

From:
To: [Public Input](#)
Subject: Yukon Breeze Sailing Society application
Date: May 16, 2022 2:33:16 PM

To City Administration/Council

Re: Application for Conditional Use approval to allow an expansion of an existing Outdoor Participant Recreation Services use at km 1.5 Chadburn Lake Road.

I would like to express my concerns re this application.

I am a resident of Riverdale and use the Chatburn Lake area extensively for walking (almost daily) and kayaking. This regularly brings me to the boat launch site on the east shore of Chadburn lake. In my opinion the two shipping containers there are already serious eyesore and I am absolutely opposed to adding any more. Shipping containers belong in an industrial development, not in a natural recreation area. The notion of a fence in the area also horrifies me. This is a well used public recreation area for all citizens (and visitors) of Yukon to enjoy in its natural state.

The Chatburn Lake area is a natural gem close to the center of town, let's keep it that way and not further alienate our precious natural lands there. I like to think of the area as Whitehorse Stanley Park. Would a battery of shipping containers be stationed there?

Respectfully,

Louis Schilder

McCord, Darcy

From: Boese, Maegan
Sent: May 24, 2022 3:32 PM
To: Public Input
Subject: FW: Sailing Club's application for additional Sea-Cans and Chainlink Fencing

-----Original Message-----

From: Lyle Henderson
Sent: Wednesday, May 18, 2022 4:00 PM
To: Mayor&Council <Mayor&Council@whitehorse.ca>
Subject: Sailing Club's application for additional Sea-Cans and Chainlink Fencing

Hello,

I am a VERY concerned Riverdale and Whitehorse Resident. I have lived in Whitehorse for 53 years and in Riverdale for 34 years. I and my children have grown up in this area, and have the opportunity to use the Riverdale Trails and Schwatka Lake.

I was taken back years ago when I first started to see these storage containers (Sea-Cans) on Riverdale side of the Yukon River. The one by the intake on Selkirk Road is all boarded in with roof, siding and doors. The ones the Sailing Club put up I just about fell out of the boat when I saw them off shore. The one at the boat launch on the Chadburn Lake Road just about put me over the edge. I couldn't understand "How they managed to be put in the first place and for EVER".

Over the years more and more people use this wonderful gem to recreate. They go in for the day and they leave. No camping, no fires, no footprint. This leaves the area for others to enjoy. I have seen and participated in many programs for the youth that use this area and lake. You go in and use it for the day and leave at the end of the day. Boats are launched and taken out of the lake. Nothing is left behind.

So, I don't see why the Sailing club should be offered anything more than the original terms. They are asking for a Fenced In Area, plus additional Sea-Cans. This really sends up Red Flags!!! Their original application of license of occupation should be Benchmarked to its original term or you can change the terms and have them remove the cans and dock. Because down the road in the future if you agree to let them put the fence in with additional cans, they will be applying for an Exclusive Lease.... This way they will be able to receive Federal Funding and future development. Welcome to the Sailing Club Marina....

Please say no to the club. I know the Council was hesitant because it is a youth program.... Don't think of the youth that will be able to access this gem in the future and their youth. Whitehorse has the BEST RECREATIONAL AREA within minutes of anywhere in the City Limits. I see it every day I walk the dog in the outback. Cars with bikes and water crafts, dogs, skis in the winter.... One more sea can One fence..... one dock..... What's your vision?

Concerned Resident,
Cindy Henderson
75 Boswell Crescent

McCord, Darcy

From: Boese, Maegan
Sent: May 24, 2022 11:17 AM
To: Public Input
Subject: FW: Sea cans

-----Original Message-----

From: Debbie Gohl
Sent: Monday, May 23, 2022 12:58 PM
To: Mayor&Council <Mayor&Council@whitehorse.ca>
Subject: Sea cans

Mayor and council

I do not support the current proposal for additional sea cans and fencing .

