

From: [Carol Ann Gingras](#)
To: [Public Input](#); [Mayor&Council](#)
Subject: Stevens Quarry
Date: Saturday, October 22, 2022 7:49:41 AM

Thank you for removing Stevens Quarry from the Draft Official Community Plan. Please keep it that way in the final version.

Carol Ann Gingras
Whitehorse, YT

From: [Liz R](#)
To: [Public Input; Mayor&Council](#)
Cc: [Brad Cathers, MLA for Lake Laberge](#); [REDACTED]; [REDACTED]
Subject: New updated version of the Draft OCP - Input re Stevens Quarry
Date: Saturday, October 22, 2022 8:37:10 PM

To Whom It May Concern,

Thanks so much for removing Stevens Quarry from the new updated version of the Draft Official Community Plan. Please keep it that way in the final version.

It's great to see that community/residents' voices are being heard - especially given the over 9,000 signatures on the online petition against Stevens Quarry: <https://www.change.org/p/ask-whitehorse-city-council-to-not-allow-stevens-quarry-development-by-the-takhini-river>.

Respectfully,

Liz (Elisabeth) Reichenbach - Hidden Valley

From: [Sue](#)
To: [OCP](#)
Subject: Parking
Date: Saturday, October 22, 2022 7:49:51 AM

Please provide room for public and visitor parking.

Sue Greetham

*I respectfully acknowledge that I live and work in the traditional territories of the Kwanlin
Dün First Nation and the Ta'an Kwäch'än Council."*

From: [Executive.Assistant](#)
To: [Public Input](#)
Subject: FW: Stevens Quarry
Date: Monday, October 24, 2022 11:18:47 AM

Kristin Young
Executive Assistant to the Mayor and City Manager
City of Whitehorse • [REDACTED] • whitehorse.ca
Working and living within the traditional territories of the
Kwanlin Dün First Nation and the Ta'an Kwäch'än Council.

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

From: Amy Iles [REDACTED]
Sent: Sunday, October 23, 2022 11:09 AM
To: Mayor&Council [REDACTED]
Subject: Stevens Quarry

Thank you for removing Stevens Quarry from the OCP draft, and dealing with this issue for the last time - ever.

Keep the quarries (present & future) designated at McLean lake, with no schools, farms, or subdivisions being affected in that area.

The existing haul road, and Hamilton extension to leading to traffic lights on Alaska highway are in place, and maintained, let's keep it that way.

Sincerely,

Amy Iles & Real Stoker

Sent from my iPhone

From: [Fritz Lehnherr](#)
To: [Public Input](#)
Subject: OCP
Date: Sunday, October 23, 2022 9:14:24 AM

To the City Counsellors and Mayor of Whitehorse,

Thank you for removing Stevens Quarry from the Draft Official Community Plan.
Please keep it that way in the final version.

Fritz Lehnherr

From: [Nana Lehnherr](#)
To: [Public Input](#)
Subject: OCP
Date: Sunday, October 23, 2022 9:12:05 AM

To the City Counsellors and Mayor of Whitehorse,

Thank you for removing Stevens Quarry from the Draft Official Community Plan.
Please keep it that way in the final version.

Nana Lehnherr

Sent from my iPad

From: [REDACTED]
To: [Public Input](#); [Mayor&Council](#)
Subject: Stevens Quarry
Date: Sunday, October 23, 2022 9:15:26 PM

Hello,

I understand that Whitehorse's Draft Official Community Plan is currently open for comments, and that Stevens Quarry was removed from the most recent draft. As a resident of Hidden Valley, I support this change and am asking that the Quarry stay OUT of the final version of the plan.

Thank you,

Stephanie Peacock

[REDACTED]

From: [Sue](#)
To: [OCP](#)
Subject: Parking has been overlooked for far too long
Date: Monday, October 24, 2022 10:08:09 AM

No one has listened over the past 25 years. Everyone talks about the inconvenience and the detriment to living and doing business downtown.

Is anyone listening now? Or will this serious issue just be heard again with no serious action to correct and create solutions.

Sue Greetham

I respectfully acknowledge that I live and work in the traditional territories of the Kwanlin Dün First Nation and the Ta'an Kwäch'än Council."

On Oct 24, 2022, at 9:48 AM, OCP [REDACTED] wrote:

Hi Sue,

Thank you for your written submission regarding the Official Community Plan (OCP) Adopting Bylaw 2022-40 for the 2022 OCP: Whitehorse 2040. Your submission will be considered as part of the public hearing process and addressed in the public hearing report tentatively scheduled for presentation to Council on December 5, 2022.

Please note, Council will hold a Public Hearing on November 14, 2022 at 5:30 pm in Council Chambers at City Hall on this subject. City Hall is located at 2121 Second Avenue. The proposed OCP may be viewed online at engagewhitehorse.ca/ocp. Any person wishing to speak at the Public Hearing can register with the office of the City Clerk at Legislative Services legsvcs@whitehorse.ca by Monday, November 14, 2022 at 12:00 pm (noon) as there is limited space in the gallery.

Please let us know if you have any questions in the meantime.

Thank you!

From: Sue [REDACTED]
Sent: Saturday, October 22, 2022 7:50 AM
To: OCP [REDACTED]
Subject: Parking

Please provide room for public and visitor parking.

Sue Greetham

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Kwanlin Dün First Nation and the Ta'an Kwäch'än Council."*

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From: [Vickie Roche](#)
To: [Mayor&Council](#); [Public Input](#)
Subject: Stevens Quarry
Date: Monday, October 24, 2022 10:55:56 PM

Thank you for removing Stevens Quarry from the Draft Official Community Plan.
Please keep it that way in the final version.

From: [Krista Martin](#)
To: [Public Input](#); [Mayor&Council](#)
Subject: Draft Official Community Plan
Date: Tuesday, October 25, 2022 9:42:13 PM

Thank you for removing Stevens Quarry from the Draft Official Community Plan.
Please keep it that way in the final version.

From: [Ryan Warshawski](#)
To: [Public Input](#)
Cc: [Mayor&Council](#); [Brad Cathers](#)
Subject: Stevens quarry development
Date: Monday, October 24, 2022 8:26:51 PM

Hello there,

I am writing to voice my opposition to the development of Stevens Quarry. I am not alone in this opinion- an [online survey](#) has nearly 10 000 signatures. This is nearly 37% of the population of Whitehorse.

Public sentiment against this development is nothing new, and dates back to about 1994. This feeling has remained consistent, and due to its strength both the Liberal and Yukon parties promised not to develop the site in their next mandate.

There are many people who are very lucky to live in the wonderful wilderness corridor just north of town. The peace and tranquility would be shattered by screeners, crushers, and loud diesel engines, and the few quiet months of summer we are lucky enough to enjoy would be forever ruined.

Please do not let economic concerns dictate environmental policy. Please do not allow a noisy polluting development in the middle of a residential wilderness area. Please respect the public opinion that has been firm and consistent over the last 30 years, and recognize that this area should be preserved as is. Please do not allow the development of Stevens Quarry, and please let this be the last time you ask.

Respectfully,

Ryan Warshawski

From: [Nicola Hanna](#)
To: [Public Input](#); [Mayor&Council](#)
Subject: Continuous NO to Stevens Quarry
Date: Wednesday, October 26, 2022 11:04:33 AM

I am very grateful to hear that

"Councilor Ted Laking was successful in getting Stevens Quarry removed from Whitehorse's Draft Official Community Plan – with the support of a majority of councilors."

My heartfelt Thank You to them for voting against Stevens Quarry and removing it from the draft OCP!

It is very disturbing though that "Mayor Cabbott and one councilor who were opposed to removing Stevens Quarry from the plan made it clear they intend to get contractors to show up and ask for it to be put **back in** the OCP."

My suggestion to Mayor Cabbott and the one councilor who wanted to keep Stevens Quarry in the OCP and are encouraging the contractors "to show up and ask for it to be put **back in** the OCP" is to take a few minutes, sit back comfortably in their quiet homes, and then picture this peaceful setting being invaded by heavy equipment running for hours every day, every week, right in their neighbourhood:

- REALLY HEAR the noise of rocks being crushed, of loaders scraping and scooping up gravel, of big dump

- trucks driving back and forth constantly.

- REALLY FEEL the constant rumble from said equipment.

- REALLY SEE the destruction of the forrest in the area and the dust and pollution in the air.

- REALLY INHALE the diesel fumes and that dust on a regular basis.

All of this for years to come!!

Can Mayor Cabbott and the councilor really insist with good conscience that Stevens Quarry needs to be developed in this residential, recreational, environmental area??

(What are environmental areas? • **a natural setting such as fish and wildlife habitat, forest and vegetation, open space; and areas of important aesthetic or scenic quality; • agricultural, social, cultural, historic, archeological, recreational, or educational values**)

If so, I would further suggest that Mayor Cabbott and the councilor buy homes for their families to live in, in either Hidden Valley or MacPherson subdivision, along the Alaska Highway or the Takhini River, so they may have the full benefit of REALLY experiencing what it will be like to live besides, or across from, a quarry!!

(Whats does quarry mean? **an excavation or pit, usually open to the air, from which building stone, slate, or the like, is obtained by cutting, blasting, etc. an abundant source or supply**)

We have several quarries established around Whitehorse already, for example at Mount Sima. Let's use them, expand them, renew their permits - instead of creating a new one from scratch and severely impacting an environmental, recreational and residential area!

Sincerely
Nicola Hanna

From: [Amanda Hayden](#)
To: [Kuntz, Aaron](#)
Subject: Fwd: [EXT] RE: OCP 2022-40
Date: Thursday, October 27, 2022 10:43:11 AM
Attachments: [image004.png](#)
[image002.png](#)

Of course!

