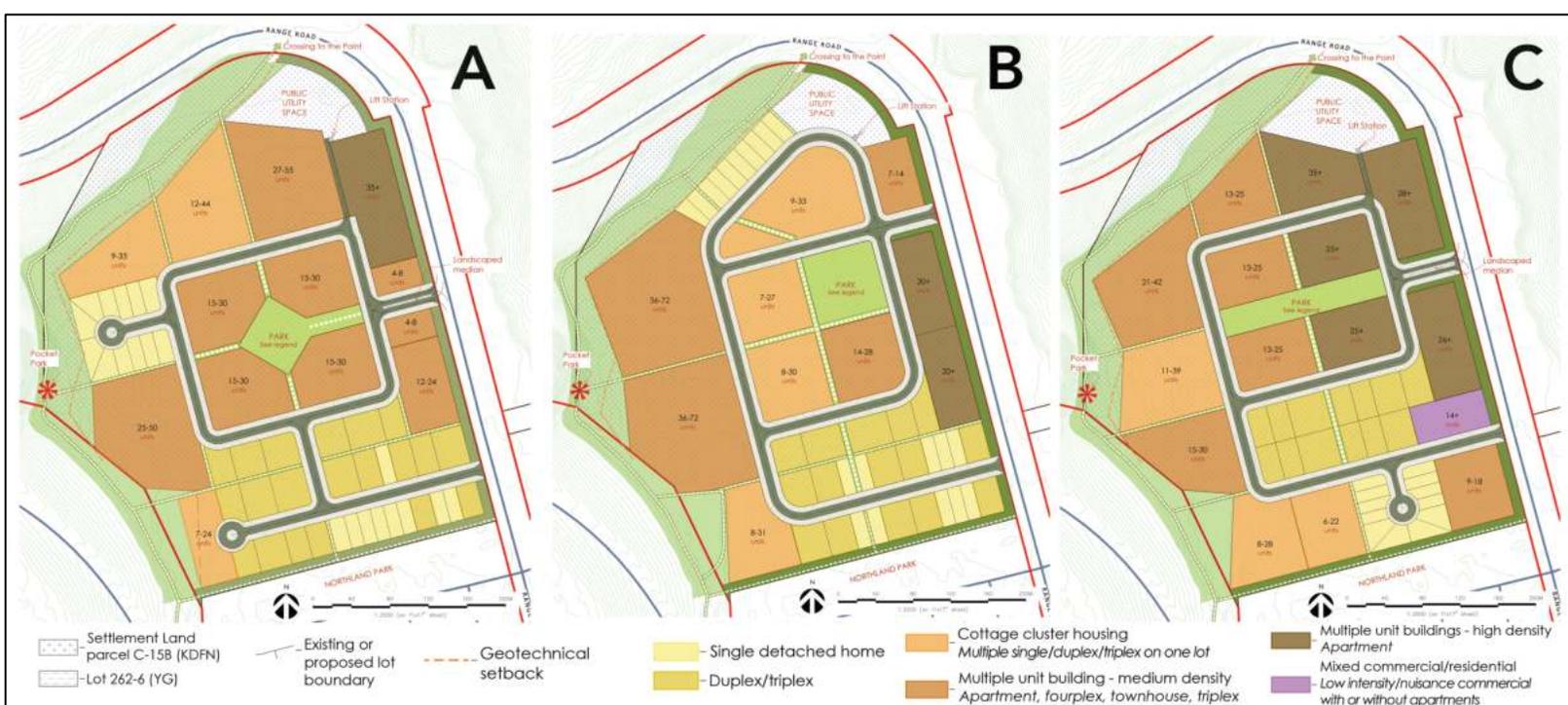




WHAT WE HEARD REPORT #2

Summary of November 2021 Engagement



Submitted to
Kwanlin Dün First Nation
Department of Heritage, Lands and Resources
and
Government of Yukon
Land Development Branch



JANUARY 2022

CONTENTS

1.0 Introduction	1
2.0 Overview of Engagement Program	1
3.0 Who Participated	2
4.0 Road Layout	5
5.0 Parks, Trails and Greenspaces	7
6.0 Central Park	9
7.0 Housing Concepts	11
8.0 Neighbourhood Appeal	13
9.0 Other Comments	14
10.0 Key Takeaways	15
APPENDIX A. COMPLETE KDFN CITIZEN SURVEY RESULTS	17
APPENDIX B. COMPLETE NON-CITIZEN SURVEY RESULTS	39
APPENDIX C. COMPLETE RANGE POINT RESIDENT SURVEY RESULTS	74

1.0 INTRODUCTION

Kwanlin Dün First Nation (KDFN) and Government of Yukon (YG) are working jointly to plan for a residential subdivision on KDFN's Settlement Land parcel C-15B and YG's Lot 262-6 in the Range Point neighbourhood of Whitehorse. The new development will help address Whitehorse's growing housing needs and offer First Nation residential lease opportunities to its residents.

Both governments are striving to create a master plan that reflects the values and preferences of KDFN citizens, is acceptable to current Range Point residents and appeals to prospective lot and home buyers. To that end, Groundswell undertook an initial two-week engagement campaign in May 2021 to solicit general input from KDFN citizens and Range Point residents about values and preferences. Using this feedback as a starting point, three draft neighbourhood concepts were then developed in Fall 2021.

A second round of engagement was launched in late October 2021 with the following objectives:

- Present three neighbourhood concepts for input;
- Share key results and learnings from Round #1, and how they were reflected in the options; and
- Explain to citizens/residents how the concepts deviate from Round #1 results and why.

The following report provides a summary of results from engagement. Detailed survey and social media discussion results are included in the appendices.

2.0 OVERVIEW OF ENGAGEMENT PROGRAM

The initial round of engagement was limited by the COVID gathering restrictions in place at the time. Heading into the second round, there was a desire to take a more hands-on approach, and tentative plans were made for an information/survey booth at the KDFN General Assembly (GA) on October 30/31 and a gathering on the site for KDFN Citizens and Range Point residents on November 6. (Note that engagement was delayed until after the municipal election on October 22, preventing an earlier outdoor event).

In the week leading up to the GA, rising case numbers led to KDFN reinstating citizen gathering restrictions. In the interest of maintaining engagement parity between KDFN citizens and Range Point residents, as well as minimizing unnecessary risk, in-person tactics were cancelled and Round #2 of Range Point Joint Master Plan (RPJMP) engagement went entirely online. Both governments updated the information on their respective websites, and two separate online surveys were developed for KDFN citizens and Range Point residents – the former in Survey Monkey and the latter in Bang the Table (the online engagement platform utilized by YG).

A total of 51 and 14 responses were received to the KDFN and Range Point resident surveys, respectively. This represented a roughly 75% decrease in participation as compared to the first round. However, this drop is consistent with what Groundswell has observed in numerous other engagements: people are usually more willing/able to answer broad/non-specific questions than carefully review and critique draft deliverables. Refer to the table below.

Engagement Activity	Dates	Promotion	Participation
Online survey – Citizens (Survey Monkey)	Oct. 31 – Nov. 21	Facebook, mailout, handout, posters	26 responses
Online survey – Non-Citizens (Survey Monkey)	Oct. 31 – Nov. 21	Facebook	25 responses
Online survey (Bang the Table)	Oct. 31 – Nov. 21	Mailout, posters	3 comments

The KDFN survey was promoted via several Facebook posts and a mail-out to citizens. All promotions were handled by KDFN contractors and staff (instead of the project team). One of the lessons from the first KDFN survey was that respondents ignored the instructions for citizens and beneficiaries only to complete it; this time, a question was added to identify citizens/beneficiaries versus non-citizens. Roughly even numbers of citizens and non-citizens completed the KDFN version of the survey.

The Range Point survey was promoted via a Canada Post targeted mail-out to the entire neighbourhood, e-mail notification to Northland Park residents, and posters placed along well-used trails in the planning area and close to Mountainview Place and Mountain Air Estates.

The following sections provide a summary of survey results. Refer to Appendices A-C for the complete detailed results.

3.0 WHO PARTICIPATED

Participant Age

Only the KDFN survey asked about participant age (the Range Point survey asked about length of residency instead).

The majority of citizen respondents were working age adults. The 35-44 age group had the largest share of participation (31%), followed by 25-34 (27%) and 18-24 (19%). There were no respondents aged 65 and over.

Non-citizens were similarly working age. The 25-34 age group had the largest share of participation (32%), followed by 35-44 (24%) and 45-54 (20%). There were two respondents aged 65 and over but none under 25. The demographics of non-citizen respondents suggests that they may be potentially interested in buying a lot and/or home in this new neighbourhood; as such, this group could be considered a very small test market for KDFN.

Range Point Residency

Fully half of the Range Point resident respondents indicated living in Mountain View Place (located across Range Road from the planning area). 3 out of the 14 indicated living in Mountain Air Estates and another 3 lived in Northland Mobile Home Park (adjacent to the planning area). This marked a different geographic representation than the first survey.

