

From: [REDACTED]
To: [Marois, Mathieu](#)
Cc: [REDACTED]
Subject: RE: [EXT] Notice of Public Input Session - Copper Ridge Development Area Master Plan
Date: Thursday, February 1, 2024 3:46:03 PM
Attachments: [image001.png](#)
[image003.png](#)
[image004.png](#)
[image007.png](#)
[image008.png](#)

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

Merci Mathieu,

I love this statement:

Wording in the report was also added in section 4.3 Transportation (Policy 3.2), specifically requiring universally accessible designed connections between the Copper Ridge Place lot and the Plan area. Criteria being a path/connection that is paved, has a smooth surface, and vertical disruptions are avoided (see Policy 2.5).

I have highlighted the area of concern (blue circles) in your drawing – and elevated area, which would require very gradual ascent to enable the residents to access independently.

[REDACTED]



From: Marois, Mathieu <Mathieu.Marois@whitehorse.ca>
Sent: Thursday, February 1, 2024 2:51 PM
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: [EXT] Notice of Public Input Session - Copper Ridge Development Area Master Plan

Hi [REDACTED],

Based on my understanding of the discussion we had, the concept was revised with an additional dotted brown line in the rear of Copper Ridge Place, shown circled in red in the drawing snippet below. This wasn't in the original concept shown to Residents last December. The dotted brown line represents a universally accessible designed pathway within the Plan area and associated connection with CRP.

Wording in the report was also added in section 4.3 Transportation (Policy 3.2), specifically requiring universally accessible designed connections between the Copper Ridge Place lot and the Plan area. Criteria being a path/connection that is paved, has a smooth surface, and vertical disruptions are avoided (see Policy 2.5).

Note, as this is a concept plan, the dotted line isn't a specific location. The location may vary somewhat based on further design/implementation considerations. The concept rather shows where the connection could occur generally. Policy 3.2 however requires a universally accessible designed connection to be made in any case.

Please let me know if this doesn't effectively capture the feedback received or if you have any further questions.

Thanks,
Mat



Mathieu Marois (he/him/il)

Senior Planner • Planning and Sustainability Services
City of Whitehorse • 867-687-3270 • whitehorse.ca

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From: [REDACTED]

Sent: Thursday, February 1, 2024 2:18 PM

To: [REDACTED]
[REDACTED]

Subject: RE: [EXT] Notice of Public Input Session - Copper Ridge Development Area Master Plan

You don't often get email from steve.fecteau@yukon.ca. [Learn why this is important](#)

Thank you for circulating [REDACTED]. Could you also put this item on the agenda for the next RC meeting, and capture in the meeting minutes?

Mathieu – has the feedback provided by Residents during your last visit at RFC been integrated?, specifically as it relates to the walking path needing to be easily accessible to all Residents. Your drawing showed a portion of the path going on top of the small hill to the left of CRP facility – which would not be easily accessible to the Residents of CRP. Could you ensure that this is captured if it hasn't already?

Merci,

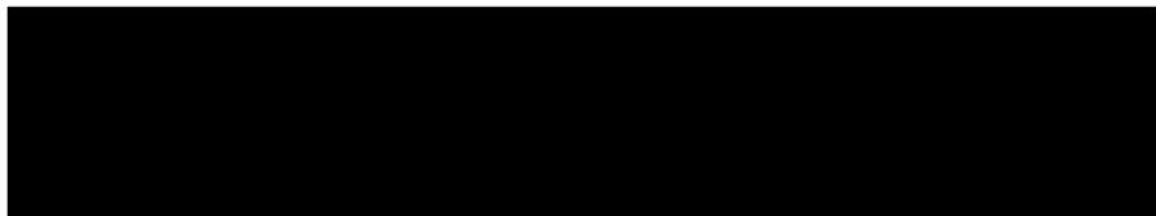
[REDACTED]



From: [REDACTED]
Sent: Thursday, February 1, 2024 11:27 AM
To: Marois, Mathieu <mathieu.marois@whitehorse.ca>; [REDACTED]
Cc: [REDACTED] >
Subject: RE: [EXT] Notice of Public Input Session - Copper Ridge Development Area Master Plan

Hi Mathieu,

Thanks for sending this our way! I will post a few around the facility and deliver some directly to the residents who have an interest in this development! If we get any suggestions or feedback I will send that your way.



From: Marois, Mathieu <Mathieu.Marois@whitehorse.ca>

Sent: Thursday, February 1, 2024 10:12 AM

To: [REDACTED]
[REDACTED]

Subject: [EXT] Notice of Public Input Session - Copper Ridge Development Area Master Plan

Bon matin [REDACTED],

Please find a Notice of a Public Input Session attached for the Copper Ridge Development Area Master Plan. We encourage you to share this information with Copper Ridge Place residents. Please note, submissions can be provided in person, but can also be done in writing (letter or email) or by phone. Please see letter for further details.

Merci,
Mathieu



Mathieu Marois (he/him/il)

Senior Planner • Planning and Sustainability Services
City of Whitehorse • 867-687-3270 • whitehorse.ca

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From: [REDACTED]
To: [Public Input](#)
Subject: Public input - Copper Ridge Master
Date: Tuesday, February 6, 2024 7:22:30 PM

Greetings,

I have participated to the extent possible in the various consultations on the Copper Ridge development area master plan. I am a resident of Copper Ridge, raising young children in his neighbourhood. They attend school here and I hope they will one day be able to walk/bike safely between homes or even get the first job nearby.

My principal concerns are:

- the decision to look at Copper Ridge as an island without consideration for development of KDFN settlement land, as well as the contiguous neighbourhoods of Granger and Logan.
- The lack of specificity on what, if any, traffic calming measures will be introduced to address the dramatic increase in population, as well as serious, ongoing issues that have become apparent since the neighbourhood was developed.
- Inconsistency with the purported community development values of neighbourhoods that are walkable, cyclical, and with locally accessible services (i.e. not suburban deserts dependent entirely on cars).
- I am also worried that the lack of any clear information about the disposition of eventual lots. We have seen that processes favouring access by private developers result in the use of cheap, unsustainable materials (I.e. asphalt shingles, vinyl flooring and siding, acrylic tubs and composite counters that will all be in the city landfill within no more than 25 years). Smaller scale developments leads to neighbourhoods designed for and by the diversity in our community.

My recommendations as communicated throughout this process, remain the same:

- 1. Ensure that some community gathering space is provided for, whether that be a community garden, café, or business area.**
- 2. Prevent any development of the area, without a fulsome, financed and fully integrated commitment to improving traffic safety.**
- 3. Include specific details about how lots will be tendered and how conditions placed on construction are guided by public rather than business interests.**

Additionally, I think there is a strong argument to be made for a rezoning all of the RR areas in Copper Ridge. These are inefficient and outdated. A study of how many new living units this would produce could be very interesting.

I support the city's efforts to address real challenges faced by our community. I urge you not to sacrifice longer-term potential for a thriving community that evolves into the future for fast, simple, and status quo approaches. This is a very valuable area in the heart of a beloved community. We only get one chance to build.

Thank you,
[REDACTED]

From:

█

█ [Input](#)

Subject:

Support for Copper Ridge Development Area Master Plan

Date:

Sunday, February 11, 2024 8:28:58 AM

Dear Council,

I am a resident of Copper Ridge. I own a home nearby the proposed developments of lots 518, 519, and 520. I would like to ensure there is input indicating support for these housing developments, especially the proposed combination of single and multi-unit dwellings.

I agree that increased housing stock is important for the health of our community. This proposed development is a good use of the land in this location.

On the community Facebook groups there is a lot of NIMBYism occurring and homeowners adjacent to this land feeling entitled to its preservation as it is now. I think and hope that group of people is a vocal minority. I want to ensure projects like this are not derailed due to the few opponents, when most residents of the community and city-at-large support housing initiatives such as this.

My related concern is that the City of Whitehorse is not developing enough land and lots into housing, especially affordable housing, to keep up with population growth.

Thank you for considering my feedback. I look forward to many more housing development projects in the future so we can keep our infrastructure and social-health systems in line with our growing population.

Sincerely,

█.

Copper Ridge Resident.

From: [REDACTED]
To: [Public Input](#)
Subject: Copper Ridge development
Date: Monday, February 12, 2024 2:09:20 PM

Good day,

As requested, I'm providing feedback on the proposed development for Copper Ridge - as much as I'd prefer to keep the greenspace as is, I recognize the importance of developing residential areas as well. Some time ago I did provide feedback on the specific proposal option that I felt was the least dense, as this seems like a wise decision. With that feedback already provided, the only thing that comes to mind is my suggestion of ensuring that the proposed greenspace buffer is left intact, as this was not the case behind the Whistlebend care facility. If the greenspace is to be decimated then providing an illusion of wild space behind Copper Ridge Place is the very least that should be done for the residents there.
Thanks for your time!