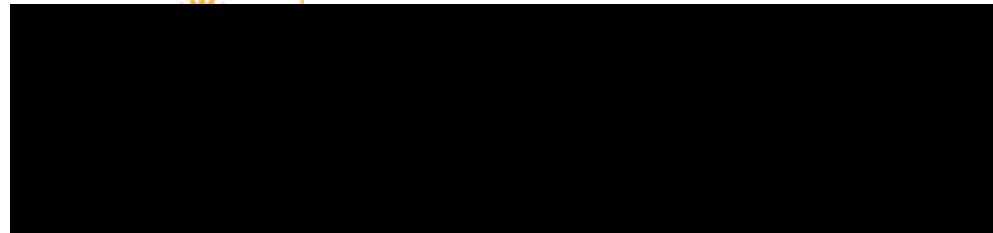
My apologies for the confusion! :)

-Amanda Hayden

Begin forwarded message:

From: "Amanda.Hayden" [REDACTED]
Date: October 27, 2022 at 10:41:14 AM GMT-7
To: [REDACTED]
Subject: FW: [EXT] RE: OCP 2022-40

 **Amanda Hayden**



I respectfully acknowledge that I live, learn, work, and play within the Traditional Territories of the Kwänlin Dün First Nation and the Ta'än Kwäch'än Council.

From: Kuntz, Aaron [REDACTED]
Sent: October 27, 2022 10:35
To: Amanda.Hayden [REDACTED]
Subject: [EXT] RE: OCP 2022-40

You don't often get email from [REDACTED]. [Learn why this is important](#)

Hi Amanda,

Just to clarify, this request is to help us distinguish between official Government of Yukon Department submissions and personal submissions of Government of Yukon staff. We've had some confusion arise in past engagement periods.

Thank you for the input!

Aaron



Aaron Kuntz (he/him)

Assistant Planner • Planning and Sustainability Services

City of Whitehorse • [REDACTED] • whitehorse.ca

*Working and living within the traditional territories of the
Kwanlin Dün First Nation and the Ta'an Kwäch'än Council.*

From: Kuntz, Aaron

Sent: Thursday, October 27, 2022 10:29 AM

To: [REDACTED] [REDACTED] |

Subject: RE: OCP 2022-40

Hi Amanda,

Is this an official submission from the Government of Yukon Health and Social Services?
If not, could you submit these comments with your personal (non-Yukon.ca) email?

Thanks so much,

Aaron



Aaron Kuntz (he/him)

Assistant Planner • Planning and Sustainability Services

City of Whitehorse • [REDACTED] • whitehorse.ca

*Working and living within the traditional territories of the
Kwanlin Dün First Nation and the Ta'an Kwäch'än Council.*

From: Amanda.Hayden [REDACTED]

Sent: Thursday, October 27, 2022 10:24 AM

To: Public Input

Subject: OCP 2022-40

Good morning!

For the OCP-

Climate action:

Please prioritize nuclear energy to replace the current energy infrastructure to supply electricity, home heating, etc. At the very least, please find a greener alternative to the generators currently used as a backup.

Please consider looking at electric/hydrogen fueled transit systems.

Housing:

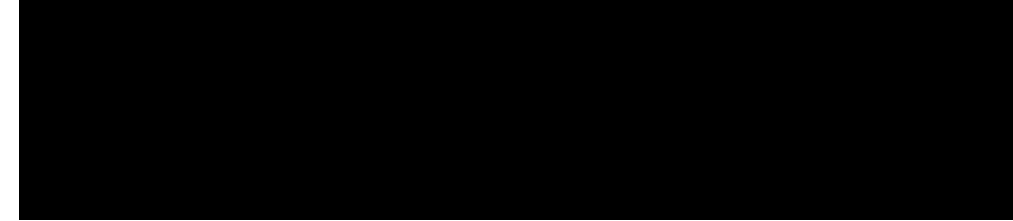
Pad rent caps in mobile home parks.

Rent caps in general.

Incorporate use of green space in new buildings for food production(growing vegetables, fruits)

Incorporate rooftop garden havens for bees(local wildflowers only) on new builds.

 **Amanda Hayden**



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From: [Doug](#)
To: [Public Input](#)
Subject: OCP amendments
Date: Thursday, October 27, 2022 12:01:56 PM

The proposed wording for country residential lot sizes reads:

15.16.4 To ensure adequate lot area for onsite sewage disposal, the minimum size for lots located in Residential – Country areas is 1.0 hectare. i. Notwithstanding the above, new residential development may occur with lot sizes of a minimum of 0.5 hectares so long as the applicant is able to adequately demonstrate the site and aquifer area has the capacity to accommodate longterm on-site servicing. Further restrictions may be applied during the Zoning Bylaw update.

My question is why is it acceptable for new lots to be a minimum of 0.5 ha while existing lots must be a minimum of 1.0 ha, with the caveat that water and sewer needs must be met? My suggestion is to standardize the minimum lot size to 0.5 in both cases with the same caveat. This way you would not be discriminating against existing lot owners.

Please respond

Doug Larsen

From: [Michelle Frances](#)
To: [Mayor&Council](#); [Public Input](#)
Subject: Stevens Quarry Petition to Mayor and Council
Date: Sunday, October 30, 2022 8:20:46 PM

Dear City Council,

Thank you to everyone who voted to remove Stevens Quarry from the City's Official Community Plan!!! I was very happy to hear that.

But, I was upset to hear some arguing that our petition against Stevens Quarry should be ignored based on a technicality. We aren't experts on the City's rules. People are getting tired of having to keep telling YG and the City that we don't want Stevens Quarry, and being told anything the public said before doesn't count. Then we do another petition this fall, and hear some say it shouldn't count either.

Thank you to the Councilors who heard our voices, and listened.


Here is our petition, again. It is up to over 9,000 signatures: <https://www.change.org/p/ask-whitehorse-city-council-to-not-allow-stevens-quarry-development-by-the-takhini-river>

Did you see the Whitehorse Star article about it? More people signed our petition than voted in the last Whitehorse municipal election!

Please keep Stevens Quarry out of the final OC plan, and say no to it.

Thank you.

Michelle

On Mon, Oct 3, 2022 at 10:40 AM Michelle Frances 
wrote:

Dear Mayor Cabott and City Councilors,

Our online petition opposed to Stevens Quarry development has been signed by 708 people now.

We respectfully submit it for your consideration, and ask you all to please vote against the proposed development of this quarry.

Please see this link for the petition: <https://chnng.it/HYscZNxx>

If you have any problems with this link, please let us know and I'll resend it to you.

Michelle

From: [jturner](#)
To: [Public Input](#)
Subject: Age Friendly Communities
Date: Monday, November 7, 2022 9:57:15 AM

Good day

I am very disappointed that the City has chosen to not consider, in the OCP planning process, the Age Friendly Communities initiatives and principles, in spite of repeated requests from SAY and many other citizens.

Has anyone at the City read the Canadian Government information on Age-Friendly [Communities-Canada.ca](#)?

If not, please let me know why not.

Thank you!

Joan Turner


Resident of Whitehorse since 1992

From: [Susana Valera](#)
To: [Public Input](#)
Subject: I oppose to the OCP new building height
Date: Monday, November 7, 2022 8:51:49 AM

Hallo . I am a Whitehorse resident and I strongly oppose to the removal of the actual height for buildings in Downtown and anywhere in the city. They should stay at no more than 10 meters (4 stores) high.

I understand we need densificación and the realtors could make a lot of money. But we can't sacrifice the natural views. And mostly this tall buildings will be shading other houses and low buildings ; keeping them from the little sun light that can get in the winter. They will keep the public and tourist from enjoying their city blocking more the natural views and will be just some privilege people that could enjoy it . Let's honour our city as the wilderness city. Let's not try to be like Vancouver.

Susana Valera-Perez



From: [Debbie Last](#)
To: [Public Input](#)
Subject: Stevens Quarry
Date: Thursday, November 10, 2022 12:12:34 PM



Thank you for your consideration in removing Steven's Quarry from the Draft OCP.

We have developed a farm in the Takhini River Valley over the past 40 plus years. Thank you for considering agriculture and the environment. Please support this decision in the final version of the OCP.

Sent from my iPad

From: [O'Farrell, Jeff](#)
To: [Public Input](#)
Subject: FW: Stevens Quarry
Date: Thursday, November 10, 2022 1:08:25 PM

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

From: Debbie Last [[mailto:](#) 
Sent: Thursday, November 10, 2022 12:20 PM
To: Mayor&Council 
Subject: Stevens Quarry

Thank you for removing Stevens Quarry from the Draft OCP. Thank you for supporting agriculture, livelihood, ecotourism and the environment of the Takhini River Valley. Please hold this position in the final version of the OCP.

Sent from my iPad

From: [Craig Beatty](#)
To: [Public Input](#)
Subject: Stevens Quarry
Date: Monday, November 14, 2022 8:50:48 AM

Dear Mayor and City Council,

The Stevens Quarry development should not proceed and should be stricken from the OCP permanently.

The Takhini river valley has for the last 60 plus years been the home of agriculture, eco tourism and country residential dwellers.

To put five plus open aggregate pits into the Valley will be an insult to all who have made this area their home and invested a life time to develop the afore mentioned activities. To decimate the Takhini river ecosystem with such a massive industrial development will go against the concepts of the Nilsson and Lammers Experimental Forest.

Please consider all these facts regarding Stevens and remove it from the OCP permanently.

Thank you,

Craig Beatty

From: [Philip Merchant](#)
To: [Public Input](#)
Subject: Proposed quarry west of Macpherson subdivision
Date: Monday, November 14, 2022 1:51:20 PM

I would like to again confirm our very strong opposition to this destructive proposal. I draw your attention to the newly published Whitehorse North Trail plan and would remind you that a gravel extraction site so close to the trail is in conflict with the current natural values and character of the area. As we have experienced on the Haeckel Hill road (Castle Rock) quarries tend to run away from the small footprint originally proposed. The entire length of the Haeckel road is now industrialized and no longer suitable for local people to use. This was a big loss to the area residents and folks from all over Whitehorse. A new extension of this quarry to the north (Stevens area) will further remove from public enjoyment a very large area. We are very strongly opposed. Philip Merchant and Lise Merchant

From: [Antonio Zedda](#)
To: [Public Input](#)
Subject: OCP 2022 - November Update - Public Input #2
Date: Tuesday, November 15, 2022 3:31:48 PM

Good afternoon,

As a current property owner with parcels located in the Mixed-Use Waterfront zone I want to provide a second input email regarding the proposed Official Community Plan 2022.