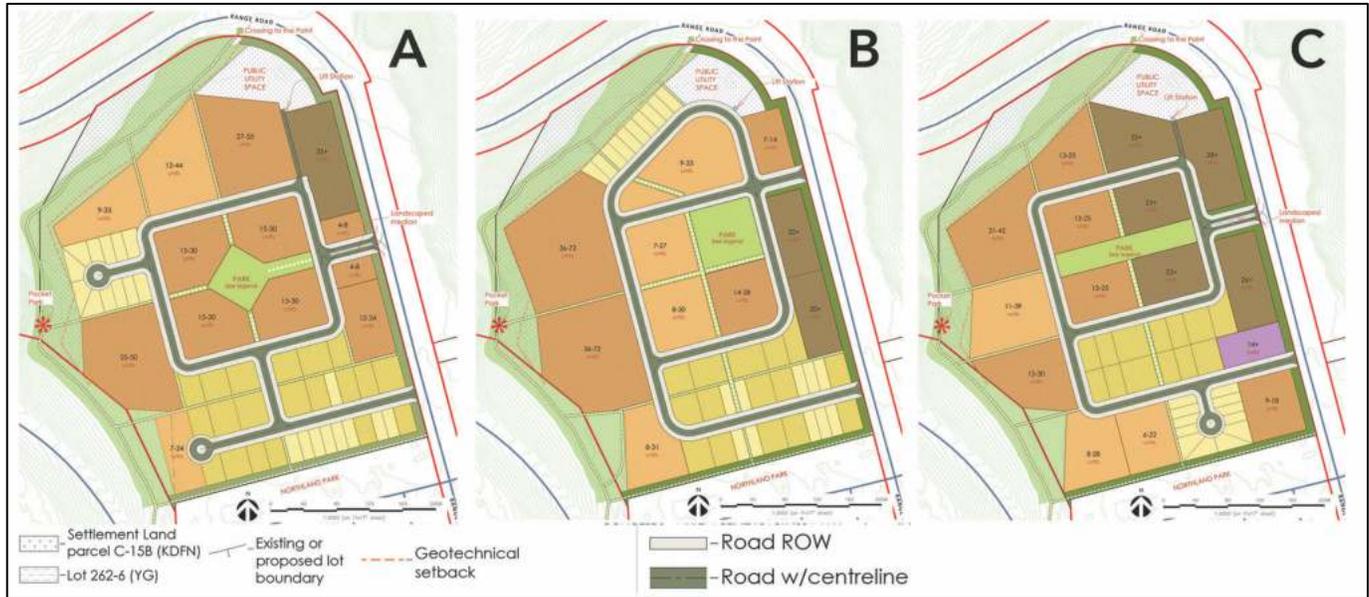
Similar to the first round, participants were more likely to be either long-time residents (11-20 years) or relative newcomers (2 years or less residency).

Previous Participation

23% of citizen respondents and 24% of non-citizen respondents indicated completing the May survey. 50% of the Range Point respondents completed the first survey.

4.0 ROAD LAYOUT

The surveys asked for feedback on the road layout options reflected in all three concepts. The results for each concept are discussed below.



Concept A

Concept A's road layout generated mixed responses from the three different groups. 75% of non-citizens were supportive of it, slightly higher than KDFN citizens (69%). In contrast, 65% of Range Point residents indicated opposition and only 21% expressed support. The reason for the strong opposition isn't entirely clear; however, a few respondents voiced support for using the existing access and expressed concerns about navigation and snow removal being more complicated with Concept A. Numerous Range Point resident comments in this section expressed opposition to development, period. Several non-citizen respondents commented on the appeal of the cul-de-sacs for families.

Respondent Group	# of Respondents	Strongly Oppose	Somewhat Oppose	Somewhat Support	Strongly Support	I Don't Know
KDFN Citizens	16	13%	13%	38%	31%	6%
Non-Citizens	16	6%	13%	25%	50%	6%
RP Residents	14	29%	36%	14%	7%	14%

Concept B

Results were more consistent for Concept B. 80% of citizens, 69% of non-citizens, and 57% of Range Point residents were supportive. Opposition was highest from Range Point residents (28%) and non-citizens (19%); these groups were also the most likely to indicate "I don't know". Some commented on the better "flow" and simplicity of this road layout and supported using the existing access.

Respondent Group	# of Respondents	Strongly Oppose	Somewhat Oppose	Somewhat Support	Strongly Support	I Don't Know
KDFN Citizens	16	13%	0%	20%	60%	7%
Non-Citizens	16	19%	0%	50%	19%	13%
RP Residents	14	21%	7%	36%	21%	14%

Concept C

Concept C received a more lukewarm response from all groups, with 63% of non-citizens, 47% of citizens, and 36% of Range Point residents supporting it. Opposition was highest from Range Point residents (50%), followed closely by KDFN citizens (47%). Again, the reason for the opposition isn't very clear; it may simply be relative to the more favoured Concept B and its favoured attributes (i.e., grid layout, simplicity, existing access). Numerous Range Point resident comments in this section expressed opposition to development, period.

Respondent Group	# of Respondents	Strongly Oppose	Somewhat Oppose	Somewhat Support	Strongly Support	I Don't Know
KDFN Citizens	16	20%	27%	27%	20%	7%
Non-Citizens	16	6%	25%	50%	13%	6%
RP Residents	14	14%	36%	29%	7%	14%

IN THEIR OWN WORDS: ROAD LAYOUT

KDFN Citizens

"Like (the) 2 access roads...Don't like A b/c snow removal will result in pile of snow at cul-da-sac."

"I like it just being one way in one out. I like the park in the middle. I think you should do all really nice townhouses that (entirely) or (mostly) look to the park."

"Plan B seemed more simple...There are way too many roundabouts in Whitehorse as it is and can be a little confusing when entering a new area. Grid layouts (are) (easier) to navigate..."

"The road layout should not be too close to the bend in the road for safety concerns that I can see, especially on the B design, but I do like the B design/layout."

"Cul de sacs are more desirable (and) so are lots with 360 views. Should ensure we can incorporate this. As well, room to have solar panels, larger lots, and privacy."

Non-Citizens

"Don't like the 2 entrances. Or how the parking is laid out. Why separate the parking from units?"

"I liked how in A there were 2 cul-de-sacs. I think the park in the middle is nice."

Range Point Residents:

"Feel that option B makes more sense in case of fire or emergency. I also feel for public transit, it would be easier (for) access as well as (service)."

"I like using the existing access, and I like the single detached homes in northern B, but the cul de sac of single detached homes in the south of C are also very nice. I like the larger park idea in B as well."

"The whole street closest to the pocket park paves over a forested natural surface path that is very popular. I would remove that whole side of the development and leave it forest and natural pathway. I would move the road to the center of the central square."

5.0 PARKS, TRAILS & GREENSPACES

The surveys asked for feedback on the parks, trails and greenspace approaches reflected in all three concepts. The results for each element are discussed below.

Trails connecting all parts of the neighbourhood

This design element received generally strong support from all three groups, with some opposition coming from KDFN citizens (21%) and Range Point residents (14%). Judging by the comments received, security and privacy concerns were the basis for the opposition from citizens.

<i>Respondent Group</i>	<i># of Respondents</i>	<i>Strongly Oppose</i>	<i>Somewhat Oppose</i>	<i>Somewhat Support</i>	<i>Strongly Support</i>	<i>I Don't Know</i>
KDFN Citizens	14	14%	7%	43%	36%	0%
Non-Citizens	11	0%	0%	55%	46%	0%
RP Residents	14	7%	7%	36%	50%	0%

Paved trails connecting streets to the central park

This design element also generally received support from all three groups. Some opposition was registered by Range Point residents (28%) and KDFN citizens (14%), with comments indicating a preference for natural surface trails and/or general opposition to the loss of greenspace and existing trails inherent to all concepts.

<i>Respondent Group</i>	<i># of Respondents</i>	<i>Strongly Oppose</i>	<i>Somewhat Oppose</i>	<i>Somewhat Support</i>	<i>Strongly Support</i>	<i>I Don't Know</i>
KDFN Citizens	14	7%	7%	29%	57%	0%
Non-Citizens	11	0%	0%	82%	18%	0%
RP Residents	12	21%	7%	50%	21%	0%

Natural surface trails in greenspaces

This design element received very strong support from all three groups. There was very minor opposition from KDFN citizens (7%) and Range Point residents (7%); the reasons why are unclear.

<i>Respondent Group</i>	<i># of Respondents</i>	<i>Strongly Oppose</i>	<i>Somewhat Oppose</i>	<i>Somewhat Support</i>	<i>Strongly Support</i>	<i>I Don't Know</i>
KDFN Citizens	14	7%	0%	21%	71%	0%
Non-Citizens	11	0%	0%	27%	73%	0%
RP Residents	12	7%	0%	14%	71%	0%

10m forested buffer along Range Road/Northland Park

This design element received almost unanimous support from the three groups. 14% of KDFN citizens expressed opposition; again, the reasons why are not clear from the comments.

<i>Respondent Group</i>	<i># of Respondents</i>	<i>Strongly Oppose</i>	<i>Somewhat Oppose</i>	<i>Somewhat Support</i>	<i>Strongly Support</i>	<i>I Don't Know</i>
KDFN Citizens	14	7%	7%	29%	57%	0%
Non-Citizens	11	0%	0%	46%	55%	0%
RP Residents	14	0%	0%	14%	86%	0%

Pocket park at viewpoint

This design element also received very strong support from all three groups. There was minor opposition from KDFN citizens (7%) and Range Point residents (14%); the comments suggest that there are concerns about park maintenance, privacy of nearby residences, and potential loss of a valued old tree.

