



# PROJECT UPDATE

OCTOBER 2021

## *What are the three draft neighbourhood concepts about?*

Kwanlin Dün First Nation (KDFN) and the Government of Yukon (YG) are planning two adjacent parcels of land in Range Point with the intention of creating a more unified, cost-efficient, and appealing development. Since starting in February, the project team has completed a detailed background report and reached out to Citizens and Range Point residents for their ideas. Now it's time to talk about design!

The three draft concepts for KDFN's Settlement Land parcel C-15B and YG's Lot 262-6 are different approaches to how this future area of Range Point could look and feel. The concepts include options for neighbourhood characteristics such as:

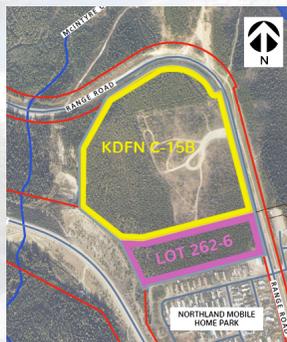
- Road layouts
- Locations of lower and higher housing density
- Potential housing innovation
- Development costs
- Parks and greenspace
- Trails
- Commercial and other non-residential uses
- Lease revenues (for C-15B)



## *How can I provide input on the concepts and what will happen with my input?*

We're reaching out again to Kwanlin Dün Citizens and Range Point residents between October 30 and November 21. Go online to check out the concepts and tell us what you think!

The governments and project team will review the input and use it to develop a preferred neighbourhood concept. The preferred concept will be designed in detail and brought back to KDFN Citizens and Range Point residents for a final round of input in early 2022.



## HAVE YOUR SAY!



Go online

- Review the draft concepts
- Learn about the options
- Complete the survey

[www.kwanlindun.com/range-point](http://www.kwanlindun.com/range-point)

SURVEY DEADLINE NOV. 21, 2021

## What did you hear from KDFN Citizens and Range Point residents, and do the concepts reflect it?

The project team reached out to KDFN Citizens and Range Point residents in May to explore their ideas and preferences. There were 112 responses to the KDFN survey and 45 responses to the Range Point survey. The team was able to incorporate most of the key results into the concepts, as follows:

	KDFN Citizens	RP Residents	Incorporated in Concepts?
Single-family homes on large lots with lots of greenspace are desired	✓		PARTLY
Key trails should be protected and enhanced	✓	✓	YES
There should be a variety of housing types/designs	✓	✓	YES
KDFN housing should be a priority here	✓		PARTLY
Quality parks and greenspace are the biggest priority	✓	✓	YES
The revenue from leasing First Nation land is important	✓		YES
There should be housing for different income levels	✓	✓*	YES
Honour First Nation culture and the area's heritage and wildlife values	✓		YES

\*Indicates that results were somewhat "split" on this topic.

The complete survey results can be viewed at [www.kwanlindun.com/range-point](http://www.kwanlindun.com/range-point).

## Why wasn't some of the feedback incorporated in the concepts?

### Single-family homes on large lots are desired

- Single family homes are the most expensive and least profitable housing type to develop. It will cost in the range of **\$20 million** to build roads and water and sewer infrastructure for this area. A neighbourhood of single-family homes on large lots would require KDFN to sell lot leaseholds at very high prices to recover those costs. As such, the concepts include only a limited amount of smaller single-family housing lots on C-15B.
- The project team's preliminary financial analysis showed that developing C-15B with higher density multi-unit buildings would generate almost \$6.2 million each year, versus about \$4.2 million with only single-family dwellings.

### KDFN Citizens' housing should be a priority here

- Housing is a priority for KDFN Council. Citizens will have the first opportunity to purchase leasehold lots on C-15B.
- Revenue generation is a key goal identified for C-15B in KDFN's *Community Lands Plan*. The income tax revenue which could be generated from market-based housing will help KDFN's government pay for Citizen housing programs and supports for many years to come.
- C-15B is only one of many Settlement Land parcels that will be developed in the future. KDFN is working on a range of land development projects which will provide housing opportunities exclusively for KDFN citizens.



## FIND OUT MORE

[www.kwanlindun.com/range-point](http://www.kwanlindun.com/range-point)



## GET IN TOUCH

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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 on YG's Lot 262-6 and KDFN's Settlement Land parcel C-15B. The project's background report and the What We Heard report from the first round of Citizen engagement in May is available online at the link provided.