Further to my email of August 4, 2022, I have since reviewed the revised Official Community Plan (OCP) as of November, 2022 and note that the 10m building height limit for the "Mixed-Use Waterfront" zone has been deleted. However the proposed wording in the OCP, as revised, provides no assurances that heights greater than 10m will be accommodated.

What it does state is the following vague wording:

"15.9.13 Buildings fronting Main Street, east of Fourth Avenue, will be no more than 20 metres in height, with heights decreasing toward the riverfront."

"15.12.4 To protect views to the River, buildings shall generally be small scale. Larger buildings may be considered to promote the concentration of culture and tourism buildings within this designation. Building heights will be confirmed through the Zoning Bylaw update process."

This provides none of the clarity necessary to assure current landowners. Simply removing the 10m building maximum height and replacing it with vague wording that can be interpreted in any way desired during the zoning bylaw rewrite is not acceptable nor does it provide land owners with any assurance. Clause 15.9.13 still implies a 10m building height limit in its suggestion of *"heights decreasing (from 20m) toward the riverfront."*

As mentioned in my email of August, 2022, proposing a height limit of only 10.0 metres compromises future development options for current property owners in the CMW zone. There are already multiple new and existing buildings constructed in this zone that are 4 storeys (+15m tall) and feel appropriate in both scale and height.

The land values and development costs downtown do not make a "small scale" commercial building viable in the current market.

I suggest that the City consider increasing the height in the Mixed-Use Riverfront area and capture it clearly in the OCP to reflect the current reality which is a +/-15.0 metres (4 storeys) building height. This will encourage continued economic development and viable mixed-use density along the Whitehorse waterfront without compromising the policies outlined in the most recent draft of the proposed OCP.

Thank you,

Antonio Zedda, President

[REDACTED]

46788 Yukon Inc. - Horwoods Mall

[REDACTED]

From: [Sue](#)
To: [Kuntz, Aaron](#)
Subject: Re: Parking has been overlooked for far too long
Date: Tuesday, November 15, 2022 9:54:35 AM

Aaron

The only question I have is, when will Parking enter the development equation. For too many in Whitehorse, it's already too late.

Minimal 2 spaces per multi residential unit, 3 for single family, and multi level parking for downtown commercial. Subdivision need street parking one side only. Have you seen Carpiquet st. First, too narrow and street parking both sides.

You can't eliminate vehicles without resulting chaos.

Sue Greetham

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On Nov 15, 2022, at 9:46 AM, Kuntz, Aaron [REDACTED] wrote:

Hi,

Thank you for your written submission regarding the Official Community Plan (OCP) Adopting Bylaw 2022-40 for the 2022 OCP: Whitehorse 2040. Your submission will be considered as part of the Public Hearing process and addressed in the Public Hearing Report tentatively scheduled for presentation to Council on January 9, 2023.

Please note, a second Public Hearing was originally scheduled for November 14th, 2022. The second Public Hearing has been rescheduled for **November 28, 2022 at 5:30 pm** in Council Chambers at City Hall on this subject. City Hall is located at 2121 Second Avenue. The proposed OCP may be viewed online at engagewhitehorse.ca/ocp. Any person wishing to speak at the Public Hearing can register with the office of the City Clerk at Legislative Services legsvcs@whitehorse.ca by Monday, November 28, 2022 at 12:00 pm (noon) as there is limited space in the gallery.

Please let us know if you have any questions in the meantime.

Thank you!



Aaron Kuntz (he/him)

Assistant Planner • Planning and Sustainability Services
City of Whitehorse • [REDACTED] • whitehorse.ca

*Working and living within the traditional territories of the
Kwanlin Dün First Nation and the Ta'an Kwäch'än Council.*

From: Sue [mailto:[REDACTED]]
Sent: Monday, October 24, 2022 10:08 AM
To: OCP [REDACTED]
Subject: Parking has been overlooked for far too long

No one has listened over the past 25 years. Everyone talks about the inconvenience and the detriment to living and doing business downtown.

Is anyone listening now? Or will this serious issue just be heard again with no serious action to correct and create solutions.

Sue Greetham
[REDACTED]

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Please let us know if you have any questions in the meantime.

Thank you!

From: Sue [REDACTED]
Sent: Saturday, October 22, 2022 7:50 AM
To: OCP [REDACTED]
Subject: Parking

Please provide room for public and visitor parking.

Sue Greetham

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From: [Emile St-Pierre](#)
To: [Public Input](#)
Subject: OCP Feedback
Date: Wednesday, November 16, 2022 3:00:47 PM

Please see OCP feedback listed below:

Designated Active Transportation Corridor

The OCP does not have a concrete policy or plan to create designated active transportation along major transportation corridors. Focusing on the Alaska Highway, there should be policies in place to create designated active transportation infrastructure connecting the North and South ends of town to the downtown core. For example, many residents cannot use active transportation from the Hidden Valley area since there is no dedicated AT infrastructure and users must share the road with large shipping/mining trucks. This segment is used by many resident who use the G/N Research Forest and the Hot Springs. This type of infrastructure would increase resident safety while reducing emissions. This type of policy would also support the following OCP goals:

- 4(b)
- 6(b)
- 8(c)
- 8(e)
- 11 (a-i)

Municipal Services to reduce Whitehorse's Emissions

Policy direction 8.39 states: "Development in Rural Areas will generally not be connected to municipal services." Including Rural Areas in municipal waste services would greatly reduce emissions in the city. Residents of rural areas often drive either out of town to waste transfer stations or to the city dump individually. Having every resident drive their own waste to the city dump creates a lot more transportation emissions than including these locations in the municipal garbage pickup.

Greenspace Plans and Parks

The OCP states for country residential: " This style of residential living is recognized as highly desirable for people who value having their own piece of natural open space and immediate access to outdoor recreation". However, the OCP shows little to no greenspace or parks planned for residents of the whitehorse north area. The OCP needs to create more greenspace for residents of Forestview, Hidden Valley, and MacPherson. This may involve working with FN governments on how they plan to develop their plan and incorporate their greenspace in existing trail networks.

Thank you,
Emile

From: [CATHLEEN LEWIS](#)
To: [Public Input](#)
Subject: OCP 2040
Date: Saturday, November 19, 2022 5:27:06 PM

Thank you for revising the draft (proposed/final) OCP to reflect a change from the Natural Resources Extraction designation in the north end of the City, to restate it as Future Planning designation, and for removing all references to Stevens Quarry in the main body of the proposed OCP.

1. Please keep it that way in the Final OCP.
2. However, we also noted that the most recent draft of the proposed OCP has at least 3 OCP maps (maps 1, 4 and 5) that continue to reflect text denoting 'Stevens'. This text should be removed in the Final OCP. Stevens Quarry does not exist, and it is now proposed not to exist in the OCP 2040 – therefore all reference in the OCP 2040 to Stevens (Quarry) ought to be deleted – including in the maps.

(On a somewhat related matter: We also noted the Section 13.2 reference to 15.12 ought to be corrected to reference 15.13 instead?)

3. Finally, we want to raise a concern with section 16.6, which provides for notice to be issued re: OCP amendments, to only those properties within 100 metres of the OCP amendment area. This is woefully insufficient, but especially so for those residing in more 'rural' areas of the City. This would effectively mean, in our own case, that we would not receive any notice of a (possible) future OCP amendment again reverting to Natural Resources Extraction designation – or some other designation - for the area surrounding/encompassing the Stevens Quarry area (which is currently proposed to be designated for Future Planning.) It is our view that the OCP amendment notice requirements ought to be changed so that all people residing in areas that will be most-directly affected by an OCP amendment are given appropriate notice, and this could extend, in some instances (such as ours), to the distance parameter being extended to something more appropriate such as 'within, at least, 1-2 kilometres'.

Otherwise, it could be seen that the currently-proposed notice requirement, relying on a 100 metre distance parameter, is an attempt to ensure people who would be most affected by any future OCP amendment to the currently proposed Future Planning designation encompassing the area now commonly referred to as Stevens Quarry (which does not exist, and is proposed not to exist under the most recent draft OCP 2040) would not be notified of any such OCP amendments.

Thank you for your consideration of our input.

David and Cathleen Lewis

From: [REDACTED]
To: [Public Input](#)
Subject: Whitehorse 2040: Official Community Plan Review - feedback
Date: Sunday, November 20, 2022 12:32:59 PM

Hi,

I was wondering if you would allow me to comment on the 2040 plan. Some of the comments are a bit blunt, but they need to be. I hope you will take what is written below into consideration as there are some relevant ideas and comments that, I hope, would enhance the plans credibility and make for a better City.

1. Page 10; please modify the population increase to show how immigrants make up the picture of the expanding population and people from other provinces/territories.
2. Page 11; Population growth; Projections are what you make them to be. We can keep expanding at the rate of 500 to 600 immigrants/year which might be a federal thing, or we can expand at a slightly greater rate. It is something that the City can determine; this passage needs to make it clear if this is what you want or what the people want. The question is have you done any polls as to what the citizens want. I don't think so. As a responsible municipality you need to do that poll. Then you can make a plan that reflects the wants of the people. If they want to expand, then put policies into place; if they don't, then make policies that don't encourage people to move here. You need to do this before this document becomes policy.
3. My personal feeling is that we keep the population as low as possible and try to get us to a state where we are off diesel and LNG fuels. And then to start to expand again. If we keep on expanding we are making the situation worse, in effect going backwards. This is a huge issue to me. I think we are ok for water and sewerage. Our latest expansion into Whistlebend has, though, created road infrastructure shortfalls.
4. Page 26 cl 2.3.3. The recent introduction of Yukonstruct as an incubator is fantastic. The city is doing zero, currently, to help industry and entrepreneurial spirit, in my opinion: ZERO. There is nothing to rent and no industrial sites. Business parks have bad infrastructure. Every city in the UK has numerous resources, incubator sites and buildings to encourage people to set up and grow. This City does nothing. And this is on the back of me trying to grow a business. You need to employ someone that simply provides accommodation/resources to the private sector to grow business. It's been a disgrace in the past and this passage says you are not going to do anything relevant in the future.
5. Page 26, cl 2.3.4./2.3.5 Doing a great job. I still think you could do better at promoting walking trails and making this city a summer centre for rambling/hiking.
6. Section 2.4. this relates to my point 2; as you have not done any polls, you haven't any idea whether to promote population growth and the associated growth in diesel gensets, etc. that will result. We do not have the power to expand.. So when you say we 'must' do this or that, you have no foundation to base that argument on. If we have 29,000 people in 2019 and our electrical energy usage was 470,000 MWh. So say that is 470,000 MWh / 365 days / 24 hours = 53.6 MW average generating power. So if we have another 6,150 properties at 2.4 people each, then we have another 15,000 people. Therefore we need 51% more power. So an average generating capacity of 80 MW. If we currently use 136 MW at peak cold periods, so

perhaps we need 205 MWh. Where are we going to get that from; are you promoting we burn more diesel and LNG? Because there is next to no future Hydro or renewables growth. **Personally, we should be not aiming for any future growth in residential units as we cannot power it with zero fossil fuel growth.**