Respondent Group	# of Respondents	Strongly Oppose	Somewhat Oppose	Somewhat Support	Strongly Support	I Don't Know
KDFN Citizens	14	7%	0%	21%	71%	6%
Non-Citizens	11	0%	0%	27%	64%	0%
RP Residents	14	7%	7%	43%	36%	9%

IN THEIR OWN WORDS: PARKS, TRAILS & GREENSPACE

KDFN Citizens

“Benches would be nice and guard rails along the steep hills”

“Having a nice park at a scenic viewpoint would be a bonus to any neighborhood but I do not like the idea of having trails connecting throughout the neighborhood because of the property crimes that could happen having easy access to people's property... Having nice paved trails are more safe, however having natural trails are an added bonus to be out on the land yet not having to travel too far to access that.”

“Not enough parks. Park is only in one location. Can you make 2 parks at least”.

Non-Citizens

“Instead of landscaping for appearance, landscape for the most environmentally friendly option, such as more wildflowers or crawling thyme.”

“There's so much wildlife around there. You need the buffers and space to limit human interaction.”

“Multi-use with off-lease designation please, prefer 'natural' trails to 'groomed & paved' trails”

Range Point Residents:

“There is a trail that my daughter and I absolutely love, and use a lot. We call it "The trail that never ends". It is very long, running North and South, and it looks like it doesn't end, though it does. These plans seem to have that trail paved over for the most part. That makes me sad.”

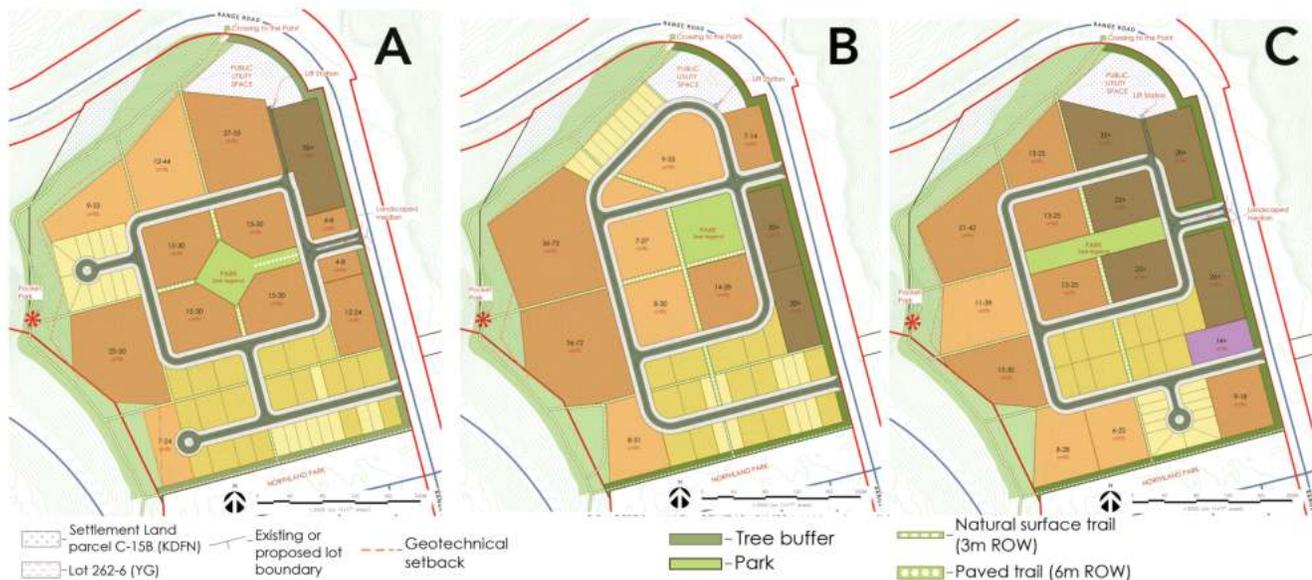
“I like the idea of trails connecting the neighborhood, which would encourage more walking, exploring and neighbor-to-neighbor contact. I do have concern that the pocket park would not be regularly maintained. It is along a clay cliff area.”

“Not enough greenspace, and it's hard to understand what the surface trails between multiplexes would even look like.”

“I do like the buffer against Mountain View Road. That road can get very loud, especially when commercial vehicles are driving past, so it's good to have a buffer to block the noise. It will also make a good trail for people to walk their dogs.”

6.0 MAIN PARK AMENITY

The surveys asked for feedback on the main/central park amenity shown in the three concepts. The results for each concept are discussed below.



Concept A

Concept A's park space received a mixed response. Non-citizens were most supportive (91%), followed by KDFN citizens (72%); however, 58% of Range Point residents expressed opposition to it. Some respondents commented that they liked the central gathering aspect, while others commented that the close proximity to residences on all sides would undermine privacy and create an uneven sense of ownership/belonging for the space.

Respondent Group	# of Respondents	Strongly Oppose	Somewhat Oppose	Somewhat Support	Strongly Support	I Don't Know
KDFN Citizens	14	14%	14%	29%	43%	0%
Non-Citizens	11	0%	9%	55%	36%	0%
RP Residents	14	29%	29%	36%	7%	0%

Concept B

Concept B was the most strongly supported park concept by non-citizens (100%) and citizens (86%). Only 39% of Range Point residents supported it. However, this concept too received significant opposition from Range Point residents (61%). Numerous comments from non-citizens and citizens expressed support for a larger gathering and recreational space in the neighbourhood, while a few comments from Range Point residents suggested these amenities were unnecessary.

Respondent Group	# of Respondents	Strongly Oppose	Somewhat Oppose	Somewhat Support	Strongly Support	I Don't Know
KDFN Citizens	14	14%	0%	29%	57%	0%
Non-Citizens	11	0%	0%	45%	55%	0%
RP Residents	13	15%	46%	8%	31%	0%

Concept C

Concept C received a less enthusiastic response from all groups, with 73% of non-citizens, 46% of citizens, and 35% of Range Point residents supporting it. Opposition was highest from Range Point residents (65%), followed by KDFN citizens (54%) and non-citizens (27%). There was only one comment specific to Concept C, noting that the Range Road North plan has committed to a linear park. The opposition is likely based around a comparison of amenities and features and more central nature of the more favoured Concepts A and B.

Respondent Group	# of Respondents	Strongly Oppose	Somewhat Oppose	Somewhat Support	Strongly Support	I Don't Know
KDFN Citizens	14	31%	23%	38%	8%	0%
Non-Citizens	11	18%	9%	64%	9%	0%
RP Residents	14	36%	29%	14%	21%	0%

IN THEIR OWN WORDS: MAIN PARK SPACE

KDFN Citizens

“They need to be bigger and more. Add elements for kids and elders to enjoy. Make it all accessible to people with disabilities”.

Non-Citizens

“The neighborhood should have a good park space with a space large enough for an outdoor rink in the winter considering there's not much within walking distance for kids.”

“I'd rather see the park in the SW corner of the area, not the NE..”

“I like a more central location for a park instead of scattered play features. It would be nice for a trail to become a skating rink like it does down at shipyards. I don't know if that's possible. It would be nice to have a basketball and squash area.”

Range Point Residents:

“Already a linear park planned for Range Road...”

“The park doesn't need to be highly manicured. Leaving nature as it is as much as possible and just adding to it is preferred.”

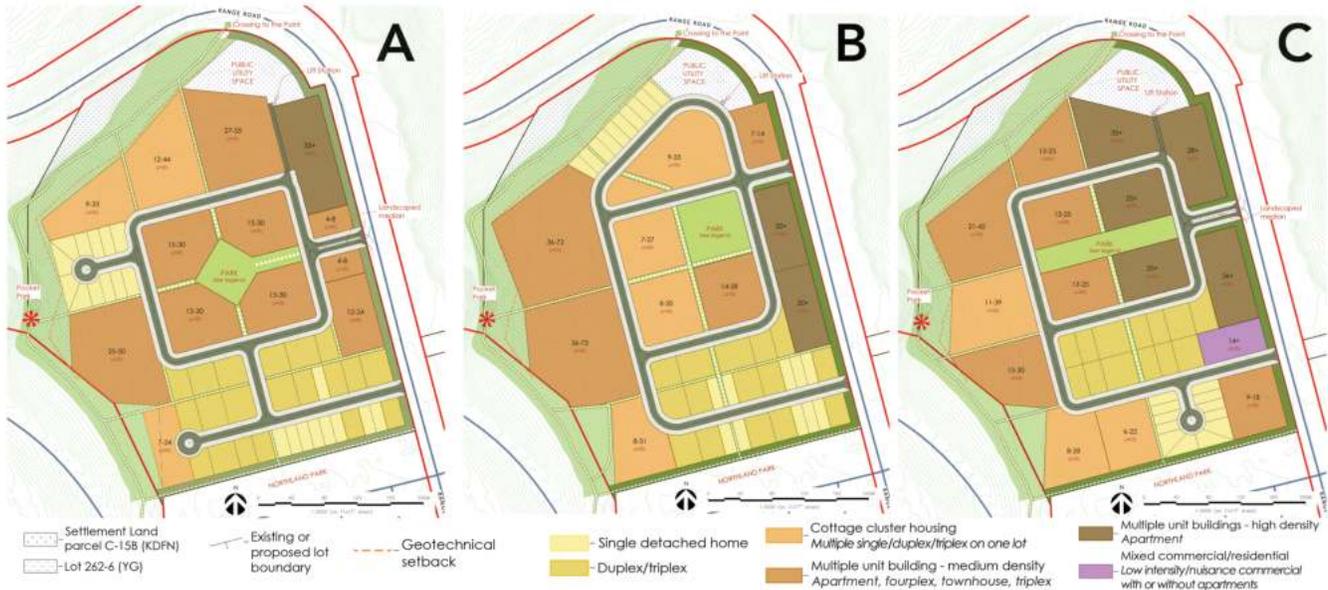
“(The concepts) are all terrible. (The) placing of this park will lead to the immediate houses surrounding the park to believe that that is 'their' park. They are all far too small, and you're depriving walking trails for all residents in the area for the benefit of the immediate new residents. No regard for the people that enjoy walking this area in peace and close to nature.”