Dear City Planners and Council,

Re: Copper Ridge Development Area Master Plan

By way of background and context, my wife and I live at [REDACTED] Falcon Drive near the proposed development. We moved here in 2007 as we have a seriously handicapped son who is in care at Copper Ridge Place (CRP) and our previous home (in Riverdale) was very wheelchair unfriendly. We are retired and have concerns about the cost and quality of the homes that are available to Whitehorse's (and Yukon's) population.

We would like the new development to focus on what we perceive to be the needs of the public and the niche need that exists in the area around CRP. In our view the development should have smaller lots and physically smaller homes that would be less costly than bigger homes, but built to a higher energy efficiency standard than the present building code. We think 2 bedroom homes of about 1500 square feet or 3 bedroom homes of about 1800 square feet. Basically homes that would be considered "starter" homes or modest empty nester / retirement homes. We are in agreement with the proposed area having duplexes and triplexes / row housing in the western end of the development, assuming them to be of modest square footage and less costly. We feel that Copper Ridge has too many large to very large homes.

Our home is 3 bedroom and about 1800 square feet and is more than the two of us really need. It was built to minimum code requirements in about 2004 and we have spent a lot of money getting it up to a good energy efficiency standard for our long-term comfort and reduced operating cost. It would have been far less costly to have built the house to that higher standard at the outset.

We also think that a portion of the homes around CRP should be built to be wheelchair accessible from the outside and wheelchair friendly in the inside – open concept, wide hallways, all 36-inch doors, larger bathrooms etc. Again much less costly built this way than by renovating an existing home. We had a hard time finding a home that could be made wheelchair accessible and friendly in the neighbourhood around CRP. And to be direct about it, such a home is ideal to older retired folks (like us) who get mobility issues as they age. Having the opportunity for accessible homes very close to a care home is a rare opportunity not to be squandered. For visits pushing our son in his wheelchair to our house where we live is doable in the summertime but is pretty much impossible in the winter – the sidewalk cleaning (and the street crossings in particular) by both the City and homeowners is so poor as to make it effectively impossible. A much shorter distance between CRP and the new homes would open up that possibility for the families of folks moving into or presently living in CRP.

Thank you for the opportunity to provide input. We are available to chat further about our feedback at your convenience.

[REDACTED]
February 14, 2024

From: [REDACTED]
To: [Marois, Mathieu](#)
Cc: [REDACTED]
Subject: RE: Copper Ridge Development Area Master Plan
Date: Wednesday, February 14, 2024 2:10:33 PM

Hi Mathieu,

Thank you for taking the time to respond to our email. We will not be requesting to address City Council in person. We have reviewed the Master Plan and that led to our comments to which you responded with this email.

We are happy with the general layout of the development area and the proposed green spaces around the perimeter.

The obvious questions on the Master Plan implied in our submission are:

1. We did not see any comments on lot sizes or a target range on house sizes, so our concern is that we could end up with larger houses that there is a need for. Will the City be aiming for smaller, lower cost homes, or will there not be a restriction on home sizes?
2. Being situated right next to a care home we would hope, based on our difficult experience, that there would be a City requirement for a certain percentage of accessible homes that have wheelchair friendly interior spaces. We did not see this being addressed in the plan. Noting that these would be ideal seniors' homes as well (there was a fair bit of CBC radio coverage about this issue today) will the City be requiring a percentage or a specific number of the homes to meet this requirement?

Again, thank for taking the time to respond to our submission.

Regards,

[REDACTED]
[REDACTED]

From: Marois, Mathieu <Mathieu.Marois@whitehorse.ca>
Sent: Wednesday, February 14, 2024 1:50 PM
To: [REDACTED]
Subject: RE: Copper Ridge Development Area Master Plan

Good afternoon,

Thank you for your written submission regarding the Copper Ridge Development Area Master Plan. Your submission will be considered as part of the public input process and addressed in the public input report tentatively scheduled for presentation on March 18, 2024.

Please note, the Council of the City of Whitehorse will hold a Public Input Session on February 26,

2024 at 5:30 pm in Council Chambers at City Hall on the subject of the Master Plan. City Hall is located at 2121 Second Avenue. The master plan may be viewed online at <https://www.engagewhitehorse.ca/copper-ridge-development>. Any person wishing to speak by phone, or in person, at the public hearing, must register with the office of the City Clerk at Legislative Services legsvcs@whitehorse.ca no later than Monday, February 26, 2024 at 12:00 pm (noon). A copy of your presentation will be requested ahead of time.

Please let me know if you have any questions on the Master Plan in the meantime.

Thank you,
Mathieu



Mathieu Marois (he/him/il)
Senior Planner • Planning and Sustainability Services
City of Whitehorse • 867-687-3270 • whitehorse.ca
*Working and living within the traditional territories of the
Kwanlin Dün First Nation and the Ta'an Kwäch'än Council.*

From: [REDACTED] >
Sent: Wednesday, February 14, 2024 11:32 AM
To: Public Input <PublicInput@whitehorse.ca>
Subject: Copper Ridge Development Area Master Plan

Dear City,

Please find attached our input to the Copper Ridge Development Area Master Plan.

Thank you for the opportunity to provide feedback.

Regards,

[REDACTED]

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From: [Marois, Mathieu](#)
To: [REDACTED]
Subject: RE: Copper Ridge Development Area Master Plan
Date: Monday, February 19, 2024 11:08:42 AM

Hi John and Sheila,

I've provided some clarifications in red to your questions below. We will however consider these as part of the public input process and aim to address them further where possible.

Please let me know if you have any other questions.

Thank you,
Mathieu



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From: [REDACTED]
Sent: Wednesday, February 14, 2024 2:10 PM
To: Marois, Mathieu <Mathieu.Marois@whitehorse.ca>
Cc: [REDACTED] >
Subject: RE: Copper Ridge Development Area Master Plan

Hi Mathieu,

Thank you for taking the time to respond to our email. We will not be requesting to address City Council in person. We have reviewed the Master Plan and that led to our comments to which you responded with this email.

We are happy with the general layout of the development area and the proposed green spaces around the perimeter.

The obvious questions on the Master Plan implied in our submission are:

1. We did not see any comments on lot sizes or a target range on house sizes, so our concern is that we could end up with larger houses that there is a need for. Will the City be aiming for smaller, lower cost homes, or will there not be a restriction on home sizes?

The Plan does not address specific lot sizes and house sizes as these are generally regulated through zoning, while the Plan rather outlines the general location and density of land uses within the area. It will be up to the developer to propose a zone to the City and subsequent subdivision layout that best meets the intent of the Plan. Section 4.1 of the Plan lists a number of residential zones that could be considered suitable for each residential density.

Note that the low-density residential land use areas in the concept are approximately 30 metres deep, while the medium-density areas are slightly larger to accommodate additional requirements such as laneways, amenity areas, etc., so we anticipate the size of the proposed land use areas will somewhat restrict the size of lots and their associated houses regardless of zoning.

2. Being situated right next to a care home we would hope, based on our difficult experience, that there would be a City requirement for a certain percentage of accessible homes that have wheelchair friendly interior spaces. We did not see this being addressed in the plan. Noting that these would be ideal seniors' homes as well (there was a fair bit of CBC radio coverage about this issue today) will the City be requiring a percentage or a specific number of the homes to meet this requirement?

The Plan does not include a requirement for a certain percentage of accessible homes as the City's Zoning Bylaw already requires multiple housing developments of more than 10 units to provide at least one visitable units (and 20 units to provide at least one accessible unit).

Note, this is site specific and not across the entire Plan area.

Again, thank for taking the time to respond to our submission.

Regards,

[Redacted signature block]

From: Marois, Mathieu <Mathieu.Marois@whitehorse.ca>
Sent: Wednesday, February 14, 2024 1:50 PM
To: [Redacted]
Subject: RE: Copper Ridge Development Area Master Plan

Good afternoon,

Thank you for your written submission regarding the Copper Ridge Development Area Master Plan. Your submission will be considered as part of the public input process and addressed in the public input report tentatively scheduled for presentation on March 18, 2024.

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Please let me know if you have any questions on the Master Plan in the meantime.

Thank you,
Mathieu



Mathieu Marois (he/him/il)

Senior Planner • Planning and Sustainability Services
City of Whitehorse • 867-687-3270 • whitehorse.ca

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From: [REDACTED]
Sent: Wednesday, February 14, 2024 11:32 AM
To: Public Input <PublicInput@whitehorse.ca>
Subject: Copper Ridge Development Area Master Plan

Dear City,

Please find attached our input to the Copper Ridge Development Area Master Plan.

Thank you for the opportunity to provide feedback.