7. We can definitely accommodate people for the summer, but how do you put in temporary accommodation and not use it for the winter? This summer accommodation would be used to encourage tourism and the staff needed. I don't think there is a power issue in the summer.
8. Section 3.2; page 34; please include a paragraph on 'safety'; how the city will create a fire safe community by effective firesmarting. What is the City's effective disaster preparedness situation and what are your visions for it?
9. Section 4; I think permanent residents should be allowed to vote as they are here for long enough, that in my mind, they should have a say in how the city is run...I'd say a minimum of 4 years in the territory is enough to figure out what they want from the city and who should lead it. Excluding them is not good.
10. Section 5; fluff.
11. Section 6.1; No, don't align with other places, that is pathetic; do your best to get off fossil fuels. If you end up being a good example to others great. By expanding population as determined above, you are going to go backwards; but you make no mention of that fact. The rest of section 6 is fluff; no real action items, no substance. You have made no inroads for the past 10 years. Complete failure by the City. After reading section 6, I think it will continue to fail.....why not admit you have failed and will continue to fail because your other policies do not align.
12. Section 8. Goals; 8b; I am totally opposed to densification. This is another area to ask for the peoples view on the matter. Do a poll. Did they come to Whitehorse just to live on top of other people. I suspect not. They came for the views and wilderness. Living on top of each other is not the way forward.
13. Section 8. Goals; 8a; Whistlebend is a great example of urban sprawl because it was done so badly. If done right, such neighbourhoods could be a nice place to live. Get it right on the next one. But again – no mention of getting it right because you wont admit you failed on Whistlebend.
14. Section 8; I would like you to limit building commercial/ accommodation height to 3 or 4 stories. Any higher and only those people with a million dollars to spend will stand any chance of the beautiful views around downtown. Everyone else, it comes across in the document, can go to hell. I believe a policy to maintain the views from down town as they are is a priority – I believe you would get good support for that.
15. Section on complete communities; I think you did a better job up at copper ridge than you did at Whistlebend. The latter is an abject failure. Go for a smaller, better planned places in 10 years time. But only to match immigration increases and not development for development sakes. We don't have the power.
16. Section 8.15 to 8.35; delete it; we don't need densification of any other urban centres. We definitely do not need higher buildings. No.
17. Section 9; manage demand and do not create power, transport, water and sanitation issues. Keep demand low.
18. Section 9, goal e; adopt a passive house standard and net zero ready. Make sure

every house has PV on the roof south wall so that each resident has 3kW. Current standards are not good enough, retrofit to the same standard.

19. Lets go for only 30% of the growth you show to 2040. That should just about accommodate for 500 immigrants/year.
20. Section 9.4; The city has abjectly failed to provide affordable housing. From the sounds of it, it will continue to do so; why not just say it. You cannot provide affordable housing with today's ridiculous housing prices and rents. It is completely out of hand. Something fundamental has to change without increasing the number of units. There is nothing in the statements made that suggest you have any constructive ideas.
21. Section 9.11; expand on this; old housing stock needs to go; it is seismically at risk and is completely non sustainable. You could give some policy measures on forcing this to happen. Why not undertake a thermal imaging program and send notices to people with substandard housing and say how to go and get grants/loans. Make it personal.
22. Section 9.12; see item 18.
23. Section 10. Goal 10b; No; do not make it attractive to come here.
24. Section 10 goal 10d; remove residential - you need more industrial and commercial spaces in the business parks. 100% agree with that.
25. Section 10 goal 10e; its been a failure in the past, but you need to do so much better.
26. Section 10.1; no do not attract new residents.
27. Section 10.2; no – it already is, you don't need to do anything to encourage growth.
28. Section 10.4; do not attract winter tourism; not a good plan as we have insufficient power.
29. Section 10.7 to 10.10; this is so bad; no real measures, just fluff. What are you going to do specifically, or don't you have a clue?
30. Section 10; what are you going to do to reduce business over heads? Anything? Do you even know what they are?
31. Section 10.11 to 10.13 – there has to be more room made to expand on science research and on providing science degrees and doctorates. Huge opportunity: There is so much baseline science work to be done up here. We should steal it back from the provinces. We need more engineering courses and business course. Again – have you done a survey of businesses and found out what is lacking? No. So do some polls. You have a register of companies. Figure it out. Base it on reality and you will get support.
32. Section 10.16; is your policy to set it to park/green space? What are your future plans with the quarry? Please clarify.
33. Section 11; looks well delivered and set out; some thought has gone into it; go for it.
34. Section 11.32; add a section to limit aircraft hours to permit 8 hours of sleep, please.
35. Section 12. Goal 12g; add one; promote producers of waste to take it back south with them; I am thinking of specifically supermarkets. They bring all that packaging up with them and then the City has to deal with it; make it their problem and get

them to take it back on empty back hauls.

36. Section 12.23 add a section – to develop an emergency snow clearing crew and equipment to deal with it. The last few years have been a joke.
37. Section 15.7; provide entrepreneurs with low cost rental accommodation/yard space to promote start-ups.
38. Section 15.9.7 **NO. NO. NO. NO.** This is the worst idea ever. Do not kill people views of the surrounding hills. That is the only attraction Whitehorse has to offer. In fact drop the height to say that there is **a maximum of 4 stories above ground.** No limit underground. Not as tall as Paris, but we need to see the sun in the summer and everyone should have a right to some sun during the day. Tall buildings will end up bringing back permafrost to downtown and traffic hell. And if you let developments like [REDACTED] go ahead it will not be good for the built environment. That building belongs to the 60s in a Russian gulag. Dreadful blot on the landscape.
39. Section 15.9.12; expand this policy from not just main street, but to the whole of downtown, please.
40. Section 15.9.3; as per item 38; limit to 4 stories north and 3 south. We need some sun on main street. Make it an attractive place.
41. Section 15; I would like to see a passenger tunnel linking the air terminal to end of main street, that could also assist connecting, by bike, the residents living beyond the airport.
42. Section 15; I would like to see a pedestrian link bridge to the hospital from near the visitor centre/MLA building.
43. Section 15; I would like to see a back up bridge built near Jarvis to link over the river as an emergency back up. Do not rely on the dam. Not a good idea.
44. Section 15.17.3; expand to include the whole of downtown and limit to 3 storeys west of 4th and 4 storeys east of 4th
45. Section 15.18.7; please consider the overall development permit by [REDACTED] so it does not become another sprawl.
46. Section 15 – residential uses and expansion; leave it as is. Need to stop thinking of expansion all the time, but on low energy dwellings. Get that right first.

Thank you for reading this.

Yours faithfully,

R. Annett.

Resident of [REDACTED], for 10 years.

From: [Pauline Steele](#)
To: [Public Input](#)
Subject: OCP
Date: Thursday, November 24, 2022 9:47:37 PM

To whom it may concern,

Thank you for removing the Stevens Quarry from the Draft Official Community Plan.

Please keep it that way in the final version.

Thank you


Pauline Steele

From: [Harach, Jessica](#) on behalf of [Executive.Assistant](#)
To: [Public Input](#)
Subject: FW: Letter to Mayor and Council for November 28 Council Meeting re: draft OCP
Date: Monday, November 28, 2022 9:03:28 AM
Attachments: [REDACTED]

From: Arthur Mitchell [mailto:[REDACTED]]
Sent: Friday, November 25, 2022 12:23 PM
To: publicinput@whitehorse.ca
Cc: [REDACTED] Mayor&Council [REDACTED]
Executive.Assistance@whitehorse.ca
Subject: Letter to Mayor and Council for November 28 Council Meeting re: draft OCP

Best regards,

Arthur Mitchell

Arthur & Nancy Mitchell


November 25, 2022

Mayor and City Council, City of Whitehorse
2121 Second Avenue
Whitehorse, YT Y1A 1C2

Re: City of Whitehorse 2040 Official Community Plan Review

Your Worship and Honorable Councillors:

We urge the City, based on increasing obstruction of the public views of the Yukon River, the ever increasing traffic issues and the real lack of parking in many areas along the riverfront, to consider putting more clear limitations and controls in place for building densities and building heights in the Mixed-Use – Riverfront area. It would be a real shame to see the majority of the downtown riverfront trail section of the Millenium trail to be in permanent shadow from ever taller buildings. It would also be unfair to current residents, who purchased their homes based on the existing OCP and Zoning Bylaws, to find themselves with blocked views and blocked sunlight, when they purchased their residences based on current zoning bylaws and the expectation those building heights would be maintained.

We are 33 year residents of the City of Whitehorse who now live downtown in a condominium on Waterfront Place. We previously lived in Riverdale, Granger and Copper Ridge, before moving downtown in the spring of 2020. As downtown residents, we greatly enjoy the views of the Yukon River, which we look out on from our home. We also take advantage of the Riverfront Trail section of the Millenium Trail for daily walks and bicycle rides. We appreciate the convenience of walking to nearby stores, restaurants, cultural facilities and health facilities. For us, having long lived in stand alone housing, we are learning the advantages of multi-residential condominium living, with less daily tasks like cutting lawns and snow removal, to name just two.

Whitehorse long maintained a building height in the zoning bylaw of 20 metres. That has more recently been increased to 25 metres and now there is consideration of 30 metres. Certainly the City has changed in many ways from the sleepy town it once was and which we remember from visiting it in the 1970's and 1980's when we lived in Atlin, BC.