“We don't need another skating rink or large lawn. The park should be a First Nations natural park with maybe benches in a circle, a firepit, an area with a roof, and some toys for kids to play on, and the naturally occurring plant life. This should be something new and a reflection of the First Nation making it.”

“Like idea of Concept B... Multi-use, neighborhood gathering space. Makes more sense for multi-cultural events with some road parking., a rink, play-toys for younger kids, soccer or baseball, etc.....somewhere for kids and families to grow as community...”

8.0 HOUSING CONCEPTS

The surveys asked for feedback on the arrangement of housing types and densities shown in the three concepts. The results for each concept are discussed below.



Concept A (267-508 units, mostly medium density)

Concept A received the most support from all groups. Non-citizens and citizens showed the strongest support at 92% and 91%, respectively. 36% of Range Point residents expressed support, compared to 64% who opposed it. Several comments noted that Concept A and single family lots were more desirable. The reason for specific opposition to this option from residents was not clear; most comments indicated opposition to any development. A few comments indicated concerns about affordability and the development benefiting the most people possible.

Respondent Group	# of Respondents	Strongly Oppose	Somewhat Oppose	Somewhat Support	Strongly Support	I Don't Know
KDFN Citizens	13	8%	0%	54%	38%	0%
Non-Citizens	14	0%	9%	55%	36%	0%
RP Residents	14	43%	21%	29%	7%	0%

Concept B (224-446 units, mostly medium density)

Concept B received a very positive response from non-citizens (100% support) but was less favoured by citizens (69%). This was the favoured option of Range Point residents, with 50% expressing support. It was difficult to discern a specific reason for the stronger support of this option based on the comments received.

Respondent Group	# of Respondents	Strongly Oppose	Somewhat Oppose	Somewhat Support	Strongly Support	I Don't Know
KDFN Citizens	13	23%	8%	46%	23%	0%
Non-Citizens	14	0%	0%	45%	55%	0%
RP Residents	13	21%	29%	21%	29%	0%

Concept C (304-602 units, higher density plus commercial)

Concept C, the highest density option, was the least preferred option by all groups. Non-citizens were the most supportive (73%), followed by KDFN citizens (65%). Only 28% of Range Point residents supported it, and many comments indicated a strong opposition to development, period, let alone higher density development. A few comments did indicate support for a commercial node in Range Point.

Respondent Group	# of Respondents	Strongly Oppose	Somewhat Oppose	Somewhat Support	Strongly Support	I Don't Know
KDFN Citizens	14	21%	7%	36%	29%	7%
Non-Citizens	14	18%	9%	64%	9%	0%
RP Residents	14	50%	21%	14%	14%	0%

IN THEIR OWN WORDS: HOUSING CONCEPTS

KDFN Citizens

“Just do all nice townhouses like parts of Whistle Bend has. Do less apartment buildings because they have more crime...”

“Need affordable energy efficient housing. Homes for all income levels and based on family needs.”

“Just build elder housing. That is super important.”

“A - I like the park and community feel. I just wish everything was more townhouses and less single family. Let's use the land we have to benefit the most citizens.”

Non-Citizens

“Single detached housing on cul-de-sac is most family friendly for those that can afford to live there. Most families would rather have own home versus live in an apartment. Commercial space would benefit locals as there's no commercial space on this end of the road for dining/groceries etc.”

“Need more mobile home lots.”

“...what about a space for mini-houses and are modulars (trailers) going to be permitted?”

“It doesn't matter what public opinion is, you have already confirmed that it is better to build ‘em and stuff ‘em. Aesthetically, single family is the (best) of all...”

“Single detached housing in cul-de-sac sounds like a great place to raise a family, especially with a park nearby and lots of trails.”

“As much as I don't want more population up there. (Concept C) will limit the footprint by having more multi unit complexes rather than individual dwellings.”

Non-Citizens

“I like that there is a mixed commercial residential spot in C, but for some reason it is not in A or B....We could really use a grocery or convenience store around here.”

“I don't support medium and high-density housing for Whitehorse. It's not what locals want; it only caters to what people from outside of Yukon are used to.”

“I hope you can put your money into good use and generate the largest benefits for the most number of people.”

9.0 NEIGHBOURHOOD APPEAL

The survey asked whether any of the concepts reflected a neighbourhood respondents may wish to live in. KDFN citizens were over twice as likely to respond “yes” as non-citizens. 29% of Range Point respondents indicated “yes”. About 15-20% of all groups responded “I don’t know”. When asked to explain their “yes”, some respondents mentioned the park, trails, and perception that the neighbourhood would be spacious (enough) and family friendly. When asked to explain their “no”, crowding, density and traffic issues were cited.

Respondent Group	# of Respondents	YES	NO	I DON'T KNOW
KDFN Citizens	13	69%	15%	15%
Non-Citizens	9	33%	44%	22%
RP Residents	12	29%	36%	14%

IN THEIR OWN WORDS: NEIGHBOURHOOD APPEAL

KDFN Citizens

“Doesn't seem too crowded and have trails, park, not too many roads..”

“Depends on condo location & (whether) Mountainview is turned into four lane to handle the increased traffic.”

“Seems to be just a plan of Whistle bend 2.0.. I can see some multi residential along Range Road but all 3 plans seem too over crowded with multi units. On the other hand I do understand about the taxation theory of these plans.”

Non-Citizens

“Move the single lots in B to the SW corner from the NW”.

“Option A looks like a really family centric community and I like the 2 cul-de-sacs”.

“Too crowded”

“Not expecting the any affordable options no matter what gets built”

“I like less density”

“More single detached housing with bigger land size”

Range Point Residents:

“We don't need trailers or condos, this neighborhood already has tonnes of those. I think that apartment buildings would get the most densification in the smallest area, so I would go with two of those like in plan B. The rest of the half of the development area should be all Hobbit Homes! They would be highly popular and more environmentally friendly.”

10.0 OTHER COMMENTS

Respondents offered a variety of comments on the project and development in general. The most common of these (by far) were expressions of opposition to the development by Range Point residents, with impacts on wilderness, wildlife, quiet, neighbourhood safety and. A few citizens expressed concerns about government priorities and sharing Settlement Lands with non-citizens.

IN THEIR OWN WORDS: OTHER COMMENTS

KDFN Citizens

"I would like that we finish up our citizenship act before we move onto our lands act..."

"Need affordable housing for all incomes levels and single detached homes. Need to think of the needs rather than generating income. Citizens should all be able to own a home on their settlement land!"

"At this point I feel the road is the least of our worries. It's more about what are these lots going to be used for. Are these lots going to be accessible to anyone in KDFN and such. Will these places be rented to people who will not take care of them and if so will they be evicted before they are destroyed."

Non-Citizens

"TRAFFIC! noise, volume (people, pets & vehicles), safe crossings on Range Rd. for pedestrians. Sad to see another green space within the city being developed, although I understand the need to. It is going to significantly change the feel of the entire area, and not in a good way..."

Range Point Residents:

"(The) area isn't big enough to support the requested development. Neighbourhoods up here are already cramped and full of folks. The green space we have we constantly use and taking that away makes the area less desirable and will increase crime in an already vulnerable area. Please consider more than just the money on this one."

"There will be major issues with this much housing in this location that is not being considered and this planning is massively short-sighted."

"I live in the area currently and enjoy the space as is now. Please don't change it for money, the greed will just ruin our wilderness space and cause more crime/displacement or killing of animals. Consider more than just what someone from Ontario wants."

"Adding any sort of housing to this area would be horrible for the people that have lived here for years that enjoy this corner of Whitehorse being quiet, trails and river views. Don't need more housing/commercial space in this area it will ruin the out of town living - in town feeling. The quietness of this area is why I chose to purchase a home here. Neither low income housing, or basic homes would benefit this area. I think it would make it worse, and could potentially increase crimes in this area..."

