney Paradis

**Re: Notice of Public Hearing – OCP Amendment – Bylaw 2020-31**

I have lived in Porter Creek north for the majority of my life, with the last sixteen years on Willow Crescent. Many changes have occurred over the past several years, compelling me to write to City in opposition of the proposed changes to the Whistle Bend area 'C'. Densification has quickly become a buzzword synonymous with progress and urban planning, yet for our fragile section of Whitehorse, the rapid increase in housing in Porter Creek north without rapid increase in correlate infrastructure has resigned the neighbourhood to problems not foreseen during the consult of community planning.

I cannot imagine further degradation to the natural prominence now titled as Whistle Bend. The lands in which many families now occupy once rimmed the edge of the steep banks where peoples practiced livelihoods. These same lands in which are now proposed to development were once lands in which the busied lives of animals carried to and fro, and where the water treatment locale occupied but a brief flash in the histories of this space.

These same lands carry the reclamation inherent in the natural world, where left to their own sophisticated devices are capable of returning even the most hardened surface into a lush and hospitable home for countless species. We walk through these forests daily, and to the untrained eye, the region looks fit to be serviced as an extension of a subdivision. It is likely that developers can espouse multitude ways the land may contribute to affordable housing, a promise quick to rehearse but much more difficult to see come to fruition. Similarly, planners may expound the ways this parcel fits the degrees of access to existing infrastructure in Whistle Bend. There are many ways to spin the relative attractiveness of developing an area pre-determined as suited for subdivision expansion. There are, however, equal number of assertions to allow the area's natural life-sustaining mechanisms to heal and grow unencumbered by the reach of our immediate interests. Perhaps this was a core reason this land was designate as 'green space'. The voices of the natural world are, however, more difficult to hear if not listening specifically for it.

Though not able to represent the language of the flora and fauna that occupy those lands, I can state with degrees of certainty that the area is home to countless living beings that are worthy of the same considerations as any human interest. I can also assert that the space, in being rich of environment, plays a noteworthy role in not only why we selected this area to live, but why the OCP designated the area in the format it did so. Persons like myself, who take great joy in traversing the simple trails of the area and who, with ever-reduced access to the pleasure of the natural world, find the pressures of urban densities at the expense of the possibilities of nature a central fallacy of our time. We live here precisely because of the opportunities being in proximity to the proposed amendment area provides.

I admire Council for the work they do in making this city a highly liveable city. I ask that they pause and take in the consequence of continuing to push ever further into this area. I have witnessed and felt the radical shifts that have occurred as a result of this subdivision expansion and implore you all to reflect further on how detrimental further development is to the persons who continue to live in this area of Porter Creek.

Many thanks,

Marney Paradis (and by extension all members of my family that continue to reside in Porter Creek)

<address redacted>

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Amy Ryder <email redacted>

## Reply all

Yesterday, 9:49 AM

Public Input

AreaCZoningAmendments\_WBCAcomments.pdf<sup>58 KB</sup>

## Download

Enterprise Vault

Hello,

Please find attached comments related to the OCP zoning amendments for Area C in Whistle Bend.

Thank you for the opportunity to comment,

Amy Ryder,  
President, Whistle Bend Community Association

Whistle Bend Community Association  
<address redacted>

November 23, 2020

City of Whitehorse Mayor and Council  
City Clerk's Office  
2121 Second Avenue  
Whitehorse, YT Y1A 1C2

Re: OCP Zoning Amendment – Whistlebend ‘Area C’

Dear Mayor Curtis and Council Members,

Whistlebend Community Association (WBCA) would like to take this opportunity to comment on the proposed zoning amendments for Area C. There are a few issues we’d like to address regarding these changes and the implications for the neighborhood of Whistlebend.

1. A Walkable Neighborhood: Part of the original concept for Whistlebend was that it would be a place where people could live, work, and play. With the extensive trail network, commercial development, and a bus route, residents would not have to travel downtown as often. With these amendments, we

are changing the original concept to one of primarily housing. There would be a need for more commercial development to balance this.

2. Traffic: Although estimates of future Whistlebend populations vary depending on the source you read, we can assume that more people equals more traffic. We, as well as a number of our community residents are very concerned about the inability of the existing infrastructure to support this traffic. This also presents a safety problem in our opinion. If the community needed to evacuate quickly, it would not be possible.