Regards,

John and Sheila Maissan

219 Falcon Drive

Phone: 867-668-7774

Email: John.Maissan@northwestel.net

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From: [REDACTED]
To: [Marois, Mathieu; Public Input](#)
Cc: [REDACTED]
Subject: RE: Copper Ridge Development Area Master Plan and building height
Date: Monday, February 26, 2024 4:13:23 PM

Hello Mathieu and Council,

Thank you, Mathieu, for explaining to us how the lot and house sizes are determined by means of zoning. If the developer proposes the zoning to the City for the area, how does the City ensure that its housing objectives are being met, in particular that of affordable homes? I would be concerned that any developer would simply be looking to maximize their profits for the development and that this would be unlikely to meet the City's affordable housing goals. Is there not a way that City Council can dictate that to developers? That would seem to be ideal in giving the City direct control over the type of housing stock available to its target residents. Other areas, such as the development underway off Falcon Drive opposite Ruby Lane, are probably better suited to larger more expensive homes. I guess it is over to City Council to work on this one. In my view the City stipulating the lot and house sizes is a far more desirable approach than doubling the allowable height of buildings in downtown. (Taller and longer buildings should be built in a North - South orientation so as to give an equal amount of sunshine to all inhabitants.)

With regard to "accessible" and "visitable" homes, I do not know if the requirement was in place when our home was built in 2004, but of the 10 or 15 that we looked at in this area, this was the only one at all suitable to our needs. Can the 1 in 20 (5%) accessible ratio required by present zoning not be increased by City Council at the outset? If so better to make that clear at the outset.

Once again my thanks to you and the City for the opportunity for input!

Regards,

[REDACTED]
[REDACTED]

From: Marois, Mathieu <Mathieu.Marois@whitehorse.ca>
Sent: Monday, February 19, 2024 11:09 AM
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Copper Ridge Development Area Master Plan

Hi [REDACTED],

I've provided some clarifications in red to your questions below. We will however consider these as part of the public input process and aim to address them further where possible.

Please let me know if you have any other questions.

Thank you,
Mathieu



Mathieu Marois (he/him/il)

Senior Planner • Planning and Sustainability Services
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From: [REDACTED] >
Sent: Wednesday, February 14, 2024 2:10 PM
To: Marois, Mathieu <Mathieu.Marois@whitehorse.ca>
Cc: [REDACTED]
Subject: RE: Copper Ridge Development Area Master Plan

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2. Being situated right next to a care home we would hope, based on our difficult experience, that there would be a City requirement for a certain percentage of accessible homes that have wheelchair friendly interior spaces. We did not see this being addressed in the plan. Noting that these would be ideal seniors' homes as well (there was a fair bit of CBC radio coverage about this issue today) will the City be requiring a percentage or a specific number

of the homes to meet this requirement?

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Note, this is site specific and not across the entire Plan area.

Again, thank for taking the time to respond to our submission.

Regards,

[REDACTED]

From: Marois, Mathieu <Mathieu.Marois@whitehorse.ca>

Sent: Wednesday, February 14, 2024 1:50 PM

To: [REDACTED]

Subject: RE: Copper Ridge Development Area Master Plan

Good afternoon,

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Please let me know if you have any questions on the Master Plan in the meantime.

Thank you,
Mathieu



Mathieu Marois (he/him/il)

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From: [REDACTED]
Sent: Wednesday, February 14, 2024 11:32 AM
To: Public Input <PublicInput@whitehorse.ca>
Subject: Copper Ridge Development Area Master Plan

Dear City,

Please find attached our input to the Copper Ridge Development Area Master Plan.

Thank you for the opportunity to provide feedback.

Regards,

[REDACTED]
[REDACTED]
[REDACTED]

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From: [REDACTED]
To: [Public Input](#)
Subject: Copper Ridge Development Area Master Plan
Date: Wednesday, February 14, 2024 8:58:09 AM

Dear Whitehorse input person,

I only have one comment on the Master Plan: MORE ROUNDABOUTS ON HAMILTON BLVD!

Making a left-hand turn anywhere on Hamilton Blvd except at the lane-control area by the PetroCan station and the Elijah Smith roundabout is almost impossible to do safely during much of the day. With hundreds of new residences likely to be built in Copper Ridge, this problem will only be exacerbated. Please do something smart to mitigate this hazard.

The successful roundabout model for Casca Blvd in Whistlebend is exemplary. Hamilton Blvd should have been retrofitted a long time ago.

A roundabout is needed at both ends of Falcon; at the south end, northbound traffic rarely slows to 60 as it blindly approaches the intersection and its uncontrolled pedestrian crossing and at the north end, speed needs to be calmed on Hamilton coming from both directions, to permit Falcon traffic safe entry.

Ditto for Lazulite where pedestrians are constantly at threat from traffic moving faster than the speed limit and left turns can be difficult and unsafe.

Finally, access to Hamilton Blvd from Ingram could be tied into a roundabout that also connects the north end of Thompson and Heron to Hamilton, making it possible for Ingram residents to head north on Hamilton legally rather than the U-turns that are being made now.

North-bound Hamilton Blvd traffic during 'rush-minute' will be slowed, but steady, punctuated by stoppages caused by student crossings at Elijah Smith School, necessitated by the location of the school on the arterial route (the perfect example of how 'city planning' is an oxymoron). The roundabouts will make it possible to safely re-direct traffic south on Hamilton by removing the difficult of making left hand turns at every intersection. This will take some of the pressure off the Alaska Highway intersection at the top of Two Mile Hill as well as the Range Road/Two Mile Hill intersection.

Sincerely,

[REDACTED]
Granger

From: [REDACTED]
To: [Public Input](#)
Subject: Copper Ridge Development Area Master Plan
Date: Wednesday, February 14, 2024 2:11:01 PM

To Whitehorse City Council,

I think we can all agree that people need a place to live. But dumping the density that you're proposing into lots 518, 519 and 520 in Copper Ridge is not the correct answer. You're going to drastically change the neighborhood for the negative. The significant increase in traffic, noise, population, the loss of trails and greenspace, and lets be honest, home values will all negatively affect everyone that lives around this proposed development. There are places in town where you could dump 300+ buildings and no one would bat an eye or notice anything. But people purchased their properties in Copper Ridge with the understanding that that green space would be used for a school. Had they known that the City of Whitehorse would change their mind and dump 300+ buildings next door, odds are they would have purchased elsewhere. I support infill... but do it responsibly. Copper Ridge, overall is a low density neighborhood... continue that theme with those lots, by restricting new development on 518-520 to duplexes with maybe the odd triplex and that shouldn't negatively affect the neighborhood too badly. The 5 plexes that you want to put here will drastically impact everyone... for the worse.

Ultimately the residents of Copper Ridge shouldn't be paying for the City of Whitehorse's poor planning. It's not our fault that the City of Whitehorse took a decade to bring Whistlebend online for development. It's not our fault that there's a severe lack of housing here due to the City's poor planning. And thus it's not us who should be paying the consequences of the City's failures. Yet if the City of Whitehorse goes on with the development in 518-520 as proposed... it will be Copper Ridge residents who will be paying the consequences for the shitty job that the City of Whitehorse has done over the last decade, and this development will be the icing on the cake of a decade of failure. You want to develop this? I agree it would be irresponsible not to. But keep it in line with the rest of the neighborhood. That is afterall why people live in Copper Ridge - because there are not 50+ fiveplex's across the street. If I wanted that, I'd live in Whistlebend.

[REDACTED]
Copper Ridge resident

From: [REDACTED]
To: [Public Input](#)
Subject: Copper Ridge Development feedback
Date: Wednesday, February 14, 2024 12:39:07 PM

Hello, I am writing to submit feedback on the City of Whitehorse Master Plan for the Copper Ridge Development.

It can be difficult to balance the need for housing, particularly affordable housing, and the need to protect **green spaces** for the health and well-being of residents. Instead of focusing on the maximum number of lots the City can create, I urge decision makers to consider the residents of Copper Ridge Place. The green space and trails in this area are particularly important for residents at this long-term care facility. Please go there and engage with them directly. Hear from them first-hand instead of guessing or relying on a few people to represent their voices.

The less dense, the better. We must live up to the "Wilderness City" slogan and I would say Whistle Bend has failed in this regard. Do not let developers clear cut this area. A buffer should not just consist of a few trees in one area. Make it look and feel like there is actually wilderness. The City failed the residents of Whistle Bend Place, commit to do better.

Thank [REDACTED]
[REDACTED]

From: [REDACTED]
To: [Public Input](#)
Subject: Re: New Copper Ridge development
Date: Wednesday, February 14, 2024 1:24:11 PM

As a senior couple who would be interested in living closer to our daughter at Copper Ridge. This is the type of home we would be looking for. We would be looking for a single storey home with a garage.

Hopefully some trees will remain, and not end up looking like many of the treeless areas of Whistle Bend.

