

## **ADMINISTRATIVE REPORT**

<b>TO:</b> Planning Committee
<b>FROM:</b> Administration
<b>DATE:</b> August 7, 2023
<b>RE:</b> Public Input Session Report – Range Point Joint Master Plan

### **ISSUE**

Public Input Session Report on the Range Point Joint Master Plan (the Plan), a document providing guidance and a framework for the future development of Yukon Government (YG) Lot 262-6 and Kwanlin Dün First Nation (KDFN) Settlement Land Parcel C-15B.

### **REFERENCES**

- [2040 Official Community Plan](#)
- [2020 KDFN Community Lands Plan](#)
- [2014 Range Road North Neighbourhood Plan](#)
- [2023 Range Point Joint Master Plan](#)
- [2011 McIntyre Creek Wildlife Corridor Assessment](#)
- [2023 Range Point Neighbourhood Transportation Impact Assessment](#)

### **HISTORY**

KDFN and YG jointly developed a plan for the future residential development of their properties in the North Range Road neighbourhood. The Plan was introduced at the Regular Council Meeting of June 26, 2023.

At the June 26 Regular Council meeting, Administration was directed to schedule a Public Input Session on the proposed Range Road Joint Master Plan.

Notices were published in the Whitehorse Star and Yukon News on June 30 and July 7, 2023. A notice sign was placed on the subject site and property owners within 100 m were notified by mail. YG, KDFN, the Ta'an Kwäch'än Council, and the Porter Creek Neighbourhood Association were notified by email.

A Public Input Session was held on July 10, 2023. Written submissions were received from four members of the public, including one post-session submission. During the Public Input Session, one verbal submission was received. A consultant representing both KDFN and YG presented additional information about the Plan.

### **ALTERNATIVES**

1. Approve the Plan; or
2. Refer the matter back to Administration.

### **ANALYSIS**

The following topics were raised in the submissions:

- Greenspace and buffer;
- Active transportation;
- Road network;
- Housing; and
- Process and clean-up.

### **Greenspace and Buffer**

Concerns were noted about the loss of greenspace within the Plan area considered as a wildlife corridor. Further information was also requested on the size of the treed buffer along Northland Park and McIntyre Creek. KDFN's Community Lands Plan identifies the general Chasàn Chuà/McIntyre Creek area as a significant wildlife area and the watershed being of considerable ecological value.

The McIntyre Creek Wildlife Corridor Assessment recommends a 175 m riparian buffer on either side of the creek as best practice to mitigate impacts to larger wildlife. Furthermore the study suggests that the topography naturally guides wildlife movement through the river corridor.

According to the Plan, a small portion of the northwestern corner of the proposed developed area falls within the 175 m setback. The development is however on a bench with significant grade difference from the McIntyre Creek corridor. It is considered that the escarpment between the proposed development area and the creek would discourage wildlife from using the bench area. Therefore, the proposed development is anticipated to have minimal impact on the adjacent wildlife corridor.

A 10 m treed buffer is proposed along the southern Plan boundary adjoining Northland Park and the eastern boundary along Range Road. Furthermore, the geotechnical evaluation of the site recommended that a 30 m development setback be applied to the northern boundary so that natural vegetation remain intact throughout the adjacent greenbelt. The Master Plan reflects this guidance.

### **Active Transportation**

A submission proposed that the impact on the existing unmaintained trail network could be mitigated by a replacement trail and improved connections to the Whistle Bend, Takhini, and Yukon University trail networks. Improving connections to areas outside of the neighbourhood through a dedicated pedestrian/cycling route was also proposed. Additionally, it was requested that the trail along McIntyre Creek remain and a footbridge be installed across the creek.

The Plan retains the well-used escarpment trail that borders the development to the west and north, along with the trail that straddles the boundary between Northland Park and Lot 262-2. A network of new natural surface trails will also allow for circulation between the neighbourhood and these trails. The Plan envisions 1.5 m wide natural surface trails within these corridors to replicate the look, feel, and function of the escarpment trail and facilitate use by pedestrians and cyclists to mitigate the loss of portions of the existing unmaintained trail network.

The 2014 Range Road North Neighbourhood Plan addresses off-site trail connection and recommended improvements to the broader network. The Plan aligns with these recommendations and does not restrict the City from advancing the recommended off-site improvements from 2014. Contributions for these off-site trail improvements will be confirmed at the subdivision and development agreement stages.

### **Road Network**

Concerns were raised about the lack of street lighting at the end of Range Road adjacent to the Plan area. There were also queries regarding planned intersection improvements for Range Road and Mountain View Drive. It was suggested by the public that the road infrastructure would probably need upgrading to support increased traffic loads from the proposed Plan.

A Traffic Impact Analysis was conducted for the Plan and modelled traffic impacts at the 2032 and 2042 horizon years. Recommendations include new intersection configurations for the Mountain View Drive/Range Road and Whistle Bend Way/Range Road intersections, and minor adjustments to traffic signal timing.

The City is also advancing further a study “Transportation Corridor Study” to examine how to improve traffic flow on Quartz Road and Mountain View Drive.

Contributions for these road network improvements will be confirmed at the subdivision and development agreement stages.

### **Housing**

It was noted that the Plan area is accessible and a good location to address the need for housing in Whitehorse. Providing housing in this location aligns with the KDFN Community Lands Plan which identifies this lot as a Community Development site for residential development. It also conforms with the 2040 OCP, which seeks to encourage the construction of a variety of housing types to address the housing needs in the community and to support First Nation development of Settlement Land.

### **Process and Clean Up**

A member of the public raised concerns about the absence of a construction clean-up plan. They also inquired whether the development process will be phased.

The consultant advised during their presentation that the site clearing proposed for 2024 is projected to be in one phase with subsequent development construction being staged to maintain key arteries. Full build-out is projected for 2040.

A construction clean-up plan to address the management of construction waste is not required as part of this master planning process. The proposed development is subject to the City’s Building and Plumbing Bylaw 99-50 that regulates construction activities.

### **ADMINISTRATIVE RECOMMENDATION**

THAT Council approve the Range Point Joint Master Plan, a document providing guidance and a framework for the future development of Yukon Government Lot 262-6 and Kwanlin Dün First Nation Settlement Land Parcel C-15B.