We attended the public open house on the new draft OCP earlier this year. While there was some confusion about the boundaries between the Downtown Core and Mixed Use Riverfront demarcation, because of a similar colour used on the maps at that time (since remedied), we were informed that the height restrictions near the riverfront, in the Mixed Use Riverfront area, would be maintained. But in the public discussions reported in local media when City Council sent the draft plan back for further Public review and consultation, this has become less clear.

As you know, the Zoning Bylaw flows from the OCP. So referring to the current Zoning Bylaw doesn't provide answers to our questions and concerns. Our concerns center around the somewhat ambiguous and conflicting descriptions of goals and objectives for the downtown as a whole and the riverfront in

particular. The draft OCP, in section 8, describes policies for Development and Growth in the Urban Core. While sections 8.26 to 8.30 discuss the Downtown's prominence in the community and state the "Downtown will be designed as a welcoming and comfortable area for people," and that "Arts and cultural activities that showcase the diversity of the population and history" will be encouraged, which are laudable goals, Section 8.31 states that "The City will encourage high density housing forms Downtown to increase the number of people living in the area," and Section 8.34 states that the City will consider:

- i. The reduction of parking requirements for developments located near active transportation and transit routes;
- ii. Increases to building heights or lot coverage in selected areas;

These objectives seem in conflict with the descriptions in Mixed Use – Riverfront Section 15, that state:

15.12.2 The Yukon River, and shoreline park and / or natural space will be enhanced through the inclusion of interconnected parks, trails and development setbacks.

15.12.3 All development in the Mixed-Use Riverfront Designation will be designed to support connectivity to the Yukon River.

15.12.4 To protect views to the River, buildings shall generally be small scale. Larger buildings may be considered to promote the concentration of culture and tourism buildings within this designation. Building heights will be confirmed through the Zoning Bylaw update process.

That last statement raises great concern for us and other existing residents along the riverfront. In our case, there have long been plans to continue the next stages of the Rivers Reach condominiums built by Northern Vision Developments (NVD.) When we and other residents at Rivers Reach 2 purchased our homes, we were assured that the next stage would either be a mixed commercial building, perhaps housing a First Nation cultural centre and a theatre, or another residential project 4 stories tall similar to our current buildings. More recently, we have seen draft plans for a 5 story residential condo building. If the height restrictions are further relaxed, in the interest of additional downtown densification, we could find ourselves in the shadow of a 6 or 7 story building, leaving the residents on the south side of our building in perpetual shadow.

Additionally, there are already significant traffic problems for access and egress, because of all the neighbourhood development and the increased population of Whistle Bend who enter downtown along Industrial and Quartz Roads and Second Avenue every morning and afternoon. Many people are using Waterfront Place as a shortcut to bypass the traffic lights at Second Avenue and Quartz Road. The lack of any traffic control lights at the intersection of Waterfront Place and Quartz Road exacerbate this problem.

We want to emphasize that our concerns are not just a personal concern about the impact on our own residence, we are concerned that the riverfront may become more and more separated from the rest of the downtown, and less visible to locals and visitors alike who are traveling on Second Avenue, the busiest road in the City of Whitehorse. This is antithetical to the stated goals in the Official Community Plan. Thank you for your consideration of these important issues.

Arthur & Nancy Mitchell

From: [O'Farrell, Jeff](#)
To: [Public Input](#)
Subject: FW: Official Community Plan
Date: Monday, November 28, 2022 9:11:22 AM
Attachments: [REDACTED]

From: Cabott, Laura
Sent: Sunday, November 27, 2022 12:18 PM
To: Mayor&Council [REDACTED]
Cc: Gau, Mike [REDACTED]; Braga, Valerie [REDACTED]
Subject: Fwd: Official Community Plan

Laura Cabott
Mayor, City of Whitehorse
Yukon, Canada
[REDACTED]

Living and working within the traditional territories of the Kwanlin Dün First Nation and the Ta'an Kwach'an Council

Sent from my iPhone

Begin forwarded message:

From: [REDACTED]
Date: November 25, 2022 at 12:17:42 PM PST
To: "Cabott, Laura" [REDACTED]
Cc: [REDACTED], [REDACTED], [REDACTED], [REDACTED]
Subject: Official Community Plan

Laura
Please see attached letter.

Regards

Jon Rudolph
VP Operations

Cobalt Construction Inc.

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Nov 25, 2022

Attn: Mayor Laura Cabott
City of Whitehorse
[REDACTED]

Re: Official Community Plan and Steven's Quarry

Dear Mayor Cabott,

It has come to our attention that the City is contemplating removing the Proposed Steven's Quarry from the Official Community Plan (OCP). Removal of this proposed quarry development from the OCP will effectively eliminate any future potential for this abundant gravel source going forward. As a long term, local business owner/operator in the Earthworks industry it is imperative that you understand how irresponsible this action would be, for not only our industry but the development of the community at large.

There is a critical shortage of gravel supply within the City of Whitehorse, the only area available with sufficient supplies for growing demand is 2km down the Klondike Highway from the Carcross cutoff. This location at the cut off is double the distance as it would be from Steven's to most projects slated for the coming years. This source being a longer haul distance from areas of development drastically and needlessly increases carbon emissions for trucking as well as the cost of gravel, processed gravel and subsequently concrete, asphalt and general fill up. This material shortage and the associated expenses will drive up the cost of all community/infrastructure projects within Whitehorse while negatively impacting green energy initiatives.

Should you choose to move forward with eliminating the significant material potential of this quarry, all of the Capital projects within the city are going to suffer. This includes, but is not limited to, the Whistlebend Subdivision expansion, highway widening projects, water and sewer projects, Community Housing Projects, as well as the notable ongoing Whitehorse Airport upgrades. The City desperately needs a reliable gravel source within a reasonable proximity to where materials are needed. Gravel is where you find it and it is a critical element for any future development in Whitehorse, as well as ongoing infrastructure maintenance. Please reconsider the current intention to remove Steven's Quarry from the Official Community Plan.

Regards,



Jon Rudolph
VP Operations

From: [Legislative Services](#)
To: [Public Input](#)
Subject: FW: OCP and Capital Budget Feedback
Date: Friday, November 25, 2022 4:25:02 PM

From: Lee Hawkings [REDACTED]
Sent: Friday, November 25, 2022 12:53 PM
To: Legislative Services [REDACTED] >; BudgetPublicInput [REDACTED]
Subject: OCP and Capital Budget Feedback

Hello,

I write today to support both the proposed 2040 OCP and the 2023-2023 Capital Budget.

In regards to the 2040 OCP I am supportive of all the changes proposed and am generally supportive of the originally proposed OCP as well. In my view the OCP provides a solid framework for addressing pressing housing, transportation, affordability and climate issues. The key will be in how the OCP actually gets implemented and I look forward to engaging on future implementation steps including the Transportation Master Plan, and the Zoning Bylaw Rewrite.

In regards to the 2023-2026 Capital Budget areas I would highlight that lead me to support the proposed budget include:

- New Snow and Ice Control equipment: This will help both motorized and active transportation users get around the city safely and efficiently. My hope is that new equipment and increased operational spending in the upcoming Operations Budget will allow the City to expand its network of Priority 1 Active Transportation Trails under the Snow and Ice Control Policy.
- Zoning Bylaw Rewrite: This is a key piece to implementing the proposed OCP and beginning to address affordability, sustainability, and transportation issues. The proposed OCP is clear that focus should be on infill density, multi-modal transportation. The best way to achieve this is in urban design and zoning that prioritizes housing and service density, active transportation and transit. We can't keep building neighbourhoods where everyone is expected and required to own a car, but this requires bold changes to our zoning bylaws.
- Active Transportation Infrastructure improvements: I support the plan to proceed with a number of projects that should help improve Active Transportation infrastructure including intersection redesigns, Chilkoot Way, McIntyre Drive, Hillcrest Reconstruction, Shipyards Park bike shelter, and Whitehorse North Transportation Corridor studies
- Core Infrastructure Resilience: I support the focus on investing in core water and sewer infrastructure and improving the resilience of these basic services.

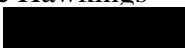
Best Regards,

Lee Hawkings

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Lee Hawkings

(c)



From: [M.A.](#)
To: [Public Input](#)
Subject: Input for the OCP hearing
Date: Friday, November 25, 2022 5:33:12 PM

Hello Mayor Cabott and Councilors,
Please, finalize the OCP with NO ROAD IN MCINTYRE CREEK AREA.. It is beautiful for humans, and an important corridor for wildlife. It is important in being able to call Whitehorse a wilderness city, and surely a draw for visitors.

Thank you for your work on the OCP.

Mary Amerongen

From: [Tiffany Steele](#)
To: [Public Input](#)
Subject: removing the Steven Quarry from the official community plan
Date: Sunday, November 27, 2022 1:22:36 PM

Thank you for removing the Steven Quarry from the draft official community plan. Please keep it that way in the final version.

Thank you for your time,

Tiffany Steele

Sent from my iPhone

From: [Adam](#)
To: [Public Input](#)
Subject: 2nd public hearing - OCP approval
Date: Sunday, November 27, 2022 5:47:26 PM

Hello,

I'm a late comer to the 2040 OCP process having just moved to Whitehorse from the the Atlin road last month.

I'm encouraged to see that a proposed McIntyre Creek park is in the plan. I grew up in Whitehorse and McIntyre Creek is a very special place for me and many others, but mostly for the wildlife we share our home with.

I've looked at the map and am puzzled by the proposed Porter Creek B area bounded by Whistle Bend Way, Mountain View Drive and Range Road. Development of that area would really put a bottleneck on the park and movement of wildlife through the area. Also a housing development would not yield a large number of lots.

Unless there is a compelling reason beyond the creation of expensive and exclusive housing lots, I am against the development of Porter Creek B.

thanks
Adam MacCannell

From: [Brooke Graham](#)
To: [Public Input](#)
Subject: Please Remove Proposed Development Porter Creek Area B from Draft Plan
Date: Sunday, November 27, 2022 5:55:22 PM

Hello,

To Whom It May Concern:

As a Porter Creek resident I am voicing my request that you remove Porter Creek Area B from the Draft plan.