Deb Gohl

Sent from my iPhone

McCord, Darcy

From: Gau, Mike
Sent: May 24, 2022 10:54 AM
To: Public Input
Subject: FW: Fence

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Emails/phone calls to respond

-----Original Message-----

From: O'Farrell, Jeff
Sent: Tuesday, May 24, 2022 9:25 AM
To: Gau, Mike <mike.gau@whitehorse.ca>
Subject: FW: Fence

-----Original Message-----

From: Jane Londero
Sent: Tuesday, May 24, 2022 7:57 AM
To: Mayor&Council <Mayor&Council@whitehorse.ca>
Subject: Fence

I do not agree about blocking trail along river. If proponents of the project are vandalism the containers can always be removed at the end of season. Seacans are very secured on their own and no need to be fenced. Fence will just keep honest people out.

Sent from my iPhone

McCord, Darcy

From: Keith Lay
Sent: May 23, 2022 9:03 PM
To: Public Input
Subject: Conditional Use Application - km 1.5 Chadburn Lake Road
Attachments: Conditional Use Application.docx

To whom it may concern:

Please find the following submission with regard to Conditional Use Application - km 1.5 Chadburn Lake Road. Please note that this is a **personal** submission and **not** an Active Trails Whitehorse Association submission.

Thank you.

Keith Lay

Conditional Use Application - km 1.5 Chadbun Lake Road Application to expand an existing Outdoor Participant Recreation Services use

Date: May 23, 2022

From: Keith Lay (528 Grove St. Whitehorse YT Y1A 5J8)

To: City Clerk's Office
2121 Second Avenue
Whitehorse, YT Y1A 1C2

Comments:

Both the current and the draft Official Community Plan (OCP) indicate the necessity of having a 30-metre riparian setback from lakes. Both say that within the setback there should be no development and the area should "remain in a natural condition."

According to the *Administrative Report* the area under consideration "is partially within the 30 m riparian setback from Schwatka Lake (zoned PE – Environmental Protection), with the remainder beyond the 30 m setback zoned PG – Greenbelt."

Approving an application that in its current form will violate both the current and draft OCP is simply not acceptable.

At present, there are two shipping containers and a dock at the site. If the application is approved there will be a total of five containers and an additional fenced area, which will certainly have a much-increased visual impact.

The society suggests that it plans "to paint the containers with murals to blend in with the treed surroundings." Whether this will add to, or decrease from, the negative impact of a more than doubling of the number of sea cans at the site, could only be evaluated *after* the murals were installed. It might have been wise for the society to provide examples of possible murals in its *Reference Package*.

As well, I believe that murals were supposed to be placed on the existing sea cans in 2015, as at that time Yukon Breeze president Dave Hildes, "spoke of plans for mural painting on the sea cans to make the large storage containers more aesthetically pleasing." (See <https://www.whitehorsetar.com/News/council-hears-pros-and-cons-about-boat-launch.>)

Photos in the *Reference Package* indicate that murals have not been placed on the existing sea cans.

The City's *Development Review Committee* reviewed the society's application on March 23, 2022. Its members also raised "concerns about the aesthetic impacts of

additional shipping containers within a natural setting, as well as concerns about fencing in an area both from an aesthetic standpoint as well as making exclusive use of public open space.”

The current OCP also says that “New and existing day use areas [along the Yukon River Corridor and associated boat tie ups . . . are to be designed to complement the surrounding natural setting.”

It is difficult to argue that five shipping containers “complement the surrounding natural setting.” However, in 2015 City Council apparently thought that *two* shipping containers did *somewhat* “complement the surrounding natural setting.”

The *Chadbun Lake Management Plan* says, “New utility installations will be developed to minimize negative impacts to viewscapes.” (p. 15) Fencing is a *utility* installation, and as fencing at the site will increase, the negative impacts to viewscapes will also increase.

The *Reference Package* says, “very limited parking is required for the kids’ camps, as the parents drop their children off at the site, and so do not need to park.” For the adult lessons, and drop-in nights there is an area that is 200m to north of site, on the east side of road. That area is large enough that it can be used, if it is found that more parking is required.”

However, one of the *Chadbun Lake Management Plan’s* initiatives is to “Improve recreational infrastructure design along Schwatka Lake to protect the shoreline and adjacent area. Parking along Chadbun Lake Road is unstructured and occupies important and potentially sensitive riparian areas. These spaces are remarkable waterfront open spaces enjoyed by residents year-round. By decommission and creating formal parking areas away from the water’s edge, the City can restore those areas to their natural habitat and replace it with native landscaping and other low impact park amenities.”