9.0 KEY TAKE-AWAYS

Based on the survey results, Groundswell has compiled some key “takeaways” that could be applied to decision-making around a preferred draft neighbourhood concept. These are:

- Concepts A and B were generally better received by all three groups.
- Concept B’s road layout was the clear favourite with all three groups. Its park amenity was the favourite of both KDFN citizens and non-citizens, while its housing concept was most preferred by non-citizens and second favourite of citizens. Range Point residents expressed more opposition than support to virtually all concepts’ road, housing and park treatments – the exception being the housing concept and road layout of Concept B (which received 50% and 57% support, respectively).
- Concept A’s housing concept was the clear preference of KDFN citizens, and only narrowly beat out Concept B for non-citizens.
- Support for commercial development appears to be mixed.
- General approaches to parks, trails and greenspace reflected in the concepts are supported by all three groups. Opportunities to cut development costs by reducing the amount of paved trails should be explored since there appears to be a preference for natural surface trails. Similarly, a pocket park – if pursued – should emphasize natural surroundings and materials.
- There is strong support from citizens and non-citizens for a larger, diverse park space that functions for both gathering and activity as per Concept B. The design emphasis should be on multi-functional amenities that require minimal maintenance. Range Point residents expressed opposition to all of the park amenity concepts; however, they are likely to be a user group due to the lack of other facilities in the neighbourhood.

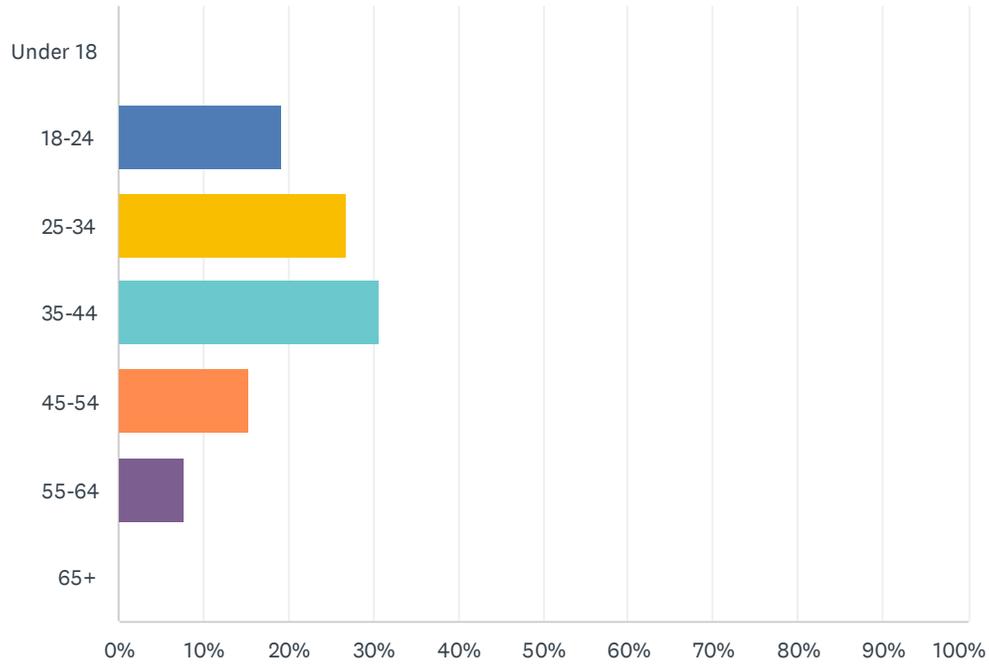
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APPENDIX A

Kwanlin Dün First Nation Citizen Complete Survey Results

Q1 What age group do you belong to?

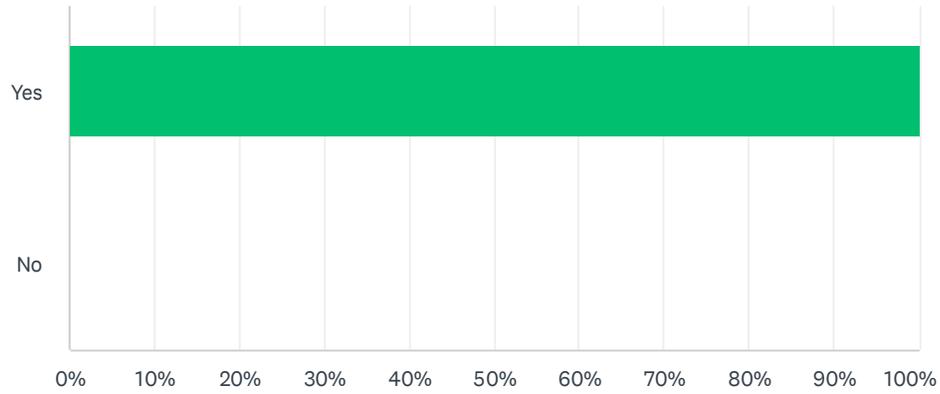
Answered: 26 Skipped: 0



ANSWER CHOICES	RESPONSES	
Under 18	0.00%	0
18-24	19.23%	5
25-34	26.92%	7
35-44	30.77%	8
45-54	15.38%	4
55-64	7.69%	2
65+	0.00%	0
TOTAL		26

Q2 Are you a Citizen or Beneficiary of Kwanlin Dün First Nation?

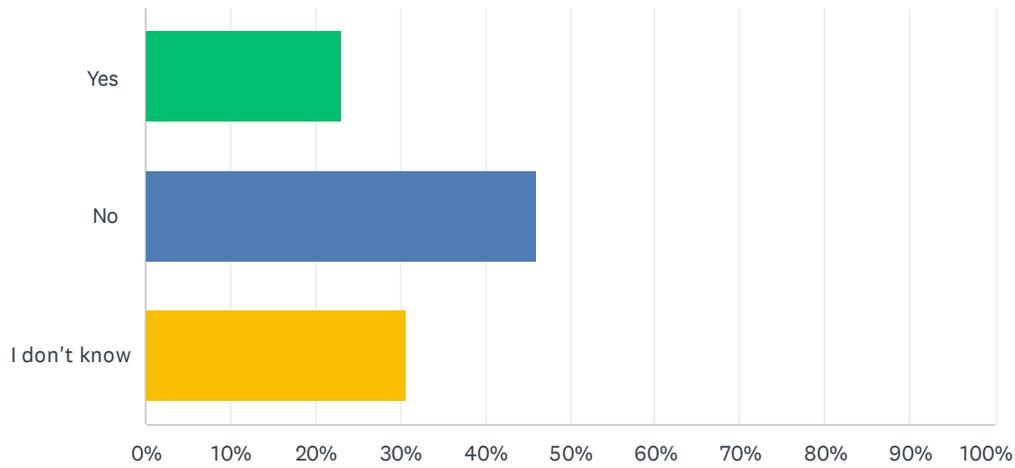
Answered: 26 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	100.00%	26
No	0.00%	0
TOTAL		26

Q3 Did you participate in the May 2021 survey about the project?

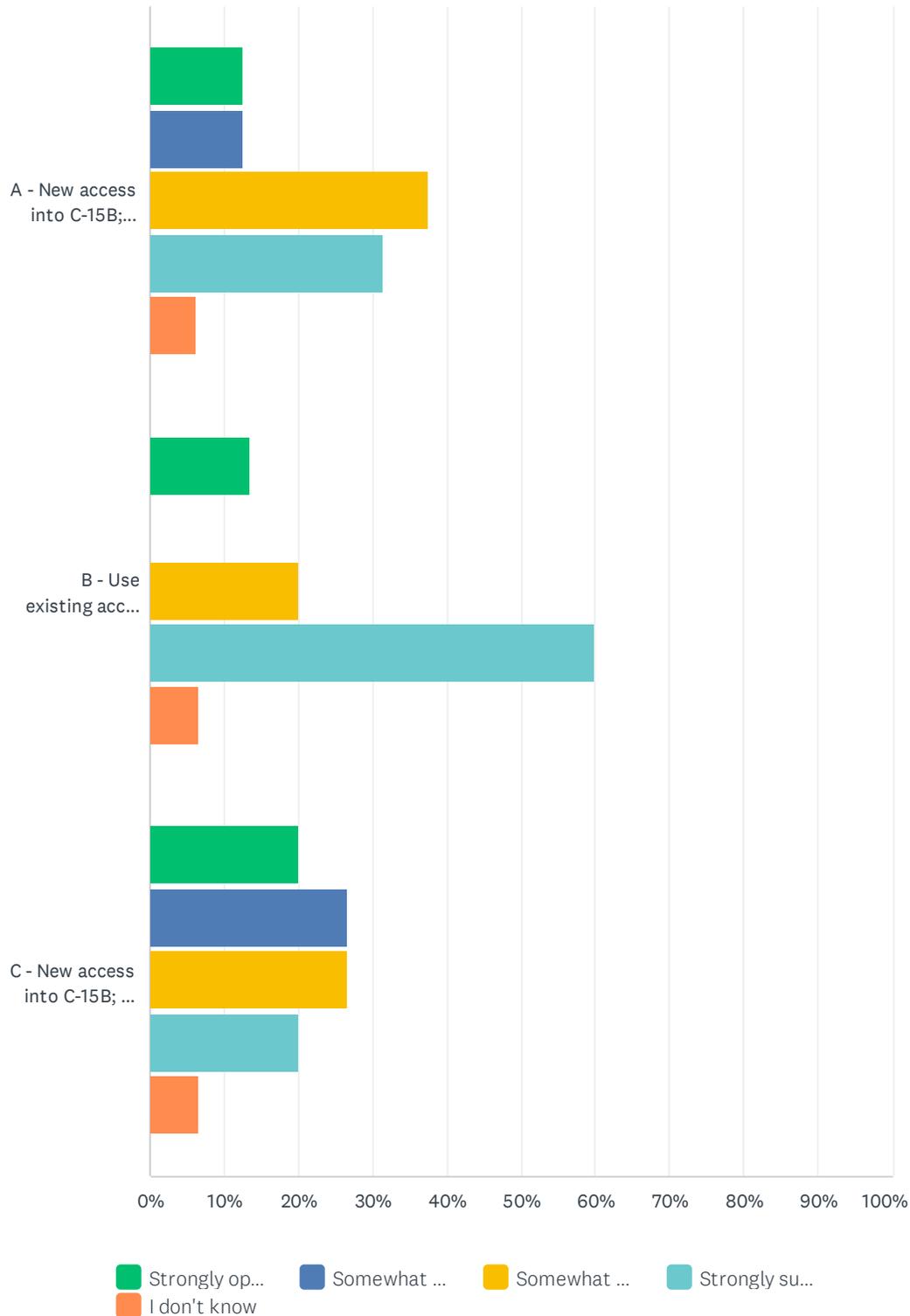
Answered: 26 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	23.08%	6
No	46.15%	12
I don't know	30.77%	8
TOTAL		26

