

ADMINISTRATIVE REPORT

TO: Planning Committee
FROM: Administration
DATE: June 19, 2023
RE: Range Point Joint Master Plan

ISSUE

Advancing the Range Point Joint Master Plan for Council approval on the residential development of Yukon Government (YG) Lot 262-6 and Kwanlin Dün First Nation (KDFN) Settlement Land Parcel C-15B.

REFERENCES

- [2040 Official Community Plan](#)
- [2022-2024 Strategic Priorities](#)
- [2020 KDFN Community Lands Plan](#)
- [2005 KDFN Self-Government Agreement](#)
- [2014 Range Road North Neighbourhood Plan](#)
- [2016 Porter Creek/Takhini/Whistle Bend/Range Point Trail Plan](#)
- [2017 The Point Feasibility Study](#)
- [Zoning Bylaw 2012-20](#)
- [2020 KDFN Lands Act](#)

Attachments - Links:

1. Proposed Plan – Site Location Map
2. Range Point Joint Master Plan - Final Report
3. Range Point Joint Master Plan What We Heard Report 1 (May 2021)
4. Range Point Joint Master Plan What We Heard Report 2 (November 2021)

HISTORY

The 2040 Official Community Plan (the OCP) commits the City to collaborating with other governments and housing providers to address housing needs. The OCP also seeks to encourage a variety of housing types and to support First Nation-led development.

Council's 2022 to 2024 Strategic Priorities seek to ensure a variety of housing is available now and into the future. The City has committed to increasing land development by exploring new and innovative approaches.

A "Plan Advisory Committee" with representatives from the City, KDFN, YG and Chu Níikwän LP, provided advice to the project team (consultants, KDFN, and YG) on the plan development (Attachment 2). The Advisory Committee worked through multiple iterations of information gathering, conceptualizing, and targeted stakeholder engagement in developing the final Plan concept.

This planning process represents a new approach as it involves collaborating on developing housing, with City staff acting as advisor, instead of leading the planning process as has been typical with YG land. Council continues to approve the final Master Plan which is intended to provide guidance and a framework for the future development.

Planning efforts began in 2020 as a potential infill area within an existing neighbourhood. The 2020 KDFN Community Lands Plan also identified the site for residential development.

The site (see Attachment 1) is designated as Residential–Urban and FN Development Land in the new OCP. This designation accommodates a wide range of residential housing types and compatible uses. Lands designated as FN Development Land can be developed in ways that are consistent with the Self Government Agreements and related First Nation policies.

Implementation of the Plan is expected to occur over the next few years, ending with the release of market lots, but no specific year for a land lottery has yet been confirmed. The timing of development and the release of lots is the responsibility of developers and YG (not the City).

Background Studies and Further Work

The Plan was informed by other plans and studies including:

- Range Road North Neighbourhood Plan;
- Porter Creek/Takhini/Whistle Bend/Range Point Trail Plan;
- KDFN Community Lands Plan;
- The Point Feasibility Plan;
- Heritage Resource Impact Assessments (2007 & 2021); and
- Traffic Impact Analysis (TIA).

No heritage resources were identified during Heritage Resource Impact Assessments, and further heritage assessment work was not deemed necessary.

The TIA modeled traffic impacts at the 2032 and 2042 long horizon years.

Recommendations include new intersection configurations for Mountainview Drive/Range Road and Whistle Bend Way/Range Road intersections by 2032, and to make minor adjustments to traffic signal timing by 2042.

An assessment under the *Yukon Environmental and Socioeconomic Assessment Act* will be required along with all regulatory permits and approvals to develop the site.

Public Engagement

Initial engagement on the Plan area was undertaken as part of the 2014 Range Road North Neighbourhood Plan. The planning process and engagement however was limited to future development on YG Lot 262-2, with further discussions recommended to continue exploring options for KDFN partnership and integration with SL Parcel C-15B.

To inform the current proposed Plan, the project team undertook targeted engagement sessions with KDFN citizens, Range Point residents, and various stakeholders (e.g. Yukon College) in May and November of 2021. Two “What We Heard” reports were prepared (Attachments 3 and 4).

At the May 2021 engagement, it was noted that respondents generally preferred single family units and supported trails, and there was strong support for a buffer between Northland Park and the site. There was mixed support for commercial development, with concerns about traffic, the poor condition of Range Road, and loss of greenspace.

Three concept plans (Attachment 2, Page 9) were presented at the November 2021 engagement. The higher density of Concept C was opposed, while the road layout of Concept B and the housing layout of Concept A were preferred.