This proposed development is dangerously close to the important wildlife corridor of McIntyre Creek. There is already enough development in all directions surrounding the creek and thus we are starting to see how that is negatively impacting wildlife and natural habitat. We just cannot risk disturbing an important natural and wildlife area and causing any more negative impacts.

On top of this, there are already major issues with dangerous traffic congestion back ups issues along Whistlebend way and Mountain View Drive. Adding more development would add fuel to the fire making it even more congested and dangerous.

Keeping this proposed area in the draft plan would signal to future generations that we are ok with endangering people, wildlife and important natural areas and that is just unacceptable.

Our future generations of humans and ecosystem will thank us for honouring our name - 'The Wilderness City' and removing this area from the draft plan.

Thank-you.
Brooke Graham
Porter Creek Resident

From: [Jim Smith](#)
To: [Public Input](#)
Subject: Re: OCP Public Hearing 2 Input
Date: Sunday, November 27, 2022 3:19:15 PM

Further to my comments I wish this Council treated climate change with the same sense of urgency and panic as traffic between Whistle Bend and Downtown.

On Sun, Nov 27, 2022 at 3:14 PM Jim Smith [REDACTED] wrote:
Dear Mayor and Council,

Thank you for considering the public's input in the first round of engagement. I am appreciative of you listening to the City on issues like McIntyre Creek.

I am not supportive of the amendment to work towards upgrades on the Whitehorse North Transportation Corridor. The OCP is a land use planning document and not a transportation document. To my understanding the OCP sets forth general planning and vision, values, and goals. Committing to this policy seems to consider and commit the City to major transportation upgrades in a land use document rather than in a transportation document like the transportation plan, which just does not make sense. You should make transportation decisions in a transportation plan and not in the OCP. Not to mention, this statement appears to presuppose the outcome of the transportation plan without having gone through the transportation plan's analysis and recommendations and could be in potential direct conflict with the City's stated goals of reducing personal daily vehicle use and promoting sustainable forms of transportation. Perhaps you should wait for the outcome of the transportation plan and let the OCP's vision guide the transportation plan. This statement and policy seem like an outlier and an apparent contradiction with all the other policy objectives in this document.

I do not support increased building heights south of Main Street and throughout Downtown overall due to impacts to shadowing, view corridors, and Downtown vibrancy. Shadow impacts are a real thing and should NOT be considered lightly. We live in the North and daylight maximization is a real consideration for development. I suggest that Council consider a shadow and natural lighting policy that ensures that residents in Downtown have sufficient daylight. Daylight in Downtown is already compromised by shadowing from the escarpments and the fact that the City is largely located on the west side of the river meaning the City only really capitalizes on morning sunrises rather than evening sunsets. Shadowing from increased building heights may have the potential to decrease the availability of light in Downtown. To keep downtown attractive and a place that people want to be and hang out, we need to do everything we can to maximize daylight exposure and natural lighting and minimize shadowing to create a vibrant, livable downtown. As a suggestion to maximize density and ensure that we don't create a cold uninviting streetscape, I suggest that Council take a more hybrid and creative daylight and shadowing approach like other cities (e.g. Yaletown, Kitsilano, and Commercial Drive areas in Vancouver) where building heights are enveloped in such a way to preserve and maximize daylight in certain areas but still achieve density targets. I am also not supportive of substantially increased building heights because of view corridors and views from Downtown and across the City. The City needs to ensure that development does not hinder major views of the mountains from select points in the City. This Council should establish a view corridor policy that preserves views of certain landmarks and mountains from certain parts of the City so that people feel connected with the City. Lastly, I am not supportive of increased building heights beyond 4 stories,

especially for residential areas because there is evidence that suggests that beyond 4 stories, there tends to be a greater disconnect between urban street life and residences (Book: A Pattern Language). People who live in Downtown need to feel connected to the City and urban life and when housing greater than 4 stories is promoted, it tends to create an upper life (high rises > 4 stories) and lower (street life), where those that live in upper floors feel lonelier and more disconnected. In a time when mental health is of concern, the City should ensure that development occurs in a way that fosters positive mental health outcomes, less loneliness, and ensures that people in their residences feel a connection and sense of place within the City. For example the City could and should promote more row homes and low rise residential to meet density targets and foster a sense of community and place.

Further to my comments on Downtown vibrancy, the City should work toward development of a designated entertainment district where local establishments with live music, bars, and night activities are better suited. I also encourage the City to work more on better policies for glazing on the first floor commercial to ensure that the ground floors of buildings are more inviting and vibrant to the overall Downtown streetscape.

I am supportive of your changes to make bolder targets for climate change. I would encourage you to be even bolder and align your commitments to international, federal, and territorial targets because our existence depends on it. I do realize we are a small City, but I think that this Council and City can be bold and innovative in setting forth even bolder targets to transform our city on a sustainability approach.

Thanks for your consideration of my comments.

Jim Smith

From: Lobird Living
To: Boss, Patrick; Public Input: OCP: Braga, Valerie; Cabott, Laura
Subject: OCP Submission for south growth area.
Date: Sunday, November 27, 2022 3:10:07 PM
Attachments: [REDACTED]

Can someone please read the below letter at the OCP meeting on November 28, 2022.

Director Valerie Braga read our first letter back on September 12, 2022 and we would like to thank her for that. If she is again available to read our new submission on Monday, Thank you in advance.

Can you please also display our map drawing attached.

Dear Madam Mayor, City Councillors, OCP Members and Ministers.

We have reviewed the new OCP and we are happy to see the city plan to grow south.

We have a lot of plans for developing over 70 acres in the next 10 years, we will be investing over 2.2 million dollars of our money for infrastructure, power, water, sewer and fibre optic cable on our land, we also plan on building two play parks and possibly a senior section.
Phase 2, 3 and 4 will all be affordable brand new mobile homes or modular homes.

There is high demand for new affordable housing with an aging population and new young families moving to the area.

We have seen the demand first hand as we receive calls every week from people looking to see if there is any available lots for mobile homes.

It was our pleasure discussing this with our neighbours, the Kwanlin Dun First Nation Chief who share our vision for affordable housing in the area. Affordable housing is helpful with the increasing cost of living and higher mortgage rates.

We want to help everyone to have a chance to own a new home.

The new mobile homes and modular homes provide an environmentally friendly and affordable option for the housing shortage, with the new homes meeting a high CSA A277 Modular Standard, with energy efficiency.
Mobile homes with the Arctic package are very well insulated with triple pane windows. We have over 70 acres available to install over 350 mobile homes.

The south growth area, south of Copper Ridge has flat, developable land that doesn't conflict with green space or recreation space.

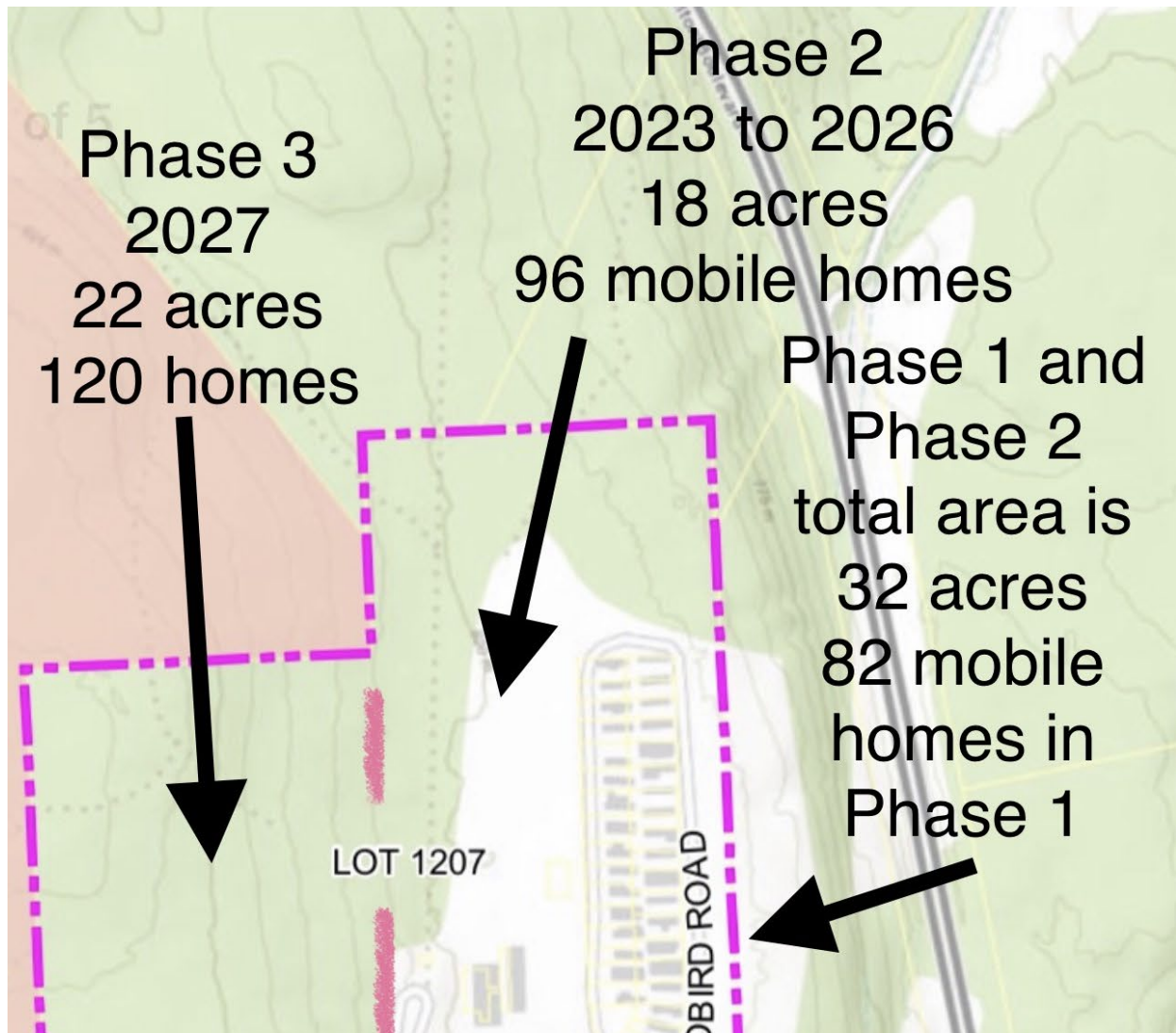
We hope the city will proceed with bringing water and sewer closer to us as this will allow us to accommodate the demand and we will also be able to install a few fire hydrants to the existing mobile home park.