Q4 Road layout provides the basic structure for this future neighbourhood. Tell us what your level of support is for each concept's proposed road layout:

Answered: 16 Skipped: 10



	STRONGLY OPPOSE	SOMEWHAT OPPOSE	SOMEWHAT SUPPORT	STRONGLY SUPPORT	I DON'T KNOW	TOTAL	WEIGHTED AVERAGE
A - New access into C-15B; central road on Lot 262-6	12.50% 2	12.50% 2	37.50% 6	31.25% 5	6.25% 1	16	2.93
B - Use existing access into C- 15B; central road on Lot 262-6	13.33% 2	0.00% 0	20.00% 3	60.00% 9	6.67% 1	15	3.36
C - New access into C-15B; Lot 262-6 access road at northern edge of parcel	20.00% 3	26.67% 4	26.67% 4	20.00% 3	6.67% 1	15	2.50

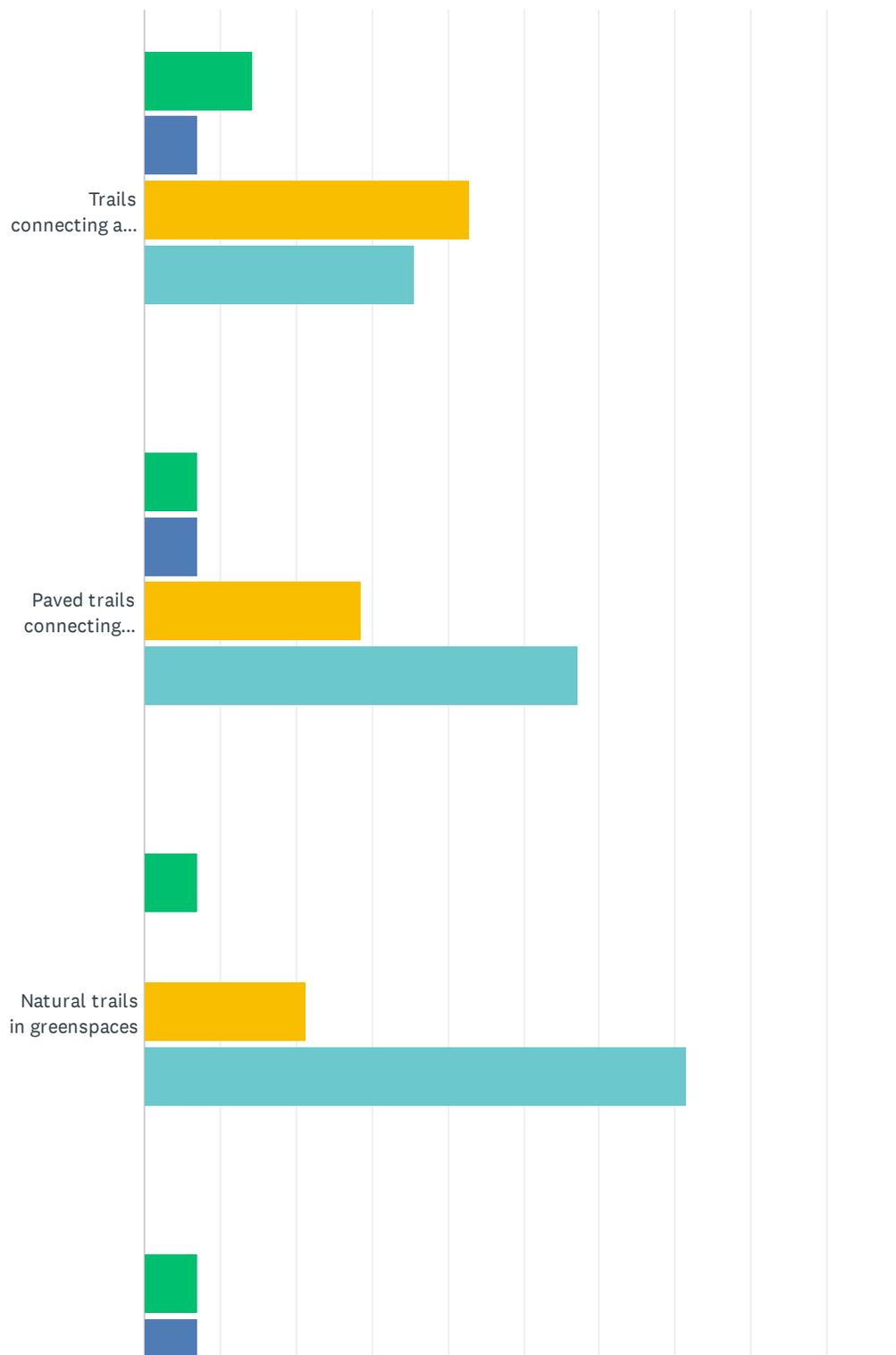
Q5 Please tell us more about what you liked or didn't like about the road layout options, and/or how we could improve them.