Since moving to Whitehorse in 2022, we are finding it difficult to find many new single storey homes that are more suitable for seniors.

Looking ahead to a aging population in Whitehorse, I think some thought should be given to building more retirement living community homes.

Regards

[REDACTED]

February 22, 2024

To Whom It May Concern:

Re: PUBLIC INPUT in regards to the COPPER RIDGE DEVELOPMENT AREA MASTER PLAN

We are officially submitting a response to a letter from *Mathieu Marois, Senior Planner, City of Whitehorse, dated January 31/24*, to inform you that we are **objecting** to the proposed development of the lot across from our residence at [REDACTED] Falcon Drive in Copper Ridge, Whitehorse, YT; **Specifically lot # 520** (and lot # 519).

We are strongly opposing any development of **Lot # 520** (and lot # 519) in Copper Ridge, for the following reasons:

1. One of the main reasons we purchased our current home (at [REDACTED] Falcon Drive) was due to the location and proximity to "green space". We are quite concerned that losing said "green space" will have a negative impact on our property's value.
2. As one of us is now retired and on a limited income, we are also concerned about a possible increase in property taxes.
3. Having access to "green space" is necessary for our overall mental health and well-being; something that we, as a family, value greatly.
4. We take our dog for walks in this area on a regular basis. We notice many of our neighbors doing the same. *Note – our dog is senior and not able to walk too far from our house.*
5. Unfortunately, there is very limited access to "green space" on our street and in our neighborhood (Copper Ridge). We strongly believe it is important for the City of Whitehorse to prioritize conservation of the remaining, limited natural environments in the Copper Ridge area.

For these reasons, **we respectfully ask that the City of Whitehorse NOT consider further development of lots # 520** (and # 519) in the Copper Ridge neighborhood, and instead conserve these lots in their natural state for the benefit of those living in this area.

Sincerely,

[REDACTED]

From: [REDACTED]
To: [Public Input](#)
Subject: Copper Ridge Master Plan
Date: Sunday, February 25, 2024 8:33:56 PM

Hi,

There are several of us in our house that are absolutely against any development in the space next to our house! We would like for the space to be left as is! There are dozens of people that use this space every single day! People walk their dogs and kids ride their bikes there all the time!

Also, the area cannot handle anymore traffic even if a roundabout is put in place. This city needs more green spaces. It is after all "the wilderness" city!

Sincerely,

The Entire [REDACTED] Household

Council of the City of Whitehorse
2121 second ave
Whitehorse, Yukon
Y1A 1C2

Public input – Copper Ridge Development Area Master Plan

Dear City Council,

As citizens of Copper Ridge neighborhood since 2016 and Whitehorse residents since 2012, we would like to share our strong opposition to the Copper Ridge Master Plan for developing lots 519 & 520.

Considering the importance of this green space for our neighborhood, we believe it would be a large loss for our wilderness city to see these lots cleared. Protected urban green spaces are essential to community building, outdoor recreation, accessibility, and overall wellbeing. It would be devastating not only to the Copper Ridge Place residents, but to the whole neighborhood if that space was lost.

As the KDFN have already started developing behind Falcon drive to bring additional housing, we do not see the need for more destruction of our much-appreciated green spaces. We understand the need for more housing and find that development would be better planned in larger spaces like Whistlebend or Valleyview South.

As Falcon, Hamilton and North star drive are already experiencing an increase in dangerous traffic, we believe that development in this area would only make things worse.

Additionally, this green space serves as an ecological corridor to many of Whitehorse's urban wildlife species. Copper Ridge community members would certainly be devastated to see our landscape change drastically as seen in the resent over clearing in Whistlebend.

As we love and enjoy this neighborhood with its accessible green spaces, we would appreciate you taking our concerns into account.

Thank you for your time,

Residents of [REDACTED] North star dr.
[REDACTED]

[REDACTED]

From: [REDACTED]
To: [Public Input](#)
Subject: Copper Ridge Neighbourhood Development - Comments
Date: Monday, February 26, 2024 11:53:50 AM

TO: Whitehorse City Council

Given that this evening there will be a public input session on the Copper Ridge Master Plan, I wanted to submit a few comments/thoughts for consideration on the proposed development.

First let me say that I have lived in this neighbourhood and very near to the area being considered for development, for 23 years now. I feel very fortunate to still have a small forested area near my home, and I struggle with wanting to keep much of this area as it currently is, given the increased need for housing in the city.

However, I am frustrated and angered by the lack of acceptance/acknowledgement of comments already provided by those living in the area in terms of how the green space should be developed. At the open house held in the spring, the overwhelming comments I saw written on the boards in the room at CGC did not want such a large development to go ahead in this forested space. Concerns about the volume of increased traffic (with the KDFN development also taking place now off Falcon Drive), road congestion, increased noise and loss of green space were made loud and clear. These comments were frankly ignored when the draft master plan was then prepared and circulated. I felt that the City already had made up its mind on what type of development it planned for the space and really was "going through the motions" of appearing to consult with residents.

I am concerned about the volume of housing proposed for the area and wish to know exactly what type of development is being proposed. There is much talk by Tigereye Crescent residents who believe that this entire development will be "low income," given that much will be "medium density" type housing, but I have not seen any clear information from the City on what is envisioned. Can you please concretely clarify what you are envisioning when saying medium density - will these be units for purchase or for rent, etc.? I believe it is important to be transparent with residents when considering adding such a large volume (102 units) into an established neighbourhood.

May I also ask - why is development not occurring in the downtown core, where there are so many existing lots (including the City's own old municipal building on 2nd Ave) that could be considered for development? Given the need for transportation and existing underground infrastructure, developing in the city core would make more sense, in my opinion.

I ask that the City please take into consideration all comments and concerns being expressed by Copper Ridge residents before simply approving what planners seem to already have in mind for the space. Thank you.

Sincerely,
[REDACTED]

From: [REDACTED]
To: [Public Input](#)
Subject: Re: Feedback for Copper Ridge Master Plan
Date: Monday, February 26, 2024 12:37:18 PM

Good afternoon,

I wanted to provide some feedback for consideration for the development on the former Education lot and COW lot on Falcon Drive.

I'm in favour of increasing housing stock given the severe lack of housing we're experiencing, and it makes sense to increase density in existing neighbourhoods. My concern is around traffic safety on Falcon Drive, especially given the additional development on Beryl Place and at the other end of Falcon. I'd like to see safety measures of some kind at the entrances to Falcon Drive from Hamilton Blvd, especially at Hamilton extension, and traffic calming along Falcon Drive. I know a roundabout was planned for the Hamilton extension intersection and was postponed or cancelled due to budget constraints, but hopefully this can be reprioritized if ~200 people are being added to that end of the street.

We are all being affected by the housing shortage and at the end of the day, people need homes, so while I love our green spaces and use them every day, I support this initiative overall.

Thanks for considering.

Sincerely,

[REDACTED]

From: [Marois, Mathieu](#)
To: [Public Input](#)
Subject: FW: Copper ridge neighbourhood plan proposal
Date: Wednesday, February 28, 2024 12:29:30 PM

Mathieu Marois (he/him/il)
Senior Planner • Planning and Sustainability Services
City of Whitehorse • 867-687-3270 • 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: [REDACTED]
Sent: Wednesday, February 28, 2024 11:35 AM
To: Marois, Mathieu <Mathieu.Marois@whitehorse.ca>
Subject: Copper ridge neighbourhood plan proposal

[You don't often get email from plaw.eng@icloud.com. Learn why this is important at
[REDACTED]

Hello Mathieu

Why would you dump all the medium+ density garbage across from the single family homes.
You clearly are not listening to the people! We didn't ask for this there have been many meetings and it seems it just isn't sinking in.

No one here who bought a home across from green space and with ONLY Single family homes in the area wants multiplexes near them.

This move to place multiplexes across from single family homes that face that area is absolutely disrespectful and not thought out in the least.
The vast majority of home owners would have little frustration with thoughtful infill homes that fit the surrounding area. IE single family homes.

This ridiculous push to have multiplexes near single family homes like another Whistlebend is just another show of the complete disillusioned vision This city has. The new neighbourhoods lack character and more so lack pride of ownership and community.

Move the garbage to the the other end away from the single family homes or do away with the multiplex and limit to no more than duplexes.

I own property across from this mess and never have I wanted to leave the area and sell my home that I have paid off until now.
Even the Takhinni infill has more care than this plan.

Completely let down by this (another disrespectful move by the city)



Good evening. My name is [REDACTED]. I live in Porter Creek. I am here as an associate with Active Trails Whitehorse Association with regard to the Copper Ridge Development Area Master Plan.

In the Public Input Session Report for the Master Plan, the term *passive recreation* is used on page two.