Specifically, we would like to see the planning for Area C also include planning for an additional connector to the Alaska Highway, and that Quartz Road, Mountainview Drive & Whistlebend Way be expanded to double lane.

3. Bus Route: The existing bus route is insufficient to accommodate Area C, let alone Phases 6 & 7. To help reduce traffic congestion, we would like to see concurrent planning for an expanded bus route.

4. Non-vehicular Transportation: We already are seeing that the lack of bike routes to town is dangerous for cyclists and it will only get worse. WBCA would like to see our community trail system connected to downtown's network of paved trails.

5. Operational Equipment: With the potential of Whistlebend to make up nearly 20-25% of Whitehorse's future population, we are concerned that existing resources will be stretched much too thin. Is there a capital budget to increase the number of garbage trucks, buses, snow plows, lawn mowers, etc, consistent with the expected population growth of our city?

We support these amendments in theory, but the implications of additional residential development in Area C could be monstrous if not considered well in advance. WBCA urges the city to be proactive in this regard.

Thank you for considering our comments,

Sincerely,

Amy Ryder  
President, Whistle Bend Community Association

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yves <email redacted>

**Reply all**

Yesterday, 10:47 AM

**Public Input**

Enterprise Vault

Hello,

I was born and raised here in Whitehorse and I reside at <address redacted>. I am writing this email in



regards to the proposed Whistlebend expansion area C. I realize that further homes are needed in Whitehorse but feel as though Porter Creek, via Whistlebend, has seen dramatic changes in infrastructure needs. This is amplified for individuals living in Porter Creek North, which has seen a substantial number of new housing units with little infrastructure support. Needs are currently not being met as anyone who commutes towards the downtown core (or back home) from 8-9 and 4-5 can attest to. It strikes me as short sighted that area C will further exacerbate this problem without a concrete solution in place. The pressure on our neighbourhood continues to grow and there does not seem to be consideration for the fact that we are not provided with equal infrastructure to support.

The OCP identifies this area as 'green' for a reason, and I assume it has to do, in part, with the realities of keeping a subdivision liveable. I implore the City to assess the lack of functionality and safety both the Alaska Highway and Mountain View Drive now present. These problems will only compound with the seemingly inevitable Area C expansion.

Thank you for your time,

Yves Paradis  
<phone number redacted>

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**(SUBMISSION MADE IN ERROR)**

Amanda P Taylor<email redacted>

Reply all

Fri 11/13, 2:43 PM

Public Input

Flag for follow up. Start by Thursday, November 12, 2020. Due by Thursday, November 12, 2020.

LPB Response 2020-31.docx15 KB

Download

Enterprise Vault

Hello,

Attached is Yukon government Land Planning Branch's submission for the OCP Amendment 2020-31.

Thank you,

**Amanda Taylor, MCIP, RPP**

Land and Resource Planner

Energy Mines and Resources | Land Planning Branch

T <phone number redacted> | [Yukon.ca](http://Yukon.ca)

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## MEMORANDUM

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**Date:** November 13, 2020  
**To:** Katheryn Ives, Community finance & Administration Officer, Community Services  
**From:** Amanda Taylor, Land & Resource Planner, Energy, Mines and Resources  
**Re:** Proposed Amendments to the Official Community Plan – Bylaw 2020-31

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Thank you for the opportunity to review the proposed amendments.

Land Planning Branch has reviewed the proposed City of Whitehorse Bylaw 2020-31 to amend the 2010 Official Community Plan (OCP) Bylaw 2010-01 to make the following changes:

1. Amend Map 1 of the OCP Bylaw 2010-01 by changing the 56.3-hectare area known as Future Area C from Recreation Area and Green 'Connections' Area to Designated Development Area.
2. Amend Map 2 of the OCP Bylaw 2010-01 by changing the designation of a 56.3-hectare area known as Future Area C from Greenspace to Residential-Urban.
3. Amend Map 5 of the OCP Bylaw 2010-01 to extend the area identified as Undeveloped Public Land to include the 56.3-hectare area known as Future Area C.

This review focused on compliance with Sections 278-280 of the Municipal Act. We have determined through this review that the above amendments fall within the scope of the requirements outlined in Section 279 of the Municipal Act.

Please contact me if you have any questions at <email redacted>

Thank you,

Amanda Taylor