



4 July 2023

City of Whitehorse  
2121 Second Avenue  
Whitehorse, YT  
Y1A 1C2  
via email: [publicinput@whitehorse.ca](mailto:publicinput@whitehorse.ca)

Dear Mayor and Council,

**Re: Range Point Joint Master Plan**

I am writing to provide input for the public input session to be held on July 10th. To my recollection, I have not previously provided input during earlier engagement opportunities.

I have been a resident of Range Point neighbourhood since 2010. I am supportive of the proposed development to increase the much-needed supply of residential housing in Whitehorse. My comments relate to impacts on the existing neighbourhood of this proposed increase in population of Range Point.

**Range Road - road condition.** The existing stretch of Range Road between Crow Street north toward Northland trailer park already experiences significant potholes in the spring, despite resurfacing every few years. With the impacts of the additional traffic, the City will need to upgrade the road structure to be able to support the increased traffic loads of the proposed development.

**Range Road - traffic.** I am interested to see what improvements at the Range Road & Mountain View intersection will be done to accommodate increased traffic, both at the intersection and as it joins the already heavy commuting traffic (during peak hours) southbound on Mountain View. The intersection already merits some adjustments to the timing of the traffic lights and the turning / through lane configuration already makes left turns challenging.

**Neighbourhood trails.** With the increased residential population and the loss of a well-used (though small) trail network on the lots that are to be developed, I would like to see replacement trails developed in the broader neighbourhood. Our neighbourhood is already quite limited in our trail network and many of them are unmaintained and ad-hoc. Ideally these trails would also provide better connections to the Whistle Bend and Takhini / College trail networks.

**Improved pedestrian and cycling connections to outside of Range Point.** With increased population density in our neighbourhood, I would like to see the City improve active transportation connections from Range Point to outside of the neighbourhood. In particular, a dedicated pedestrian / cycling route to downtown that is separated from the high speed traffic on Mountain View is needed.

Thank you for taking my comments under consideration. Please feel free to reach out for clarification of any of my comments.

*C M MacDonald*

Catherine MacDonald  
Resident of Whitehorse



**From:** [Donna Dornian](#)  
**To:** [Marois, Mathieu](#)  
**Subject:** Range Rd Master Plan  
**Date:** Wednesday, July 5, 2023 12:12:22 PM

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Hi,

Wondering if this plan leaves enough greenspace for the animals to move through as the area is a wildlife corridor.

Thanks,  
Donna

**Input, City of Whitehorse Range Point Joint Master Plan**

**July 10, 2023**

*“The fundamental behaviour you have to inspire is the enjoyment of being outdoors, of walking in nature.”*

*Mobilizing Communities, Grassroots case studies exemplifying responsive mobility equity, January, 2023*

I looked at the plans for the range point development. I am fairly neutral at first glance. I'm glad to see that the trail alongside the McIntyre escarpment stays a useable trail and is to be maintained in a natural state. What it doesn't show is where that trail actually goes. As you can well imagine, the trail is there because people used it as part of a route along McIntyre Creek. The route actually crosses Mountain View Dr. on one side and Range Road on the other side.

This is a flaw when planning doesn't really address how people are integrated into the larger, transportation networks and recreation networks of the city. There will be very little green space once this new subdivision is built and the green space has been reduced to a couple of small park/playgrounds. Before Mountain View, people used to walk around the land that Whistle Bend is filling; they would walk along the escarpment over the Yukon River. The city continues to grow.

An earlier version of the Range Point area plan had trails all along the Yukon River escarpment, but now the maps show some of the core elements are gone; I'm sure people continue to walk them, only they are deemed non-official I guess. It's fairly common knowledge that in days past people used to be able to walk from Marsh Lake to Lake Laberge on both sides of the river; currently, this is not so easy to do.

What's really needed is a Yukon River Trail. As bits and pieces of opportunity show up, council needs to take a stand and say we need a Yukon River Trail. There's few logical places to put a Yukon River Trail, so let's make sure we're preserving these places and building sections now.

Why is this important? Because we want people from Whistle Bend to be able to get downtown without driving. We want people from Range Road subdivisions to be able to get downtown without driving. We want to encourage active transportation so biking and walking becomes more common. A key thing that the Yukon River Trail will bring to the table is its recreation value. Once again, do we want people getting in their car and driving to the Yukon River so they can walk alongside the river? They'd have to drive to Marwell or to downtown.

Or do we want to make a viable network of trails that follow the Yukon River, McIntyre Creek, that attach themselves to all the subdivisions along the Yukon River in Range Point, to Whistle Bend, Marwell, Downtown, Riverdale. This is not possible currently because pieces of infrastructure are missing. A pedestrian bridge downtown and on the north side of Whistle Bend, a boardwalk and switchback at Marwell wetlands, a trail in Marwell along the river, a footbridge across McIntyre Creek below Range Point — things that will become significant walking destinations, much like the Rotary Centennial Bridge/Millennium Trail have become.

We need a focussed plan to make the trail, building pieces where possible, or temporary bypasses that get built as time goes on, such as the environmental cleanup at the old Marwell refinery site.

Kwanlin Dün published a booklet a number of years ago called *Back to the River*. We could respect that by building this river trail network. There's the KDFN cultural center, a subdivision, lands around Marwell, Marwell wetlands, McIntyre Creek, land in Whistle Bend. Ta'an Kwatchin Council also have land along here. I believe it would be very respectful to say that as part of building this new subdivision, we connect these places very distinctly to a Yukon River Trail, and paint a picture of the future.

Earlier this year I sent mayor and council and administration a paper where I showed a number of trail activities that had to happen if we were looking at a good active transportation / walking network for downtown, Riverdale, Marwell, and the subdivisions above the escarpment. (Note that this new subdivision is one of the places above the escarpment that will want to get downtown.) I see little evidence of this happening in a parks plan, in the trail plan or the transportation master plan. I see a lot of planning, but I don't see a Yukon River Trail being a major part of a city vision. I am somewhat of a loss of how to ensure that we can get down that path if we don't start doing it pretty soon.

Thank you Peter.