However, the *Administrative Report* fails to define what the City of Whitehorse considers to be *passive recreation*. For years, ATWA has tried (without success) to get the City to place a definition of the term in any plan, policy, and bylaw where the term is used.

There are numerous definitions of passive recreation to which one can refer. However, all either imply or directly state that passive recreation does not involve **motorized** recreational activities, and that it results in **minimal environmental impact**. (See <https://www.lawinsider.com/dictionary/passive-recreation> and scroll down).

Any City of Whitehorse definition of the term should be perfectly clear when reference is made to the term **non-motorized** in the definition, that it means non-motorized for the **entire** year.

In the document entitled, *Land Use Master Plan*, the term **passive recreation** is used in the section entitled, **4.2.2. Greenbelt** on page 37.

Here it says in part that, "The objective of the Greenbelt (GB) area is to provide for a natural green space for **active and passive recreation** . . ." The terms active and passive recreation are also used together in Section 4.2.9 of the document.

However, the document gives no clear indication as to the difference between the two terms.

We need a clear definition of what the City actually means when it uses the term **active recreation** and the term **passive recreation**, and those definitions should be included in this *Land Use Master Plan* document. The definitions should emphasize that both active and passive forms of recreation do not include **motorized** activities at any time of the year.

The City of Whitehorse already defines active **transportation** as "Any form of **human-powered** travel, such as walking, cycling, skateboarding, cross-country skiing and more." (2020 Trail Plan/Glossary) Logically, it would follow that **active recreation** must also refer to **human-powered** activities. Neither active transportation or active recreation involve motorized activities*.

In the document under 4.2 Greenspace Area (p. 35) there are several references to both **non-motorized multi-use paved trails** and **non-motorized universally accessible designed paths,**" but again there is no explanation as to what this actually means as far as use is involved.

The 2020 Trail Plan says an *accessible* trail is one that provides “safe . . . options for all to walk, cycle or wheel on the trails” [and that such trails] “will be increasingly important to support older adults, families with young children and those with mobility constraints.” (See page 2 of 2020 Trail Plan.) Such trails are by definition *closed to motorized use*, otherwise they could not be considered as *accessible* trails.

If these *non-motorized universally accessible designed paths* are to be *accessible* as per the City’s definition of same, then these paths/paved trails *must be* non-motorized for the *entire* year.

However, past experience tells us that whenever the City uses the term *non-motorized multi-use trail* in neighbourhood trail development plans, it means that the trail will be open to snowmobile use in the winter, as the 2012 Snowmobile Bylaw *trumps* the 2020 Trail Plan’s definition of the term.

So, are these *so-called* non-motorized multi-use paved trails mentioned in the Master Plan to be non-motorized for the entire year, or just in the summer?

Similarly, are these non-motorized universally *accessible* designed paths mentioned in the Plan to be non-motorized for the entire year, or just in the summer?

If we are to have truly *non-motorized* multi-use paved trails and truly *non-motorized universally accessible* designed paths in the Copper Ridge Development Area, then all those trails/paths should be included in the *Excluded Trails* section of the Snowmobile Bylaw.

Council needs to ask administration if this is the intent, and *if* not, then City Council needs to take the necessary steps to ensure that it *will be* done.

Summary:

a) Include definitions in the Copper Ridge Development Area Master Plan for the following terms: passive recreation, active recreation, active transportation, non-motorized universally accessible trail, and non-motorized multiple use trail. Please note that definitions of active transportation, non-motorized multiple use trail, and accessible trails (p. 2) are found in the 2020 Trail Plan.

b) Include all non-motorized multi-use trails and all non-motorized universally accessible trails mentioned in the Master Plan in the *Excluded Trails* section of the Snowmobile Bylaw, or simply change the Snowmobile Bylaw to restrict snowmobile use to designed and designated motorized multiple-use trails. (Thank you.)

* Under the E-Bike Regulation Bylaw all three classes of e-bikes are not considered as being a motor vehicle. This includes Adaptive mountain bikes. (aMTBs)

Topic: Copper Ridge Development Area Master Plan
Name: [REDACTED] (Active Trails Whitehorse Association)
Date: March 19, 2024

In the Public Input Session Report for the Master Plan, the term *passive recreation* is used on page two.

However, the *Administrative Report* fails to define what the City of Whitehorse considers to be *passive recreation*. For years, ATWA has tried (without success) to get the City to place a definition of the term in any plan, policy, and bylaw where the term is used.

There are numerous definitions of passive recreation to which one can refer. However, all either imply or directly state that passive recreation does not involve **motorized** recreational activities, and that it results in **minimal environmental impact**. (See <https://www.lawinsider.com/dictionary/passive-recreation> and scroll down).

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However, the plan gives no clear indication as to the difference between the two terms.

We need a clear definition of what the City actually means when it uses the term **active** recreation and the term **passive** recreation, and those definitions should be included in this *Land Use Master Plan* document. The definitions should emphasize that both active and passive forms of recreation do not include **motorized** activities at any time of the year.

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The 2020 Trail Plan says an *accessible* trail is one that provides "safe . . . options for all to walk, cycle or wheel on the trails" [and that such trails] "will be increasingly important to support

older adults, families with young children and those with mobility constraints.” (See page 2 of 2020 Trail Plan.) Such trails are by definition ***closed to motorized use***, otherwise they could not be considered as ***accessible*** trails.

If these ***non-motorized universally accessible designed paths*** are to be ***accessible*** as per the City’s definition of same, then these paths ***must be*** non-motorized for the ***entire*** year.

Past experience tells us that whenever the City uses the term ***non-motorized multi-use trail*** in neighbourhood trail development plans, it means that the trail will be open to snowmobile use in the winter, as the 2012 Snowmobile Bylaw *trumps* the 2020 Trail Plan’s definition of the term.

Please do not fool citizens by giving them the impression that both a non-motorized universally accessible trail and a non-motorized multi-use trail will automatically be off-limits to snowmobile use in winter.

If we are to have truly ***non-motorized*** multi-use paved trails and truly ***non-motorized universally accessible*** designed paths in the Copper Ridge Development Area, then all those trails/paths will have to be included in the ***Excluded Trails*** section of the Snowmobile Bylaw. This will require an amendment to the existing Snowmobile Bylaw.

Of course, common sense would suggest an amendment to the Snowmobile Bylaw to restrict snowmobile use to motorized multiple use trails that are designated and designed *for* motorized use, would negate the necessity to include the types of trails mentioned above in the ***Excluded Trails*** section of the Snowmobile Bylaw.

However, to date City Council has not proved receptive to this solution, a solution that would do much to reduce the confusion that lies around trail use in the City of Whitehorse, so the only alternative is to include said trails in the ***Excluded Trails*** section of the Snowmobile Bylaw. This will necessitate an amendment to the Snowmobile Bylaw.

Hopefully, administration will recommend that this be done.

In Summary:

a) Include definitions in the Copper Ridge Development Area Master Plan for the following terms: passive recreation, active recreation, active transportation, non-motorized universally accessible trail, and non-motorized multiple use trail.

Please note that definitions of active transportation, non-motorized multiple use trail, and accessible trails (p. 2) are found in the 2020 Trail Plan. The public was given the impression that those definitions would be honoured by the City of Whitehorse even if it meant that bylaw changes would be required.

Four years ago, Councillor Boyd told citizens that “administration confirmed that a top priority [would be] to identify the policies and bylaws that need to be updated” to reflect the intentions of the 2020 Trail Plan. (City Council meeting of Dec. 7, 2020) Unfortunately, although ATWA has mentioned this several times to both City Council and administration since 2020, nothing has been done.

b) Recommend the inclusion of all non-motorized multi-use trails and all non-motorized universally accessible paths mentioned in the Master Plan, into the *Excluded Trails* section of the Snowmobile Bylaw, **or** (more logically) change the Snowmobile Bylaw to restrict snowmobile use to designed and designated motorized multiple-use trails.

Thank you for allowing us to make a submission on the Copper Ridge Development Area Master Plan.



<https://www.activetwa.org>

* Under the E-Bike Regulation Bylaw all three classes of e-bikes are not considered as being a motor vehicle. This includes Adaptive Mountain Bikes. (aMTBs)

From: [REDACTED]
To: [Public Input](#)
Cc: [REDACTED]
Subject: Copper Ridge proposed development
Date: Thursday, March 21, 2024 11:10:03 AM

March 20, 2024,

Attn: Council, City of Whitehorse
Re: Copper Ridge Development Area

Having followed the planning process set forth by Mr Marois, et al, since February 1 2023 until the most recent installment of the Planning Depts efforts of March 25, as an individual residing on Diamond Way I have to wonder how many times the community of Copper Ridge has to repeat to the employees of the Planning Dept, their adamant opposition to this ill conceived concept. Is it not lost on the supposed "Wilderness City" that this concept intends, in the paraphrased words of Joni Mitchell, to *pave paradise and put up a parking lot*? Given the constant usage by Copper Ridge rate payers / voters and homeowners of this small patch of greenspace for dog walking, hiking, and solace why on earth would the Wilderness City ever consider this area for development? This is an established neighborhood. People have elected to move to Copper Ridge for this reason and now this suggestion for Mr Marois and his staff flies in the face of the entire community of Copper Ridge. Leave this small area alone.