Phase 2, 3 and 4 in Lobird Estates will be a beautiful community with breathtaking views and relaxing hiking trails, bus service and close to downtown. It is a great place for balanced living.

We would like to provide affordable housing which would be made possible if we had access to municipal water and sewer services extended to Lobird.

We thank you for taking the time to read our letter.

Sincerely,
Dwight Chalifour and Dr. Henry Deacon
Owners of Lobird Estates.
Lobird Living Corp.
[REDACTED]





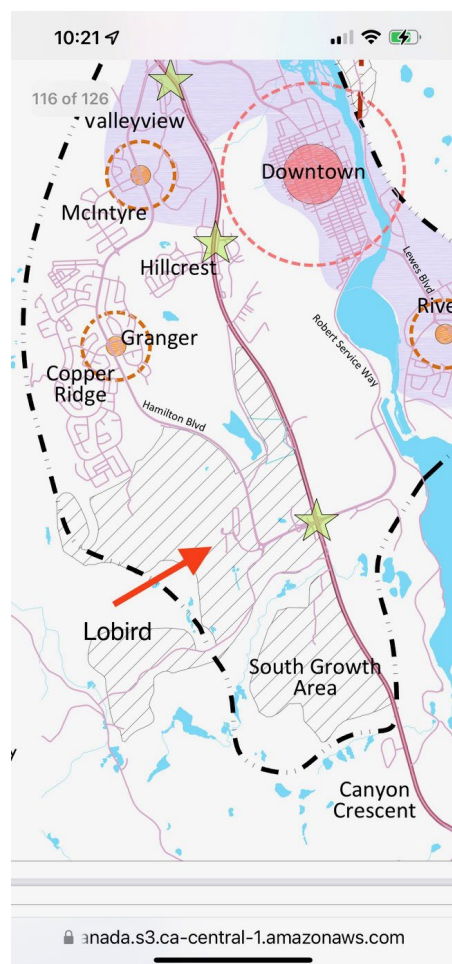
Phase 4
2030
42 acres
220 homes
with 2 lakes

LOT 1206

Lobird Estates
Lot 1206 and Lot 1207
Total area is 96 acres

MCLEAN LAKE QUARRY RD

From: [Lobird/Lobing](#)
To: [OCIP - Legislative Services](#)
Cc: [Public Input](#)
Subject: More pics from Lobird for OCP meeting.
Date: Sunday, November 27, 2022 10:16:10 PM
Attachments: [IMG_6345.PNG](#)
[IMG_6346.PNG](#)

















Sent from my iPhone

From: [Michelle Frances](#)
To: [Mayor&Council](#); [Public Input](#)
Subject: OCP input, Stevens Quarry
Date: Sunday, November 27, 2022 4:43:49 PM
Attachments: [Pillai Letter Committing Not to Develop Stevens Quarry, April 2021.docx](#)

Dear City Council,

Thank you to all of you who listened to us, and voted to remove Stevens Quarry from the Official Community Plan for Whitehorse!! Please keep it that way.

The only person running to be the next Premier of the Yukon, Ranj Pillai, promised not to develop Stevens Quarry. He made this promise last year at a public event he held at the GNML Research Forest by the Takhini River, across from the proposed SQ area.

Minister Pillai also made this promise in writing. The letter is attached.

Does the City have any reason to think Premier Pillai would walk away from what he promised people just last year? Would he break his promise and let people down, or keep it by blocking Stevens Quarry? Since he listened to public opposition once, why do you think he wouldn't listen another time?

And since Liberals, Yukon Party, and NDP all made promises about not developing Stevens Quarry, how likely does the City think it is that any government of the territory would approve it? Has the City ever seen a petition with this many signatures on it before? Over 9,300 people signed our petition against Stevens Quarry. This is almost twice as many people as signed a Peel Youth Alliance petition on [change.org](https://www.change.org) addressed to the GY Minister, asking them to accept the plan for the Peel Watershed.

Did our petition set a record?? More people signed it than voted in the last City election. Here is a link to the petition, again: <https://www.change.org/p/ask-whitehorse-city-council-to-not-allow-stevens-quarry-development-by-the-takhini-river> Please accept this petition as official input.

Our petition signed by over 9,300 people reads:

"Development of Stevens Quarry in the heart of the Takhini River Valley has been proposed several times since the 1990s. The development of quarries there would have a negative impact on farms producing livestock, dairy products, forage crops, market gardening, and berry crops.

This area is the heart of the Yukon's agriculture land - and growing local food matters.

Stevens Quarry would destroy recreational trails used by residents of MacPherson, Hidden Valley, Echo Valley, and Ibex Valley. Dust pollution would impact the Takhini River, potentially harming fish, and reducing enjoyment of this area by people canoeing and kayaking.

Dust and noise would cross the river to the Gunnar Nilsson/Mickey Lammers Research Forest, interfering with people's enjoyment of this very popular recreation

area, and affecting the forest and agriculture research done at this special place.

Every time the quarry has been proposed, farmers and local residents have objected, lobbying government to stop it. Three times, Ministers of the Yukon Territorial Government have listened, and stopped development - two Yukon Party Ministers, and one Liberal Minister.

Now, the City of Whitehorse's Draft Official Community Plan proposes making gravel extraction a priority for this area, and developing Stevens Quarry despite past public opposition.

There are other gravel options in the city. We don't need to hurt farmers, ecotourism, environmental research, climate change research, and people who enjoy wilderness recreation in this area.

Please help us convince Whitehorse City Council to change the Draft Plan!

Say "NO" to Stevens Quarry!!

Please sign and share this petition, and ask City Council to please say "NO" to Stevens Quarry."

I hear that the Whitehorse Chamber is lobbying you to change your mind. Please remember that farmers are also business owners. They also contribute to the economy. Are gravel companies more important than farms with cattle, a dairy, horses, commercial berry farms, plus tourism companies? This is the heart of local agriculture, and Yukon farming.

Politicians talk a good game about sustainability, the climate change emergency, going greener, growing more local food, and that kind of thing. When push comes to shove, will you vote for growing local food, or for gravel??? There is gravel in other places where farms aren't affected.

Thank you for listening. And thank you again to all of you who voted to remove Stevens Quarry from the OCP.

Michelle



Residents of Lake Laberge Riding

April 7, 2021

As the campaign enters the home stretch, I want to thank the residents of the Lake Laberge riding for speaking with me over the last few weeks. There are three specific questions that have come up over the course of the campaign and I want to clearly articulate where I stand on those issues.

Development Permits on Agricultural Land

A re-elected Liberal government is committed to reviewing and improving agriculture policy, with a particular focus on the process for development permits on agricultural land.

Stevens Quarry

A re-elected Liberal government will maintain the administrative hold that is currently in place on Stevens Quarry. It will not be developed over the next mandate. We will continue to work with impacted First Nations to address concerns they may have.

Shallow Bay Zoning

There has been a great deal of misinformation about what is happening with respect to zoning in Shallow Bay. A re-elected Liberal government will return the draft plan for further community discussion. No final decisions have been made.

Sincerely,

A handwritten signature in blue ink that reads "Tracey Jacobs".

Tracey Jacobs, Liberal Candidate, Lake Laberge

A handwritten signature in black ink that reads "Ranj Pillai".

Ranj Pillai, Liberal Candidate, Porter Creek South

From: [REDACTED]
To: [Public Input](#)
Subject: Stevens Quarry
Date: Monday, November 28, 2022 11:54:03 AM

Thank you for removing stevens quarry from the draft official community plan. Please keep it that way in the final version

From: [Anthony Steele](#)
To: [Public Input](#)
Subject: Stevens Quarry
Date: Monday, November 28, 2022 11:53:04 AM

Thank you for removing stevens quarry from the draft official community plan. Please keep it that way in the final version.

From: [Ryley Oconnor](#)
To: [Public Input](#)
Cc: [Ron Bonnycastle](#) [REDACTED]
Subject: OCP Input - Stevens Quarry
Date: Monday, November 28, 2022 12:49:11 PM
Attachments: [REDACTED]

OCP Input - Stevens Quarry Castle Rock Enterprises

The City of Whitehorse has increased in population size by over 23% since 2010, an average of 2% - 3% per year. The city is continually growing and the demand for gravel is increasing exponentially.

Unfortunately, the city is presently running out of gravel. Projects such as Whistle Bend and the Twinning of the Alaska Highway Corridor still have several phases of development to come, and the quantities of gravel needed for these developments are enormous. To keep development costs down, it's great to have quarries as close to the development site as possible.

The Yukon Government, Yellow Truck, and Castle Rock Enterprises are the only current operating gravel quarries on the north end of town. Castle Rock has serviced the needs of Whitehorse with gravels since quarrying operations began in 1996. Castle Rock currently moves about 250,000 cubic meters of gravel per year.

Castle Rock has always followed applicable bylaws and standards when it comes to the safety and concern of the public. We have monitoring wells throughout our quarry that are quarterly sampled and tested to ensure ground water quality meets Environment of Yukon Standards. We adhere to strict reduced speed limits, resulting in reduced noise levels and the need for engine exhaust brakes. Our quarry maintains regular business hours in the summer, with a complete shutdown between the months of November to May. Because our quarry is shut down during the windiest times of the year, and with our dust control management plan in place, we have never experienced any concerns from the public about dust levels.

As a result of gravel resources in Whitehorse and the surrounding area (including Castle Rock's quarry) reaching very low levels, Castle Rock will have no other option than to discontinue the sales of aggregates to contractors and the public of Whitehorse, to maintain gravel needs for the current and future development projects. Because of this, the price of needed gravels in the surrounding area will inflate and will raise the cost of development even further. Castle Rock has always supported development in our community by producing and supplying aggregates, and we would like to continue in doing so.