ALTERNATIVES

1. Council direct Administration to schedule a Public Input Session at the Regular Council Meeting of July 10, 2023; or
2. Refer the matter back to Administration.

ANALYSIS

Site Context

The site is 18.45 hectares and located on the west side of Range Road, bordered by Northland Park to the south, and Mountainview Drive to the west. The site is currently zoned as RP–Residential Mobile Home Park, FP–FN Future Planning, and PE–Environmental Protection. Properties to the south and southeast are zoned RP and land to the north is zoned PE. The residential land uses recommended in the proposed Plan will complement the surrounding land uses in the area.

Plan Vision and Goals

The vision and goals for the site are to offer diverse, affordable, and compact housing and to honour the natural setting through parks and open spaces. The Plan intends to create a walkable neighbourhood, create a positive brand for KDFN residential leaseholds and generate revenue for KDFN.

The proposed Plan provides the locations, configurations, and sizes of various land uses such as parks, open spaces, utilities, roads, and residential development. It also proposes zoning, residential density, and the resulting population that could be accommodated. The proposed zoning provides for a variety of housing forms to attract residents of different life-stages, incomes, and lifestyles.

The site is projected to result in approximately 390 new housing units including single detached, duplex, triplex, cottage cluster, and medium and high density multiple-unit dwellings. Parks, trails, greenspace, and buffers account for approximately 25% of the site while utilities, roads and road right-of-ways account for 16% of the site. The proposed residential zoning for the Plan area is:

- RCS2 – Comprehensive Residential Single Family 2 (14%);
- RCM3 – Cottage Cluster Homes (13%);
- RCM – Comprehensive Residential Multiple Family (27%); and
- RM – Residential Multiple Housing (5%).

The proposed Plan aligns with Council’s 2022 to 2024 Strategic Priorities to advance development of housing and with OCP Policies to provide compact housing options and to reflect “Complete Streets” principles under OCP Policy 11.11. Complete Streets are designed to be safe for all users, regardless of age, ability, income, race, ethnicity, or mode of travel. The Plan aligns with this including traffic calming features, 1.5 metre wide sidewalks, pedestrian crossings, and transit stops.

If approved by Council, the Plan would also be consistent with the OCP Policy to create Master Plans for development areas over 1.5 hectares.

Finally, recommendations from other plans and studies listed earlier are also addressed in the Plan. These include a trail around the exterior of the site and connections within the site, a buffer along Northland Park, the use of comprehensive and “cottage cluster” zones, and retaining a greenspace area on the western edge of the site.

Infrastructure Capacity

The existing watermain within Range Road will provide water servicing with a lift station on site. Sanitary service will be provided by a new sewage line within Mountainview Drive right-of-way and connect to the Marwell Collection System.

A stormwater management pond is proposed to temporarily store the difference between pre and post-development flow rates.

The fibre optic line from Whistle Bend will need to be extended to provide internet to the site and power services will run underground following road alignments.

The extent of landscaping on the site will depend on the degree of site disturbance and clearing required for grading and construction. Trail corridors and treed buffers will be left as natural as possible. Native low grass and wildflower mixes will be used for areas that require low/no maintenance, such as undeveloped areas of the central park space, landscaped boulevards, and the bottom of the stormwater pond.

Capital infrastructure financing is still being discussed between the Plan partners, but will be assumed by YG and/or KDFN.

KDFN and the City will need to enter into a servicing agreement setting out responsibilities and financing for municipal services (i.e. operations and maintenance) within the KDFN parcel. The intent is for the City to provide services similar to other KDFN land (e.g. McIntyre Subdivision). The City will later take over municipal services for land transferred to the City from YG, as per typical practice. The cost to provide municipal services will be offset through municipal property taxes and utility fees.

Engagement

While engagement with the Range Road North community informed the development of the Plan, community-wide engagement occurred almost a decade ago and did not consider development across the entire Plan area. Stakeholder feedback received was minimal.

Administration therefore recommends a Public Input Session be conducted as part of the Council approval process to provide the community an opportunity for input on the Plan now being proposed. Public and stakeholder input at this stage may also provide additional information for the developers and government partners in order to advance assessment and regulatory approvals.

Next Steps

If the Plan is approved by Council, Administration will work with KDFN and YG on the required rezoning, subdivision, and development and building permit applications, subject to assessment and regulatory approvals, and review them for alignment with the approved Master Plan and other applicable City plans and policies.

ADMINISTRATIVE RECOMMENDATION

THAT Council direct Administration schedule a Public Input Session at the Regular Council Meeting of July 10, 2023 on the proposed Range Road Joint Master Plan.