Developing this parcel will not make any impact in the stated objective of "everyone deserves a safe place to live." Actually, from a direct and personal level it will force me into a homeless situation as the owner of the unit I reside in will sell the property if this suggested development moves forward. Aside from this visceral consequence the style and nature of the proposal is very clearly out of step with the mature neighborhood and will not add to Copper Ridge in a positive manner.

As it is right now, traffic along Falcon in the morning makes leaving Diamond Way problematic. This proposal will only increase congestion and thereby decrease safety along egress from Diamond Way. The current poor engineering along Hamilton will also increase hazard for motorists entering and leaving Falcon as traffic density increases if this development goes forward. The Planning dept has made no effort to consider the wellbeing and healthy living needs of the current residents of Copper Ridge in so many ways it is quite astounding that this suggestion for development is even going to council for consideration

Please choose to exercise common sense and turn down this proposal for development. It is not going to address housing concerns in a meaningful way and will only degrade a healthy and mature neighborhood.

[REDACTED]

From: [REDACTED]
To: [Public Input](#)
Cc: [REDACTED]
Subject: Submissin to Council Re Copper Ridge Proposed Development
Date: Wednesday, March 20, 2024 11:17:23 AM
Attachments: [REDACTED]

March 20, 2024,

Attn: Council, City of Whitehorse

Re: Copper Ridge Development Area

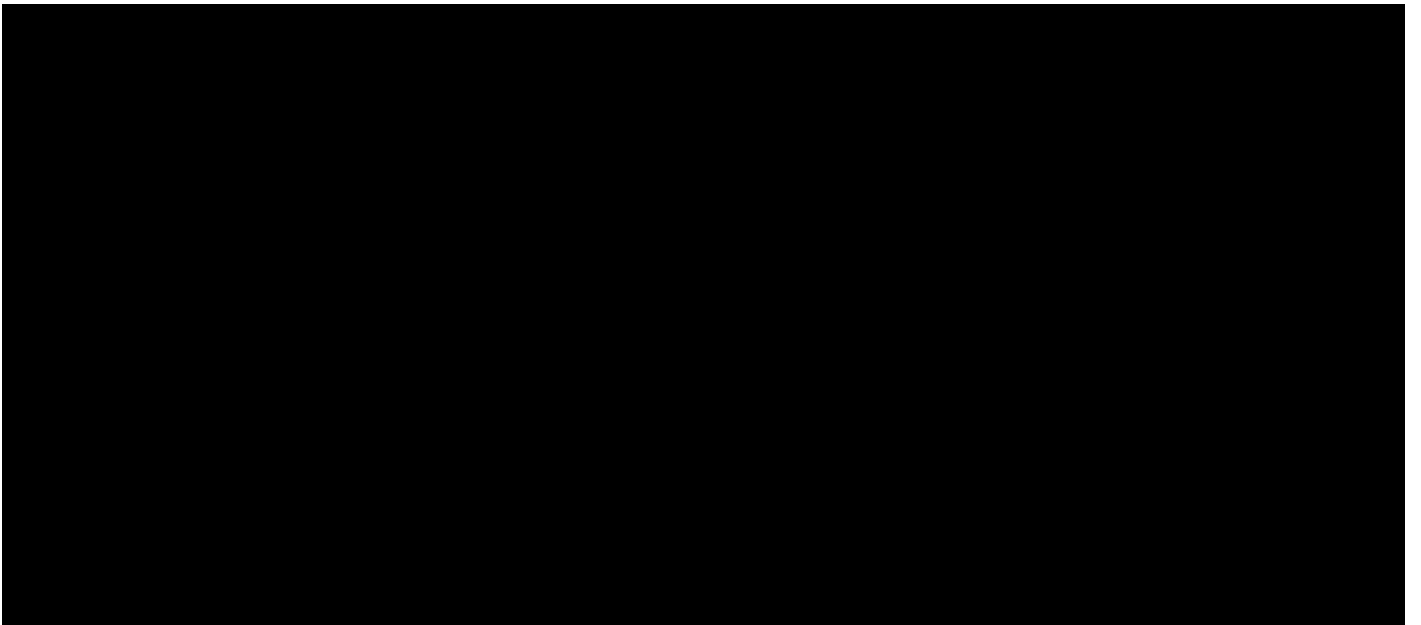
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Please choose to exercise common sense and turn down this proposal for development. It is not going to address housing concerns in a meaningful way and will only degrade a healthy and mature neighborhood.

[REDACTED]



From: [REDACTED]
To: [Public Input](#)
Subject: Copper Ridge Development Area Master Plan - Input of two Citizens - Expressions of Concern
Date: Monday, February 26, 2024 5:12:06 PM

February 26, 2024

Re: The Proposed Copper Ridge Development Area

To the City of Whitehorse,

This letter represents the views and concerns of two citizens who have lived in Copper Ridge since 2002.

In our view, the replacement of the Treed and Green areas in Copper Ridge with dense housing projects will have a deleterious impact on the physical and psychological health of residents, both current and future. Once these green areas are covered with housing, with minimum land preserved for health and wellness, there is no turning back.

Going back over a century those people in North America who planned the development of residential areas, made certain that there were Treed and Green Spaces. Even in the most densely populated parts of Canada, as in Toronto, Vancouver and Ottawa we see countless areas of Treed and Green Spaces.

Since these areas of Treed and Green spaces throughout Canada were mapped out at the onset of these residential developments, part of the overall plans, people in future generations, who moved into these areas were able to benefit from the foresight of the city planners.

In the case of residents of newer areas of Copper Ridge, current and future, they will be moving to an area where no foresight has been shown where it comes to this necessity of life, green spaces, a necessity which has been recognized in the case of countless residential projects in the past.

In the new developments in Whitehorse such as Whistlebend and Copper Ridge, there will be no where for people including young people to go, for recreational purposes except to walk the streets. There will be no wild spaces, no parks, no community areas, and no land set aside for the preservation of the peace such as police and fire protection people.

In the case of the proposed residential areas of Copper Ridge, the plan seems to have been to cover the green spaces with buildings and residents as quickly as possible, and leave all other potential concerns, risks, and problems, such as infrastructure, power, traffic, fire protection, and crime prevention, for a later date.

In 2023 some people saw a questionnaire which hinted at the proposed plans. To a number of these people the questionnaire seemed confusing. In the case of those people who did respond, the majority of those who responded said that they wanted the area to remain a green space. Of the 37 percent of respondents who said that they would be okay with the idea of housing in these areas, were they aware of the theme of densification.

In our view the present and future residents of Copper Ridge are being robbed of a human necessity; Treed and Green spaces. The Yukon is one of the areas of Canada known for its wild spaces, yet the main focus in terms of residential planning is replacement of green

spaces and trees with dense housing projects.
Meanwhile, we have environmental concerns.

A few years ago, many of the trees in the green spaces in Copper Ridge were cut down. People were told that the denseness of the trees presented a fire hazard. Now it is proposed to cover these same areas with dense housing projects and buildings composed of highly flammable materials.

Past housing projects in the Yukon were developed **before** we had experienced the expanded intensities in the case of forest fires, rains, storms and winds. Current and future residential developments, need to be planned in accordance with our new levels of experience in the case of these factors; the increasing intensity in respect to forest fires, rains storms and winds.

Yours sincerely,

A solid black rectangular redaction box covering the signature area.

From: [REDACTED]
To: [Public Input](#)
Subject: Copper Ridge Development Area
Date: Wednesday, February 28, 2024 11:11:06 AM

As a resident of Copper Ridge Subdivision, I have followed the planning activities and public presentations over the past year with great interest.

I live on Falcon Drive, and I have a few concerns about several aspects of this project.

My first concern is the lack of sincere acknowledgement of the overall public response to the development which indicated that most people (I believe it was 74% of respondents) would like to retain this area as a green space. I do understand the pressure to develop more housing in Whitehorse, however, I do value having some green space in our subdivision as we are also facing a large development on the Kwanlin Dun lands along the ridge.

This brings me to my next point, and that is the cumulative impact of having two new developments putting traffic pressure on Falcon Drive and Hamilton. I understand that a traffic study will be completed, but as a resident on Falcon Drive, I can tell you that this is a busy street for a residential area and much more traffic will add to the noise and increase safety concerns.