The City should investigate the suitability of the “parking” area to the north and east of the site in question given what the *Chadbun Lake Management Plan* says about parking areas within park boundaries. This should be done prior to possible approval of the application.

The *Chadbun Lake Park Management Plan* says that “The park’s natural and recreational values contribute to the City’s tagline: “The Wilderness City”. (p. 7) Certainly recreational sailing contributes to the tagline, but as the *Administrative Report* says, the “somewhat haphazard” placement of [five] shipping containers on the site does not.

The *Administrative Report* also says, “The additional shipping containers and fencing may create a visual impact that detracts from enjoyment of the natural setting.”

Unfortunately, I was unable to find the “letters of support for expansion of services” that were supposed to be attached to the *Reference Package*. It would have been valuable to read and evaluate the contents of those letters.

The *Reference Package* claims that the society has “the support of both the previous Mayor and the current Mayor.” Apparently, as a result of that support, it “expected that the expansion of recreation services for the local community would be well received by the City.”

That is quite an expectation considering the former Mayor does not have a vote on the current City Council and the current Mayor represents only one of seven members of council.

In the *Reference Package* the YBSS says that if it “is not allowed to make these so-called *minor* enhancements to their license of occupation, it jeopardises the success of the kids camps and also the adult lessons.”

This suggests that it will be the City’s fault and responsibility if the application is turned down, when the City has every right to do just that. And, why would the society design a program that could only be successful if the application in question is approved?

The *Reference Package* says that the society is asking for these “enhanced services” because the Whitehorse community requested them. However, it seems more likely that it is the Whitehorse *sailing* community that would like to see the so-called *enhancements*.

The society is concerned that monies will have to be returned to the funding bodies if the City denies the application.

Surely in its application for funding from *Lotteries Yukon* and from the *Community Development Fund*, the society would have accounted for the possibility that any monies received from the two bodies that were to go towards *enhancement* work on the Chadburn site, would have to be returned should its City application be turned down.

It will not be the City’s fault if monies have to be returned to funding bodies should the application be denied.

There are many questions that need to be addressed before the City considers approving this application. Please take the time to do just that.

Thank you for allowing comment on this *Conditional Use Application*.

Keith Lay (Please note this is a **personal** submission and **not** an Active Trails Whitehorse Association submission.)

From: [Gau, Mike](#)
To: [Public Input](#)
Subject: FW: Conditional Use approval to allow an expansion of an existing Outdoor Participant Recreation Services use at km 1.5 Chadburn Lake Road.
Date: May 24, 2022 10:45:40 AM

From: O'Farrell, Jeff
Sent: Tuesday, May 24, 2022 9:39 AM
To: Gau, Mike <mike.gau@whitehorse.ca>
Subject: FW: Conditional Use approval to allow an expansion of an existing Outdoor Participant Recreation Services use at km 1.5 Chadburn Lake Road.

fyi

From: Lesley Cabott
Sent: Monday, May 23, 2022 10:27 AM
To: Mayor&Council <Mayor&Council@whitehorse.ca>
Subject: Conditional Use approval to allow an expansion of an existing Outdoor Participant Recreation Services use at km 1.5 Chadburn Lake Road.

Hello,

Please accept this email as my desire to not see any more chain link fences on our waterfront and in our public spaces. I still don't understand how chain link fences were allowed in Shipyards park. The park and those buildings were retained, preserved for the People of Whitehorse, not for a very ugly chain link fence.

I have recently taken up Mountain Biking and enjoy the trails at Chadburn, particularly along Schwatka. The sea cans do not fit the area and are not complementary to wilderness and park use. Perhaps the sailing club could consider a tasteful building and no fencing similar to the canoe and kayak building on the Yukon River.

Most communities are trying to get rid of sea cans - not add to them. Sea cans are industrial containers and belong in industrial areas. I am familiar that there has been some tasteful reuse of containers but this is not what is being proposed.

I would like to see the sailing club consider an alternative and I encourage Council to not support this Conditional Use Application.

Lesley Cabott
Resident and new mountain biker.

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Lesley Cabott