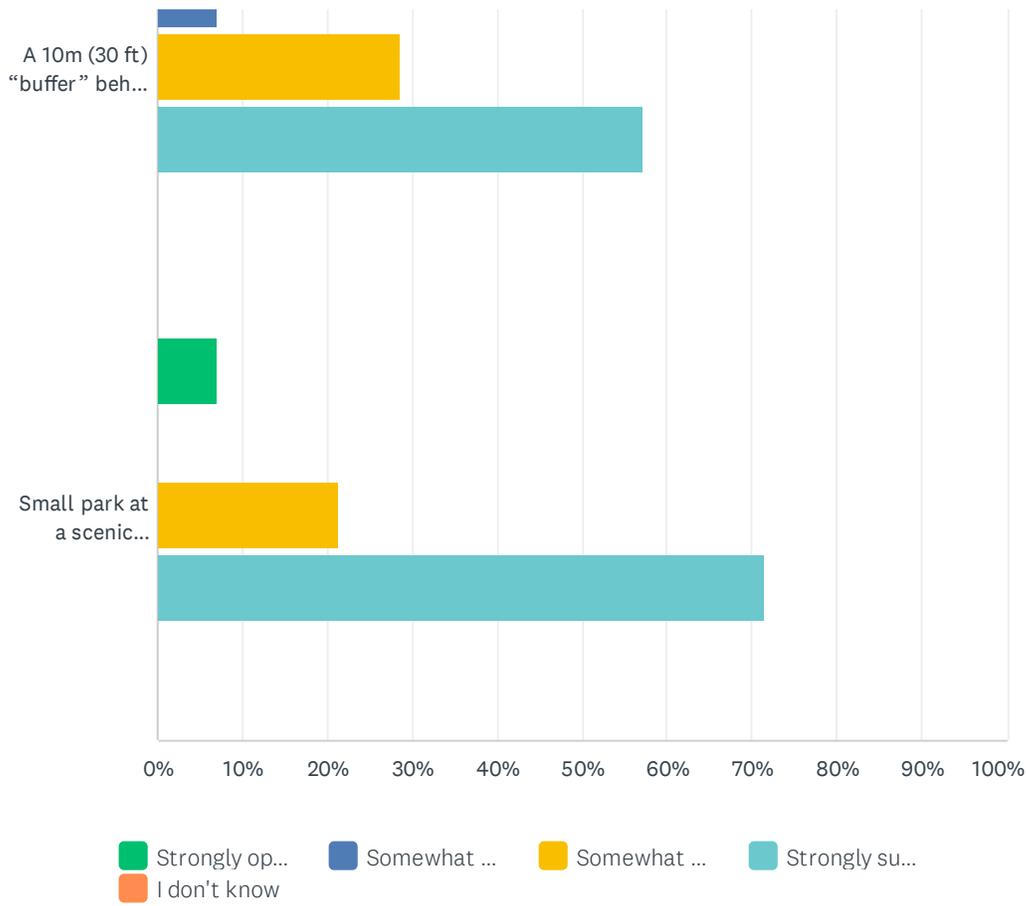
Answered: 12 Skipped: 14

#	RESPONSES	DATE
1	I think the road layout for B is perfect	11/19/2021 8:12 AM
2	Like there is 2 access roads to subd. Don't like the A b/c snow removal will result in pile of snow at cul-da-sac	11/17/2021 6:54 PM
3	I would like that we finish up our citizenship act before we move onto our lands act	11/17/2021 12:41 PM
4	I want to live there	11/15/2021 12:31 PM
5	the consistent flow of option B	11/14/2021 7:28 PM
6	At this point I feel the road is the least of our worries. It's more about what are these lots going to be used for. Are these lots going to be accessible to anyone in kdfn and such. Will these places be rented to people who will not take care of them and if so will they be evicted before they are destroyed.	11/11/2021 10:56 PM
7	Nice view on hills for everybody to enjoy	11/10/2021 7:59 PM
8	I like it just being one way in one out. I like the park in the middle. I think you should do all really nice townhouses that all or most look to the park.	11/10/2021 3:15 PM
9	Cul de sacs are more desirable so are lots with 360 views. Should ensure we can incorporate this. As well, room to have solar panels, larger lots, and privacy.	11/10/2021 3:06 PM
10	Based on the layouts of the 3 diagrams listed Plan B seemed more simple of a road design. There are way too many roundabouts in Whitehorse as it is and can be a little confusing when entering a new area. Grid layouts more easy to navigate and know where you are going or just came from and easier to read on Google maps. Going into a subdivision like Whistle Bend and all the roundabouts it is very easy to get lost.	11/8/2021 9:53 AM
11	The road layout should not be too close to the bend in the road for safety concerns that i can see, especially on the B design, but I do like the B design/layout.	11/5/2021 9:10 AM
12	Unsure about where the park should be placed but other than that the roads looks good	11/4/2021 3:49 PM

Q6 KDFN Citizens and Range Point residents told us that trails and greenspace were very important to the success of this neighbourhood. Please tell us what you think of the ways we tried to reflect those priorities in the three concepts:

Answered: 14 Skipped: 12





	STRONGLY OPPOSE	SOMEWHAT OPPOSE	SOMEWHAT SUPPORT	STRONGLY SUPPORT	I DON'T KNOW	TOTAL	WEIGHTED AVERAGE
Trails connecting all parts of the neighbourhood	14.29% 2	7.14% 1	42.86% 6	35.71% 5	0.00% 0	14	3.00
Paved trails connecting streets to park	7.14% 1	7.14% 1	28.57% 4	57.14% 8	0.00% 0	14	3.36
Natural trails in greenspaces	7.14% 1	0.00% 0	21.43% 3	71.43% 10	0.00% 0	14	3.57
A 10m (30 ft) "buffer" behind Northland Park and along Range Road	7.14% 1	7.14% 1	28.57% 4	57.14% 8	0.00% 0	14	3.36
Small park at a scenic viewpoint	7.14% 1	0.00% 0	21.43% 3	71.43% 10	0.00% 0	14	3.57

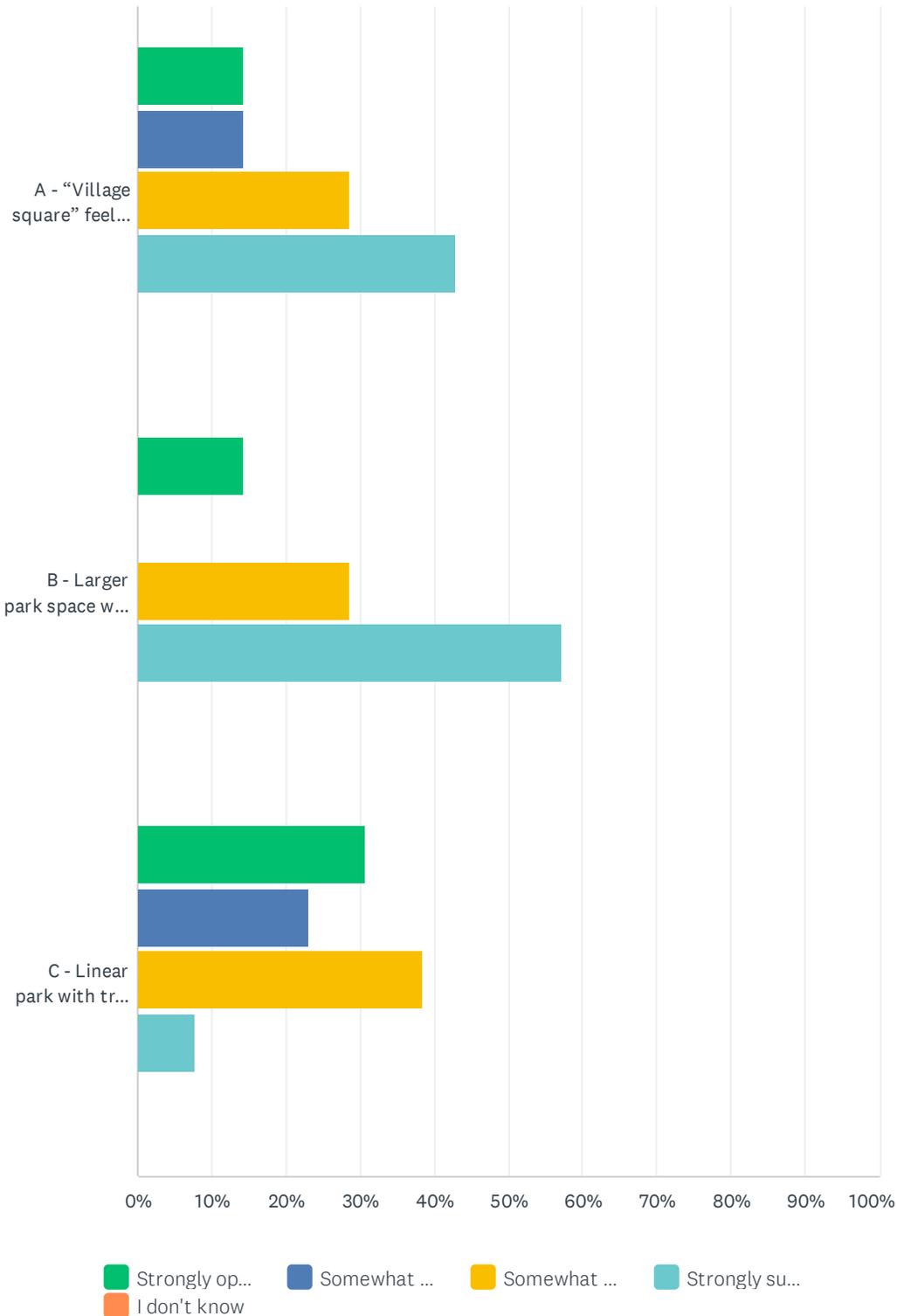
Q7 Please tell us more about what you liked or didn't like about how the concepts deal with trails and greenspaces and/or how we could improve the concepts.

Answered: 8 Skipped: 18

#	RESPONSES	DATE
1	Not sure if I like where the park is placed. Not sure where I would place it though. It's mostly because it looks like its in someones backyard	11/18/2021 10:48 AM
2	Like park space in A & C	11/17/2021 7:02 PM
3	Finishing up our citizenship act will have a stronger impact as people don't have the exact say in anything	11/17/2021 12:44 PM
4	Bench's Would be nice and guard rails along the steep hills	11/10/2021 8:07 PM
5	Not enough parks. Park is only in one location. Can It you make 2 parks st least.	11/10/2021 3:19 PM
6	Not sure about scenic viewpoint.	11/10/2021 3:08 PM
7	Having a nice park at a scenic viewpoint would be a bonus to any neighborhood but I do not like the idea off having trails connecting throughout the neighborhood because of the property crimes that could happen having easy access to people's property and easy getaways to just duck into a trail and be gone. Having nice paved trails are more safe, however having natural trails are an added bonus to be out on the land yet not having to travel too far to access that.	11/8/2021 10:00 AM
8	The major issue I see is the paved trail in A B and C lead to a crossing point that is on a blind corner of the road. I can see this a major safety concern for pedestrians.	11/5/2021 9:14 AM

Q8 The three concepts take a different approach to the larger, central park space. Tell us what your level of support is for each concept's proposed park space: :

Answered: 14 Skipped: 12



	STRONGLY OPPOSE	SOMEWHAT OPPOSE	SOMEWHAT SUPPORT	STRONGLY SUPPORT	I DON'T KNOW	TOTAL	WEIGHTED AVERAGE
A - "Village square" feel with central gathering space and play features	14.29% 2	14.29% 2	28.57% 4	42.86% 6	0.00% 0	14	3.00
B - Larger park space with room for a playing field or skating rink, playground, etc.	14.29% 2	0.00% 0	28.57% 4	57.14% 8	0.00% 0	14	3.29
C - Linear park with trail and small clusters of play features and seating on the sides	30.77% 4	23.08% 3	38.46% 5	7.69% 1	0.00% 0	13	2.23