I have expressed my concern about speeding on Falcon Drive for the past dozen years (since I moved here) at every opportunity for feedback and there's been very little change. A limited campaign involved putting a sticker on my car and the installation of a digital "slow down" sign for a week or so a few years ago didn't improve things.

Of course, I'm very sad to lose the green space behind my house due to the large development going in, and now this development potentially behind Copper Ridge Place.....I moved to this area because I was so happy to have some green space....so I have to say, I'm very sorry to see how the city is changing so dramatically. I also understand the huge pressure to provide safe housing. I lived in Canmore, Alberta during the late 1990s so I have certainly witnessed this before in my life.

My wish would be for all the vacant lots and derelict houses downtown would be used for building new housing before we gobble up more green space in Copper Ridge.

In conclusion, I would ask that you consider that there is another big development going on already in Copper Ridge on Kwanlin Dun lands and that is going to create a cumulative impact on the current residents of Copper Ridge Subdivision. Please, consider doing a traffic study before you approve the development and also consider how important it is for retaining some last bit of green space in Copper Ridge for residents to walk, play and enjoy.

Sincerely,

[REDACTED]

[REDACTED]

Whitehorse, YT

[REDACTED]

From: [REDACTED]
To: [Public Input](#)
Subject: Copper Ridge Development Master Plan- resident Submission
Date: Monday, February 26, 2024 11:23:40 AM

Dear Mayor and Council,

We are writing as residents of the Copper Ridge neighbourhood. We have had the pleasure of living in the neighbourhood for over 20 years now. Raising our family, enjoying easy access to wilderness trails and sharing life experiences with our many neighbours.

We have seen much change over the years, growth and expansion, creation of fabulous new parks for our kids to play in, bringing in many new neighbours and friends, sat in traffic back ups when there was only "one way out" and while we may have lamented the loss of more green space and increased demands on infrastructure, we appreciated the need to increase access to housing in our growing community.

Our current concern relates to the proposed development of the green space located at the intersection of Diamond Way and Falcon Drive. We have repeatedly participated in surveys and meetings regarding this space to voice our opposition to any development at all and express our desire for the space to remain green space.

Our reasons for this include the fact that we believe that this development will place untenable pressure on existing infrastructure that is already facing the implications with the new KDFN development which we are very supportive of. We also believe that pockets of green space support a welcoming and healthy neighbourhood, create unstructured place space for children close to their homes and supporting natural habitats. This has become very apparent with the fall clearing of Whitehorse Properties phase 1 lots, with future developments to come. We feel that until a full understanding of the implications of that development are known, any consideration of additional infill should be placed on hold.

We respectfully ask Council to listen to the majority of residents who have not supported this development, and defer any future development decisions until after the KDFN project is completed and a full understanding of impacts on infrastructure in Copper Ridge is known.

Sincerely,

[REDACTED]

From: [REDACTED]
To: [Public Input](#)
Cc: [REDACTED]
Subject: Copper Ridge Development Plan - Feedback to be considered before March 25
Date: Tuesday, March 19, 2024 11:50:28 PM

Some people who received this message don't often get email from mousseau.tm8@gmail.com. [Learn why this is important](#)

To the City Council of Whitehorse,

Subject: Opposition to the Rezoning of Copper Ridge Green Space

I am writing to express my opposition to the proposed Copper Ridge Development Plan (Plan) that aims to rezone the green space in Copper Ridge from a designated school and outdoor recreational area (Lot 519 and 520 zoned as PSx and PR, respectively) to a residential zone. As a resident of Copper Ridge, I have valued this green space for over two decades, recognizing its role in providing recreational opportunities and enhancing our community's quality of life. This is evident by the extensive trail system in this parcel of land.

The city's proposal overlooks the original zoning intent for a school, a significant concern that has not been addressed adequately. There has been no transparent communication or evidence provided on why the initially planned school is no longer necessary. With no English schools currently in Copper Ridge, the need for local educational facilities remains a critical issue for our growing community. The absence of such information in the Plan undermines the community's trust and questions the city's commitment to balanced neighborhood development.

Turning this area into a high-density residential zone contradicts the very essence of what this space has meant to our community. While I understand the urgent need for housing solutions in our city, sacrificing our local green space, which serves as a communal haven, is not the solution. The development in Whistlebend should be the focus for residential expansion, not the established green space cherished by Copper Ridge residents.

Green spaces within neighborhoods are crucial for mental health and community well-being, offering a sanctuary from urban stress and a space for physical activity and socializing. Relegating green spaces to the outskirts of neighborhoods disproportionately affects those less mobile, like the elderly and small children, or those without cars, restricting their access to these natural resources.

Moreover, the proposed bylaw change to allow four residential units per lot was introduced without consultation regarding the Plan, raising concerns about increased housing units with environmental and socioeconomic effects of noise, traffic, safety and disruption to the neighborhood's character. Additionally, the Plan does not address the significant infrastructure upgrades needed, such as for water supply, nor does it consider the environmental and social impacts of such dense development.

I urge the City of Whitehorse to reconsider the proposed rezoning Plan, respect the original designation for educational and recreational use, and seek alternative housing solutions that do not compromise our valued green spaces. Enhancing the green space with accessible amenities like accessible walking trails, community spaces, and gardens would far better serve the diverse needs of Copper Ridge resident and be in line with the Official Community Plan (OCP) (diversity and inclusion; heritage, arts and culture; climate action; environmental stewardship; development and growth etc.).

In conclusion, I advocate for maintaining the green space in Copper Ridge and request a transparent, community-engaged review of the need for educational facilities in our area (as per the Complete Communities in the OCP). It is crucial to find a balance that supports

urban development while preserving the essential green spaces that enrich our community life.

Sincerely,

A solid black rectangular box used to redact the signature of the sender.

From: [REDACTED]
To: [Marois, Mathieu; Public Input](#)
Cc: [REDACTED]
Subject: RE: Copper Ridge Development Area Master Plan and building height
Date: Monday, February 26, 2024 4:13:24 PM

Hello Mathieu and Council,

Thank you, Mathieu, for explaining to us how the lot and house sizes are determined by means of zoning. If the developer proposes the zoning to the City for the area, how does the City ensure that its housing objectives are being met, in particular that of affordable homes? I would be concerned that any developer would simply be looking to maximize their profits for the development and that this would be unlikely to meet the City's affordable housing goals. Is there not a way that City Council can dictate that to developers? That would seem to be ideal in giving the City direct control over the type of housing stock available to its target residents. Other areas, such as the development underway off Falcon Drive opposite Ruby Lane, are probably better suited to larger more expensive homes. I guess it is over to City Council to work on this one. In my view the City stipulating the lot and house sizes is a far more desirable approach than doubling the allowable height of buildings in downtown. (Taller and longer buildings should be built in a North - South orientation so as to give an equal amount of sunshine to all inhabitants.)

With regard to "accessible" and "visitable" homes, I do not know if the requirement was in place when our home was built in 2004, but of the 10 or 15 that we looked at in this area, this was the only one at all suitable to our needs. Can the 1 in 20 (5%) accessible ratio required by present zoning not be increased by City Council at the outset? If so better to make that clear at the outset.

Once again my thanks to you and the City for the opportunity for input!

Regards,

[REDACTED]
[REDACTED]

From: Marois, Mathieu <Mathieu.Marois@whitehorse.ca>

Sent: Monday, February 19, 2024 11:09 AM

[REDACTED]
[REDACTED]

Subject: RE: Copper Ridge Development Area Master Plan

[REDACTED]

I've provided some clarifications in red to your questions below. We will however consider these as part of the public input process and aim to address them further where possible.

Please let me know if you have any other questions.

Thank you,
Mathieu



Mathieu Marois (he/him/il)

Senior Planner • Planning and Sustainability Services
City of Whitehorse • 867-687-3270 • whitehorse.ca

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

From: [REDACTED] >
Sent: Wednesday, February 14, 2024 2:10 PM
To: Marois, Mathieu <Mathieu.Marois@whitehorse.ca>
Cc: [REDACTED]
Subject: RE: Copper Ridge Development Area Master Plan

Hi Mathieu,

Thank you for taking the time to respond to our email. We will not be requesting to address City Council in person. We have reviewed the Master Plan and that led to our comments to which you responded with this email.

We are happy with the general layout of the development area and the proposed green spaces around the perimeter.

The obvious questions on the Master Plan implied in our submission are:

1. We did not see any comments on lot sizes or a target range on house sizes, so our concern is that we could end up with larger houses that there is a need for. Will the City be aiming for smaller, lower cost homes, or will there not be a restriction on home sizes?