Stevens Quarry which sits at a size of 120 hectares, has been recognized for almost 30 years as one of the largest, if not the largest, untapped gravel deposits in the city. Most of the current gravel quarries within city limits are reaching the end of their life, thus there is a very pressing demand for the development of new quarries on the north end of town. Castle Rock Enterprises is in favor of developing the Stevens Quarry to maintain the high level of aggregate needs. The development of Stevens Quarry can not only open up new opportunities for contractors in Whitehorse, but also supply the gravel demands of Whitehorse for many years to come.

We believe that if the right procedures and regulations are followed and strictly adhered to, a quarry at the Stevens Subdivision will have minimal impacts to surrounding residents and farmers, and recreational land users, as previously proven.

Thanks,

Castle Rock

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A DAKWAKADA COMPANY

Ryley O' Connor | CTech in Training



www.castlerockent.com

From: [Erica Beasley](#)
To: [Public Input: Simard, Mélodie](#)
Subject: PH2 - draft OCP Public Input - Agriculture
Date: Monday, November 28, 2022 10:37:24 AM

Hi Mélodie and OCP team,

Thank you for the opportunity to comment again on the draft OCP.

Regarding the Agriculture land use preamble, the portion that was added into this latest draft (bolded below) doesn't make financial sense... At the residential scale, it's generally more expensive to keep hens and bees than it is to buy eggs and honey at the store. The goals are self-reliance and sustainability, rather than reducing food costs. (Also note there is a typo in "farmers' market" and strengthening the local economy is mentioned twice.) I suggest deleting everything shown with strike-through.

The Agriculture land use designation is intended to support local food production by accommodating agriculture and associated uses. While Whitehorse does not have the climatic conditions or industries to support a complete reliance on locally produced food, urban agriculture can bring many benefits to the community, including **strengthening the local economy**; advancing education about food systems; encouraging entrepreneurship; enhancing connectivity to the land and culture; and increasing sustainability. ~~**By providing space for community gardens or greenhouses, and allowing other non-soil-based agriculture such as backyard chickens or apiaries, residents can offset the cost of importing the majority of their food base. Promoting local food production and supporting local farms market also helps to diversify and strengthen the local economy.**~~ The Government of Yukon has the primary responsibility for administering agriculture in the territory. The City supports local food production through land administration, leases to gardening associations, grants for sustainability projects, and by producing agriculture grade compost at the municipal organics facility.

Another reason to delete the indicated portion is that the mentioned activities aren't actually happening within the Agriculture designation (e.g. community and backyard gardens are typically in the Residential and Downtown designations and the farmers' market is in the Downtown designation). The draft OCP suitably mentions community gardens in its description of complete communities, which is a better place for this reference, so it isn't needed here. The rest of the paragraph is good for context on YG and City roles across designations.

I strongly encourage that some of the "Ideas for Action" relating to the food system be moved into the policy section following the preamble. This would lend clear support for implementation and would expand this rather short section, which only has 2 policies. Increasing local food production is vital to building community resilience in light of global climate change. This new OCP could take a stronger approach to ensuring that lands are available to support agricultural development for a more food secure future for Whitehorse.

Thanks for considering these suggestions. Best wishes for the rest of the process!

-Erica Beasley

From: [joe kokomo](#)
To: [Public Input](#)
Subject: OCP Input - Stevens Quarry
Date: Monday, November 28, 2022 12:20:47 PM

My name is Kevin Suits and I live at [REDACTED].

My house is accessed from the Castle Rock quarry road off the Alaska Highway and my home is situated approximately 400 meters from the quarry site. This is my family home and we lived at this property when Castle Rock first began their quarry operations in 1996.

We are not bothered by any noise created from equipment at the gravel quarry or the trucks that utilize the road adjacent to my home as Castle Rock adheres to strict reduced speed limits and prohibits the use of engine exhaust brakes. Additionally, Castle Rock maintains regular operating hours at all times. As well, Castle Rock has an extensive dust control management plan in place and I have never experienced any problems with dust from the gravel quarry.

I can attest to the fact that a responsibly run quarry operation with dust mitigation and operating practices such as controlled speed limits and regulated business hours, will not create excessive noise, dust concerns or disruption for people who live nearby.

With respect to the proposed quarry at Stevens subdivision and increase in truck traffic entering and exiting the highway corridor safely, additional lanes for acceleration and de-acceleration should be identified.

Regards,

Kevin Suits

From: [Harach, Jessica](#)
To: [Public Input](#)
Subject: FW: Stevens Quarry
Date: Monday, November 28, 2022 2:18:22 PM

From: Mike Pemberton [REDACTED]
Sent: Monday, November 28, 2022 2:05 PM
To: Mayor&Council [REDACTED]
Cc: Executive.Assistant [REDACTED]
Subject: Stevens Quarry

Good day Mayor & Council,

I'm writing today to encourage you not to change the zoning on Stevens Quarry. The resources that this quarry will provide for future development of our beautiful city is a necessity. Already the citizens of Whitehorse are struggling with the cost of building in the North and not having this available for future development will have impact on residential and commercial per sq ft cost through longer hauls and possibly the transport through residential areas, which goes against our desire to reduce GHG emissions.

I also hear rumours of a petition, but I would like to remind Council that they have a responsibility to all the citizens of Whitehorse to in good faith make decisions with a view for all, currently and into the future and that sometimes those decisions are tough.

Thank you,

Mike Pemberton

Erikco Holdings Ltd. o/a
Ashley Yukon / Erik's AVU / Signature Home / Cell Phone Central

[REDACTED]

From: [Tony Tony](#)
To: [Public Input](#)
Subject: Stevens Quarry
Date: Monday, November 28, 2022 11:53:43 AM

Thank you for removing stevens quarry from the draft official community plan. Please keep it that way in the final version

From: [Lois](#)
To: [Public Input](#)
Subject: OCP amendments
Date: Monday, November 28, 2022 3:37:32 PM

Sent from [Mail](#) for Windows

I regret I am unable to attend the meeting this evening to address the proposed amendments to the OCP. I also am aware that the time for written comments may now be expired. Nonetheless, I wish to thank city Counsellors for listening to citizen input, and directing the crafting of a 20 year plan that is responsive to many of our challenges, as well as concerns raised during consultations. It is good to note the commitment to work more closely with the two First Nations in our city.

In addition, I applaud the intention in the OCP to undertake a Whitehorse North Transportation Study. As a resident of Porter Creek there undoubtedly is a challenge for commuting during business 'rush hour', let alone with continuing planned growth for Whistle Bend. Notwithstanding the possibility of future growth in Whitehorse east over by Long Lake, I do not recall noting in the plan how assured access to Whitehorse General Hospital in the event of bridge closure or impairment will occur: I hope that somehow this key matter will be addressed, sooner than later, within city priorities.

You also addressed in the amendments two specific areas of concern I raised previously, including the need for protection of the McIntyre Creek area and proposed development of the Stevens Quarry for granular extraction. The creation of a McIntyre Regional Park combined with the decision to exclude the transportation corridor study will contribute to development of a management plan that is responsive to current and future users including wildlife and waterfowl as well as our city's future as a wilderness city. Having hiked in the Stevens' quarry in recent years and frequently at the Forest Preserve removal of the proposed Stevens Quarry from the OCP has my full support. I realize that the city is in need of granular resources and trust that aggregate identification and planning now in progress and in the future will identify suitable sources for current and growing needs.

Best regards, Lois Craig

From: [Vibeke and Donald Coates](#)
To: [Public Input](#)
Subject: Stevens Quarry
Date: Monday, November 28, 2022 3:42:17 PM

Thank you for withdrawing Stevens Quarry from the OCP. The noise and dust from this quarry would have had a detrimental effect on the agricultural operations in the vicinity, not to mention the quality of life for the residents of all the country residential properties in very close proximity.

Vibeke Coates
Diamond C Ranch

From: [Jan Horton](#)
To: [Public Input](#); [Mayor&Council](#)
Subject: kudos
Date: Monday, November 28, 2022 5:14:50 PM

Greetings,

I would like to express my appreciation for your wisdom in making changes to the OCP, particularly making a clearer commitment to climate action, removing the proposed study of a transportation corridor through Chasan Chua/McIntyre Creek Regional Park and making other commitments to reduce our environmental impact.

They are bold decisions. We will be well served by them in the years to come.

I urge you to hold the course on those decisions. Please do not be swayed by other arguments to revert to the provisions in the previous draft of the OCP.

Regards,

Jan Horton

From: [Harach, Jessica](#)
To: [Public Input](#)
Subject: FW: OCP 2040
Date: Monday, November 28, 2022 5:24:01 PM

From: Linda Cameron [REDACTED]
Sent: Monday, November 28, 2022 5:23 PM
To: Mayor&Council [REDACTED]
Subject: OCP 2040

I am writing to confirm my support for Chasan Chu and that there be no roads planned or allowed in the corridor.

This is a very important wildlife corridor .

Linda Cameron

[REDACTED]

From: [Cabott, Laura](#)
To: [Mayor&Council](#); [Public Input](#); [O"Farrell, Jeff](#)
Subject: Fwd: Gravel
Date: Monday, November 28, 2022 4:33:49 PM

Laura Cabott
Mayor, City of Whitehorse
Yukon, Canada
[REDACTED]

Living and working within the traditional territories of the Kwanlin Dün First Nation and the Ta'an Kwach'an Council

Sent from my iPhone

Begin forwarded message:

From: R Obrien [REDACTED]
Date: November 28, 2022 at 4:33:00 PM GMT-7
To: "Cabott, Laura" [REDACTED]
Cc: [REDACTED], Greg Thompson [REDACTED], Les Wilson [REDACTED], Jacob Heigers [REDACTED]
Subject: Gravel

Laura Cabott,

It is imperative that Steven's Quarry stay active as a very much needed gravel source in the City of Whitehorse and be opened for near future leases to the gravel sector.

For the following reasons;

1. Gravel in the city is getting scarce.
2. McLean Lk does not have the quantity expected and will be exhausted in 5 years.
3. Carcross Rd is far from the city driving up costs. We do have enough to last a few years to come.
4. KDFN & CNLP has always had an interest in SQ and wants several Leases.
5. KDFN has a parcel next door SQ meant for gravel extraction in the future. C-

100B

Thank you
Rick O'Brien