

From: [Gemma Richardson](#)
To: [Public Input](#)
Subject: written input for public hearing- bylaw 2022-43
Date: Sunday, November 27, 2022 1:31:55 PM
Attachments: [WrittenSubmissionBylaw2022-43.pdf](#)

To the Office of the City Clerk

Please find attached my written submission to provide input as part of the public hearing for the zoning amendment for Whistlebend Phase 12 and 13 (Bylaw 2022-43, File No. Z-22-2022).

I am also pasting my letter below in case there are any issues with opening my PDF file. Please confirm receipt of this submission.

Thank you

Gemma Richardson
Whistlebend resident

Letter in attached PDF, but also pasted below for ease of access:

To the City Clerk, City Hall (publicinput@whitehorse.ca)

November 27, 2022

I wish to make a submission regarding the proposed zoning amendment for Phases 12 and 13 in Whistlebend (File Z-22-2022, Bylaw 2022-43). I recognize the importance of continuing to build more housing in Whitehorse, but I do take issue with the idea that virtually every single mature tree in Whistlebend needs to be cut down to do so. In particular, I really feel for the residents and staff of Whistlebend Place who will have all those beautiful trees immediately behind the facility removed for this re-zoning. The proposed green belt near the facility will not protect all the trees directly behind it, along the walkway. Although I do not have any contacts at this facility, I do see residents and their guests frequently using the walkway around the facility that allows them to walk by the forest behind it. I see residents being wheeled in wheelchairs and even while still laying in hospital beds to enjoy this walkway past the treed area. Taking away all those trees and putting in housing directly behind the facility will certainly reduce the enjoyment of that walking path for Whistlebend Place residents and others. I would like to request that an additional green belt be considered so that the trees are left immediately behind the facility, blocking the view of housing that will be put up in the Phase 13 area.

Residents of the facility have limited mobility and certainly can't walk several blocks to enjoy a natural looking area (which are becoming few and far between in Whistlebend). The "town square" and park area planned near the facility will not compensate for the loss of these mature/old growth trees. I am requesting city council and city planners to at least consider an additional green belt area where trees can remain around Whistlebend Place. Green belts enhance the quality of life for everyone. Whistlebend is often a dusty, barren place because so many trees have been removed. Keeping an additional green belt on these rezoned areas would help in many ways. It would also

increase the property values of the houses being built on that land, if one wanted to think of it from that perspective.

There are many issues to consider with additional higher density housing in Whistlebend, including the traffic issues that are exacerbated in winter with limited snow plowing, but adding another green belt (beyond the one already proposed) to the phases 12 and 13 of development would be one way to ensure a natural looking area remains behind Whistlebend Place, blocking the view of housing from residents and those enjoying the walking path, and improving the quality of life for everyone by having additional tree coverage left in the area.

Thank you for considering this.

Gemma Richardson, PhD
Whistlebend resident