The Plan does not address specific lot sizes and house sizes as these are generally regulated through zoning, while the Plan rather outlines the general location and density of land uses within the area. It will be up to the developer to propose a zone to the City and subsequent subdivision layout that best meets the intent of the Plan. Section 4.1 of the Plan lists a number of residential zones that could be considered suitable for each residential density. Note that the low-density residential land use areas in the concept are approximately 30 metres deep, while the medium-density areas are slightly larger to accommodate additional requirements such as laneways, amenity areas, etc., so we anticipate the size of the proposed land use areas will somewhat restrict the size of lots and their associated houses regardless of zoning.

2. Being situated right next to a care home we would hope, based on our difficult experience, that there would be a City requirement for a certain percentage of accessible homes that have wheelchair friendly interior spaces. We did not see this being addressed in the plan. Noting that these would be ideal seniors' homes as well (there was a fair bit of CBC radio coverage about this issue today) will the City be requiring a percentage or a specific number

of the homes to meet this requirement?

The Plan does not include a requirement for a certain percentage of accessible homes as the City's Zoning Bylaw already requires multiple housing developments of more than 10 units to provide at least one visitable units (and 20 units to provide at least one accessible unit).

Note, this is site specific and not across the entire Plan area.

Again, thank for taking the time to respond to our submission.

Regards,

[Redacted signature]

From: Marois, Mathieu <Mathieu.Marois@whitehorse.ca>

Sent: Wednesday, February 14, 2024 1:50 PM

To: [Redacted]

Subject: RE: Copper Ridge Development Area Master Plan

Good afternoon,

Thank you for your written submission regarding the Copper Ridge Development Area Master Plan. Your submission will be considered as part of the public input process and addressed in the public input report tentatively scheduled for presentation on March 18, 2024.

Please note, the Council of the City of Whitehorse will hold a Public Input Session on February 26, 2024 at 5:30 pm in Council Chambers at City Hall on the subject of the Master Plan. City Hall is located at 2121 Second Avenue. The master plan may be viewed online at <https://www.engagewhitehorse.ca/copper-ridge-development>. Any person wishing to speak by phone, or in person, at the public hearing, must register with the office of the City Clerk at Legislative Services legsvcs@whitehorse.ca no later than Monday, February 26, 2024 at 12:00 pm (noon). A copy of your presentation will be requested ahead of time.

Please let me know if you have any questions on the Master Plan in the meantime.

Thank you,
Mathieu



Mathieu Marois (he/him/il)

Senior Planner • Planning and Sustainability Services
City of Whitehorse • 867-687-3270 • whitehorse.ca

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From: [REDACTED] >
Sent: Wednesday, February 14, 2024 11:32 AM
To: Public Input <PublicInput@whitehorse.ca>
Subject: Copper Ridge Development Area Master Plan

Dear City,

Please find attached our input to the Copper Ridge Development Area Master Plan.

Thank you for the opportunity to provide feedback.

Regards,

[REDACTED]
[REDACTED]
[REDACTED]

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From: [Marois, Mathieu](#)
To: [REDACTED]
Cc: [Kuntz, Aaron](#)
Subject: RE: Copper Ridge Development Area - Written submissions
Date: Monday, March 25, 2024 1:37:27 PM

Hi,

Thank you for the clarification.

At this time we are not considering any noise mitigation due to the removal of the trees, as we consider any increased noise reverberation from residential buildings instead of vegetation would be similar in nature to what could occur from a school building, or any other public service use, which is (are) allowed as of right currently under the [Public Services zone](#). Notwithstanding this, increased noise from the surrounding transport network may be considered as part of the upcoming Transportation Impact Study, which may recommend mitigations to consider for the zoning amendment process.

Thank you,
Mathieu



Mathieu Marois (he/him/il)
Senior Planner • Planning and Sustainability Services
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From: [REDACTED]
Sent: Monday, March 25, 2024 9:11 AM
To: Marois, Mathieu <Mathieu.Marois@whitehorse.ca>
Cc: Kuntz, Aaron <Aaron.Kuntz@whitehorse.ca>
Subject: RE: Copper Ridge Development Area - Written submissions

Good morning,

Thanks for this.

Our second question was more about the noise reverberation on the new houses than the increasing traffic. Replacing trees by houses will have an impact on the reverberation of the noise from the road and will likely increase it. Our question was about the planned mitigation to limit the increased noise from the road due to the replacement of the trees by houses, with or without a traffic increase. Is there any planned mitigation for this?

Thanks for your answers,

Regards,

[REDACTED]

De : Marois, Mathieu <Mathieu.Marois@whitehorse.ca>

Envoyé : vendredi 22 mars 2024 16:11

À : [REDACTED]

[REDACTED] Kuntz, Aaron <Aaron.Kuntz@whitehorse.ca>

Objet : RE: Copper Ridge Development Area - Written submissions

Good afternoon,

Thank you for your written submission regarding the Copper Ridge Development Area Master Plan. Your submission will be considered as part of the public input process.

Regarding your two questions below:

Policy 4.4.2 on page 38 of the [March 2024 version](#) of the Master Plan report requires a Preliminary Engineering assessment to be undertaken prior to any zoning amendment relating to the Plan area being adopted. The grading required to accommodate the proposed land use concept will be confirmed as part of this Preliminary Engineering assessment. If there are concerns with the proposed grading, you will be able to raise these as a submission in the zoning amendment's public hearing process. Notifications to nearby residents will be sent out prior to the public hearing.

Policy 4.3.1 on page 37 of the same report also requires a detailed Transportation Impact Study to be undertaken prior to any zoning amendment relating to the Plan area being adopted. The mitigation measures required to accommodate the increase in traffic from the proposed land use concept will be confirmed as part of this Transportation Impact Study. If there are concerns with the proposed mitigation measures, you will also be able to raise these as a submission in the zoning amendment's public hearing process.

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

Thank you,
Mathieu



Mathieu Marois (he/him/il)

Senior Planner • Planning and Sustainability Services
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From: [REDACTED]

Sent: Friday, March 22, 2024 9:13 AM

To: Public Input <PublicInput@whitehorse.ca>

Subject: Copper Ridge Development Area - Written submissions

Good morning,

Below, you will find 2 questions regarding the Copper Ridge Development Area.

We are grateful to have the opportunity to share our concerns for this project.

Our questions are:

- Q1/ We have an unrestricted view of the mountains and are a little bit concerned about losing it with the new project. Looking into the project, it appears that the duplex and triplex on the east side should not be more than 10 meters high, which should not impact the view with the existing shape of the land, but could potentially restrict the view if some backfill happens on the land prior to the housing construction. Would it be possible to know the maximum final level limit of the land for this area in comparison with the level of Falcon Drive? Would it be higher or lower than Falcon Drive?
- Q2/ Falcon Drive appears to be the busiest street in the neighbourhood. The amount of vehicles driving on this street is significant. We are concerned about a noise increase from Falcon Drive in the neighbourhood due to the replacement of the trees by houses. To mitigate the removal of the trees, which were acting as natural noise absorber, is there any planned mitigation to limit the impact of the Falcon Drive vehicles noise reverberating on the new houses?

Thanks for looking into these inputs,

Regards,



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From: [REDACTED]
To: [Public Input](#)
Subject: Copper ridge development
Date: Sunday, March 24, 2024 8:18:58 PM

Hello,

I am writing regarding the copper ridge development proposal. I imagine you're receiving a number of responses against the proposal, and wanted to include my voice as a balance to the discussion.

As a resident of Iron Horse Drive, I regularly use the forested area behind copper ridge place, both to walk my dog and to bike with my son. Still, I strongly support the development.

Whitehorse is in a housing crisis, and the fact that many residents in copper ridge got into the real estate market early enough to be unaffected does not mean that we should be turning a blind eye to the needs of our community. Further, dense housing makes sense- from an environmental perspective, but also to consolidate our tax base. Yes, many of us move to whitehorse for the nature-feel of the city. However it is not lost on me that country residential neighborhoods require disproportionate level of services compared to what they contribute as taxes. Roads, sewer, storm water, garbage pick up and more all cost and have an environmental impact. It makes the most sense to be infilling existing neighborhoods. Particularly a lot like that behind copper ridge place. It would not change the feel of the neighborhood, nor would it take away from opportunities to walk dogs or ride bikes as there is still green space about 150m west.

Increasing the consolidation of tax base through denser housing makes sense, and can allow the city to increase services. Iron Horse often only gets plowed once a winter. We could benefit from better bus services. You only need to visit the cgc during public swim on a -20 Saturday to understand we need another pool. Or try to find ice time or turf time for kids sports to know we could use another rec facility. Or the importance of finding a permanent solution to the Robert Service Way landslide- a key issue for copper ridge residents as that is a well used route to downtown. We can't expect that the city increase services when you can't increase the tax base in a meaningful way, and the lot behind copper ridge place is exactly where we should be building more housing. A well designed, dense neighborhood with a mix of multi- family units with recreational space such as a bike skills park, basketball court, or other outdoor space will not lower anyone's property value.

Thank you

[REDACTED]