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CITY OF WHITEHORSE - LAND & BUILDING SERVICES

LOCATION SKETCH WITH IMAGE

Sketch for Development Permit Application
Government of Yukon Licence of Occupation
Disposition Number 2018-2760
Municipal Address: Chadburn Lake Road km 1.5





Yukon Breeze Sailing Society
4061 4th Avenue
Whitehorse, YT Y1A 1H1

December 14th, 2022

Development Review Committee,

Expansion of YBSS at site Disposition: 2018-2760 – East shore of Schwatka Lake

History of use

Yukon Breeze Sailing Society (YBSS) is a volunteer-run, non-profit organization. YBSS, with the assistance of the Mobile Optimist Sailing School (MOSS) of British Columbia, began teaching sailing on the current site at Schwatka Lake in 2008. In 2014, the Community Development Fund, with support by the City of Whitehorse, provided a grant to allow the society to purchase a small fleet of Optimist sailing dinghies and to place a storage facility consisting of two shipping containers on the site. This allowed sailing to occur without being reliant on the MOSS program. The use of this area was formalised in 2019 through the granting of a License of Occupation, which allowed a small fleet of boats to be permanently located by the lake, including winter storage. This small fleet of single person boats has allowed kids camps, evening drop-in sailing, and adult lessons to occur at an accessible location within the city, open to the public at minimal cost. In the 2022 season, YBSS expanded the services that we deliver, with four 2-person boats that allow direct coaching, and an additional safety/coach boat.

The expansion of YBSS is valuable to Yukoners. The Community Development Fund and Lotteries Yukon funded the recent purchases, with support from the City of Whitehorse.

New addition to site

See attached plan view for visual description.

The site currently has two shipping containers, with a small fenced and roofed area between the containers (Figure 1). Sail boats and a safety boat are stored in these when not in use, as well as in an unsecured area in front of the containers. However, the current storage space is beyond capacity, and given limitations of secure storage, we are storing some equipment off site. It is difficult to transport and set up this equipment; it is therefore unavailable for use until we find an on-site storage solution.

In order to create adequate storage space, YBSS proposes to place 2 new shipping containers behind the current containers with space between the containers to create a secure courtyard for outdoor storage (Figure 2). This secure but uncovered outdoor storage is a key element of our proposal – it will allow the larger 2-person boats to remain ready for sailing throughout the summer season. These boats otherwise require significant time for rigging and derigging before and after each sailing session.

Intended look and feel

YBSS intends to minimise the visual impact to the natural environment while creating adequate secure storage for the effective operation of a highly valued recreational facility. The proposal adds necessary storage space while using a relatively small portion within the area of the License of Occupation.

YBSS has looked at various examples that have succeeded within Whitehorse, and we are looking forward to working with feedback from the City to create a space that is visually appealing and practical; whether it be contemporary-looking, with an appearance similar to the Yukon Canoe and Kayak Club structures on Selkirk Street, painting the storage structures green to blend into the environment or working with community organizations to have murals painted on the sides of the structures. We believe that our proposal exceeds the requirements of the Chadburn Lake Park Management Plan, which designates our site and surrounding area for intensive recreation and allows for, "...high intensity and density of recreation...that is generally compatible with a natural landscape but is not necessarily oriented towards the experience of the park's natural values; and moderate infrastructure and development."

Other Considerations

YBSS submitted an application for the same purpose to the Development Review Committee (DRC) earlier this year. Through that process and subsequent discussions with the DRC, we heard other concerns, which we believe we have mitigated. Those items are addressed here for completeness of this application:

- We have discussed the proposed expansion with the YESAB, and they have concluded that a YESAB assessment is not required due to the minor extent of the work.
- Land Management Branch, who have provided the License of Occupation, has provided an email of authorisation to apply to the DRC.
- We understand that the aesthetics of shipping containers is a concern. We will endeavour to make our storage facilities impact the natural value of the area as little as possible by maintaining the site to a high standard.
- We understand that fencing and area for exclusive use is a concern. We have reduced fencing in this application substantially, and instead have proposed a courtyard created primarily by the storage units themselves, which will require only a minimal fence and a gate to secure. This proposed secured area is not meaningfully larger than the footprint currently occupied by our boats on the site, which, throughout the summer, unfortunately had to be chained and padlocked in an otherwise unsecure area.
- There are no further expansions of the YBSS infrastructure planned, and we are not asking for an enlargement of our pre-existing license of occupation. We believe that the current proposal will adequately serve the club and the City for many years without additional development.
- Parking was raised as concern in our previous application, though through a very busy season we can confirm that no additional parking on site was required.

Thank you for your consideration,

Albert Ferro

President, Yukon Breeze Sailing Society

Additional Site Information

We are pleased to say that we served around 250 clients throughout the summer. Youth camps were nearly sold out, adult lessons were sold-out, drop-in nights were a huge hit, and we also hosted some special events and regattas.

Yes, it appears we were able to manage our programming this summer, but it did come at a cost. Some of our equipment is stored off-site that includes one additional coach/safety boat and spare parts. Less time on the water for all of our programs due to inefficient site layout. Revenues were also compromised because of the difficulty to meet demand and the turnover of services. Most of the summer we were playing a game of Tetris to make due with our current capacity. It is not fun to our instructors and volunteers. We also need storage dedicated to hardware and spare parts easily accessible. We are dealing with sailboats; they are unlike any other water craft.

Seacan Storage Solution

We have taken into consideration the appeal and look of adding additional storage to the site. They will be added in behind our current set up and will be hidden in the sunken area and will not change the curb appeal.

- From the road it is difficult to see the existing infrastructure as is.
- From the water it is difficult to notice our development, only to be seen at very specific angles.
- From the trail, you will notice our site for a brief moment as you pass by. The additional storage will not change the setting very much as it is naturally hidden in a compact area.
- Contrary to some of the public concerns, our site is rather difficult to see. We promise to keep the site clean, tidy, organized, and tie everything into a compact area to reduce negative appeal. There is a lot more happening in the area than what we do, this includes a hydro dam, man-made lake, cleared areas for parking lots. The return on moving this proposal forward significantly outweighs the impact on the environment and aesthetics. Our contribution to the community and clean recreation is more valuable than a brief moment you may see a storage container.
- With the additional storage we can neatly store our boats for the winter.

Once we set the additional storage in place, they will be painted a similar colour green like the existing storage. The existing storage will also get a fresh coat to ensure it matches. The colour green blends in to the natural environment.

Secure courtyard Fencing

The plan is to put in place a 6ft chain link fence to make a courtyard in between our storage containers. This can be seen in the YBSS Layout version 4 attachment. Chain-link has been chosen because it is less easy to vandalize, you can still see through or have the option to cover it up.

Why do we need this fencing:

- Protecting our assets from vandalism: People will have to make a very active choice to do harm to our assets.
- Ability to keep boats rigged to a certain point reducing our set up and clean up time.
- Ability to move our boats out of the current covered area and take back our indoor learning space. This was a concern during our kid's camps that we needed to provide a space when inclement weather arises. Unfortunately, we have been using this space to store boats.

Courtyard Fence Appeal

Once the fence is set in place, we introduce two options:

- 1) Along the cross bars we will add wood to cover up the silver fence and blend in with the forest.
- 2) The middle sections of the fence, should it be necessary we can add an earth tone fabric to hide the chain link.

At this time, we do not plan to add a roof over any new areas. We need the height in the courtyard area for standing boats with masts up. There are no plans to increase our assets in the near future, we should be set for years to come. This proposal is to accommodate our current demand and programming.

