



PROJECT INFORMATION

MAY 2021

What is the Range Point Joint Master Plan?

The Range Point Joint Master Plan is an initiative of the Kwanlin Dün First Nation (KDFN) and Government of Yukon (YG) aimed at creating a master plan for residential development in the Range Point neighbourhood in Whitehorse. The plan centers around two parcels of land: YG's Lot 262-6 and KDFN's Settlement Land parcel C-15B.

The two governments agreed to plan these parcels together with the intention of creating a more unified, cost-efficient and appealing development.

Why is this happening now?

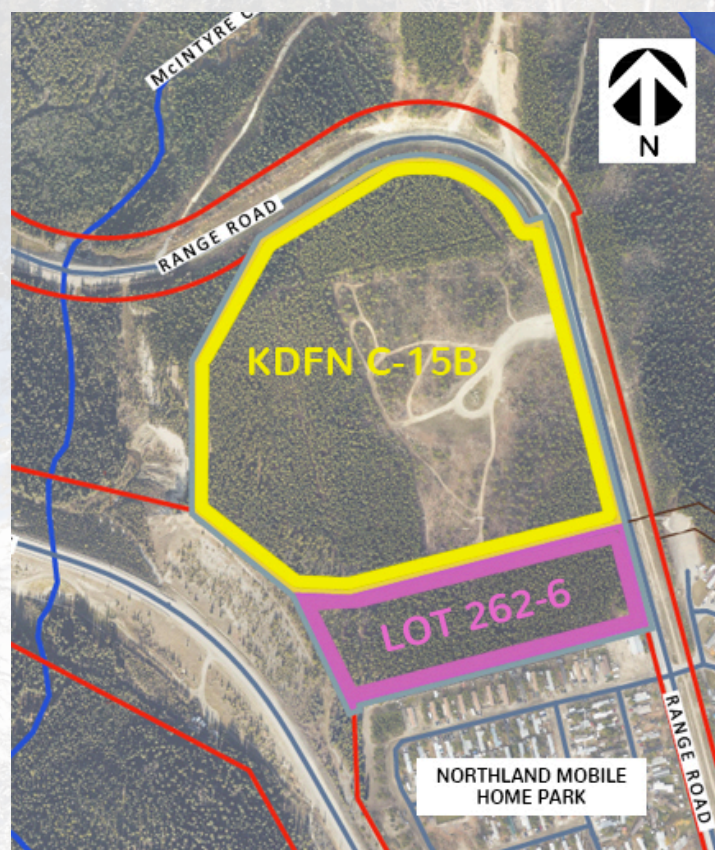
KDFN has owned C-15B since it signed its Final and Self-Government agreements in 2005. Since then KDFN has created the legislation and policies needed to undertake land development.

KDFN completed its Community Lands Plan in 2019. This confirmed KDFN Citizens' direction to explore the development of C-15B, specifically through residential leases (see next page).

Lot 262-6 is identified as a residential infill site in the City of Whitehorse 2010 Official Community Plan. The site was further analyzed during the City's 2014 Range Road Neighbourhood Plan, which provided guidance for YG's future development of the site.



www.whitehorse.ca/rangepoint



FIRST NATION LEASES 101

What is a Settlement Land lease?

Under the KDFN constitution, KDFN is unable to sell Settlement Land. It can, however, offer leases to people who may wish to live and/or build homes on KDFN lands, including citizens. A lease guarantees a leaseholder exclusive rights to use and occupy the land for the terms and conditions of the lease agreement.

What's the difference between a "Certificate of Leasehold Title" and "Fee Simple Title" to property?

A Fee Simple Title gives the titleholder ownership of the property, indefinitely, while a Certificate of Leasehold Title gives the leaseholder exclusive rights to use and occupy the land for a set period of time - in the case of a KDFN residential lease, 125 years.

How secure are Settlement Land leases?

Leaseholders will be able to seek a mortgage or other financing just as they would for a fee simple property. All leases will be registered in KDFN's Land Registry or the Yukon Land Titles Office (which is guaranteed by the Yukon government, adding additional security).

What will be included in the master plan?

The master plan is a "blueprint" for the future neighbourhood and will include:

- Road layouts
- Location of housing
- Different housing types (i.e., single detached, mobile, town homes, multi-unit buildings, etc.)
- Water and sewer infrastructure
- Parks and common areas
- Trails
- Potential locations for commercial or other non-residential uses
- Urban design features (i.e., landscaping, signage, etc.)

How is the plan being created, and who makes the final decisions?

Groundswell Planning has been hired to create the plan with guidance from a committee of KDFN, YG and City of Whitehorse staff. Final decisions about whether or not development proceeds will be made by KDFN and YG leadership. Land development is complex and expensive, and both governments need to ensure they can create a desirable neighbourhood and recover their costs.

Are you talking to KDFN citizens?

Yes! KDFN talked to Citizens about C-15B during the 2019 Community Lands Plan and confirmed its intended use for revenue generation. This spring, the planning team will take the conversation one step further through a survey that explores ideas, priorities and concerns for the site. The team will use that input (along with that of Range Point residents) to help create three draft concepts to present back to residents and citizens this summer.



FIND OUT MORE

www.kwanlindun.com/range-point



GET IN TOUCH

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HAVE YOUR SAY!!
Take the survey



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SURVEY DEADLINE MAY 30, 2021