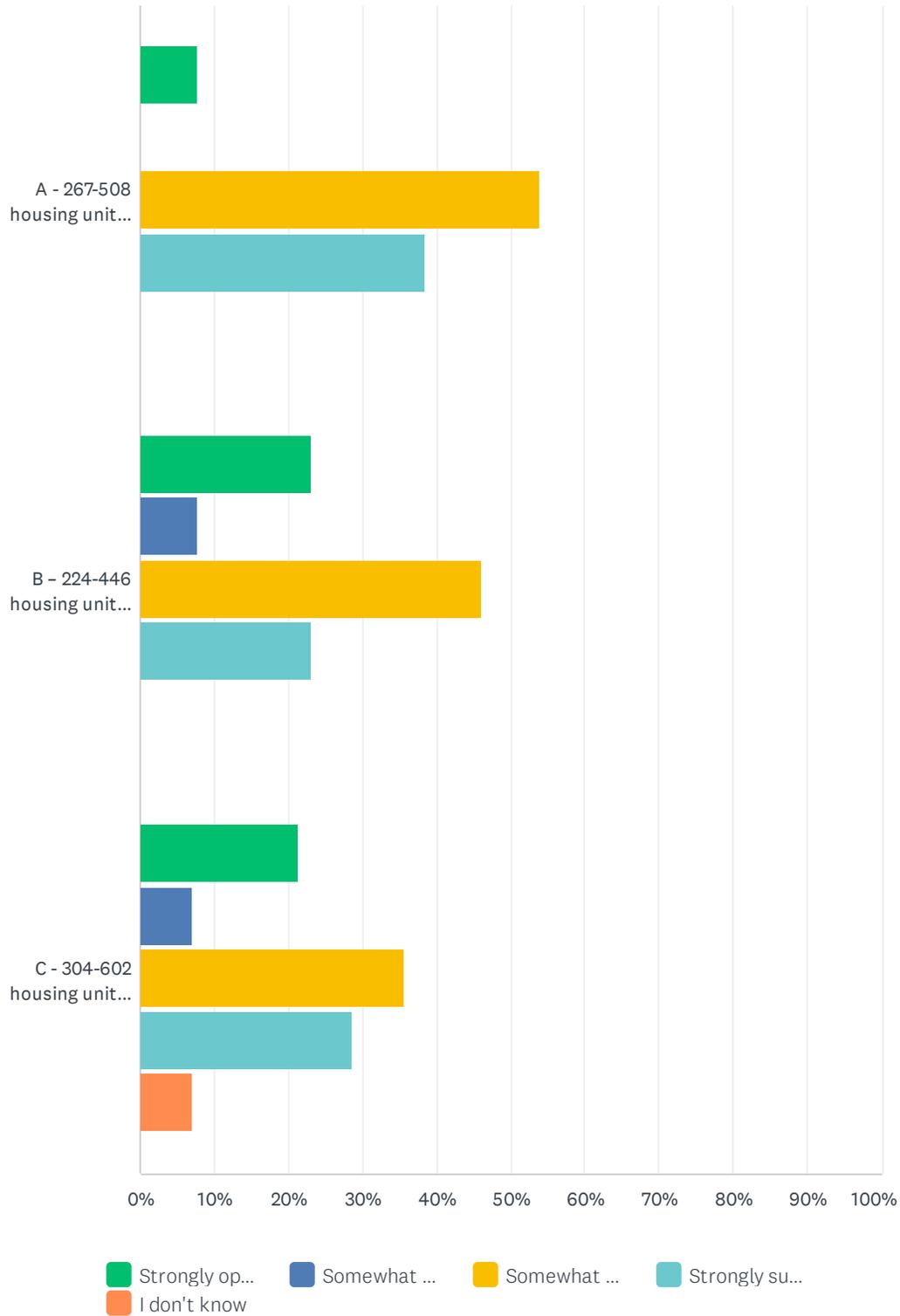
Q9 Please tell us more about what you liked or didn't like about the park options and/or how we could improve them.

Answered: 6 Skipped: 20

#	RESPONSES	DATE
1	dont make a small park	11/19/2021 8:18 AM
2	A. I like that there isn't a lot of roads and the placement of the park	11/18/2021 10:48 AM
3	If we finish our Citizenship act we will be a community ready to build for the future	11/17/2021 12:44 PM
4	A nice view where you can see everything would be nice	11/10/2021 8:07 PM
5	They need to be bigger and more. Add elements for kids and elders to enjoy. Make it all accessible to people with disabilities.	11/10/2021 3:19 PM
6	Designated areas for different sports and access to them. Variety of options but keeping green spaces	11/10/2021 3:08 PM

Q10 Each concept takes a different approach to the mix of housing types, overall density (# of units per unit area) and where density is located around the neighbourhood. Tell us what your level of support is for each concept's proposed housing approach:

Answered: 14 Skipped: 12



	STRONGLY OPPOSE	SOMEWHAT OPPOSE	SOMEWHAT SUPPORT	STRONGLY SUPPORT	I DON'T KNOW	TOTAL	WEIGHTED AVERAGE
A - 267-508 housing units, mostly medium density. Small amount of high density along Road Road, single detached lots on C-15B and Lot 262-6.	7.69% 1	0.00% 0	53.85% 7	38.46% 5	0.00% 0	13	3.23
B – 224-446 housing units, mostly medium density. More high density along Range Road, single detached lots on C-15B and Lot 262-6.	23.08% 3	7.69% 1	46.15% 6	23.08% 3	0.00% 0	13	2.69
C - 304-602 housing units, more higher density and some commercial. High density in the centre and on Range Road, single detached lots on Lot 262-6 only.	21.43% 3	7.14% 1	35.71% 5	28.57% 4	7.14% 1	14	2.77

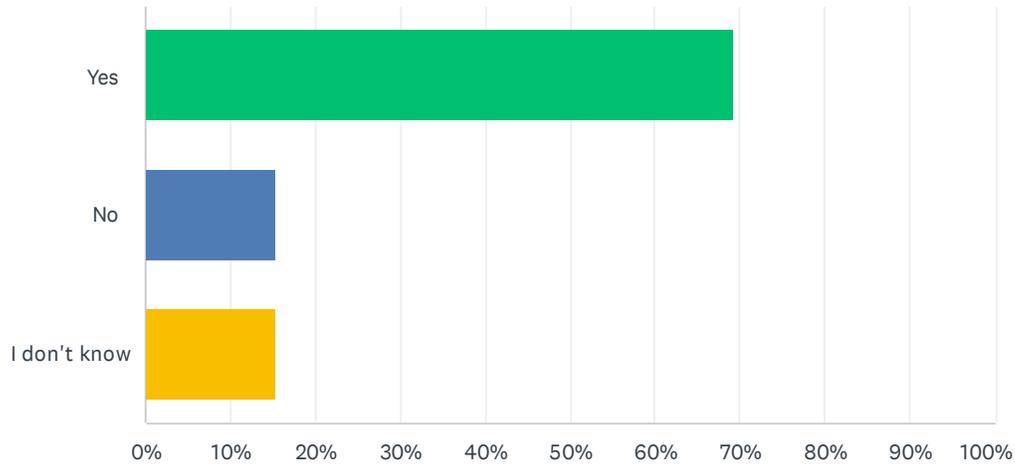
Q11 Please tell us more about what you liked or didn't like about the housing "mix" options, and/or how we could improve them.

Answered: 4 Skipped: 22

#	RESPONSES	DATE
1	Would like spacing between units	11/18/2021 10:52 AM
2	Have one community that is bene and citizenship will we all have a say	11/17/2021 12:45 PM
3	The people with the single family homes are going to look like other overlords of the neighborhood. Just do all nice townhouses like parts of whistlebenf has. Do less apartment buildings because they have more crime	11/10/2021 3:22 PM
4	Need affordable energy efficient housing. Homes for all income levels and based on family needs.	11/10/2021 3:10 PM

Q12 Do any of the concepts reflect a neighbourhood that you might want to move to?

Answered: 13 Skipped: 13



ANSWER CHOICES	RESPONSES
Yes	69.23% 9
No	15.38% 2
I don't know	15.38% 2
TOTAL	13

Q13 If yes, why?

Answered: 7 Skipped: 19

#	RESPONSES	DATE
1	I really like the layout of option B	11/19/2021 8:22 AM
2	Doesn't seem to crowded and have trails, park, not to many roads	11/18/2021 10:52 AM
3	Depends on condo location & mountainview road is turned into four lane to handle the increase traffic	11/17/2021 7:13 PM
4	Need a house	11/10/2021 8:12 PM
5	A I like the park and community feel. I just wish everything was more townhouses and less single family. Let's use the land we have to benefit the most citizens.	11/10/2021 3:24 PM
6	Cul de sac, own my own home, have something to pass on to children	11/10/2021 3:12 PM
7	Nice area	11/4/2021 2:29 PM

Q14 If no, why not?

Answered: 3 Skipped: 23

#	RESPONSES	DATE
1	As citizenship only benefits beneficiaries they have a better day then others	11/17/2021 12:47 PM
2	seems to be just a plan of whistle bend 2.0, I can see some multi residential along range road but all 3 plans seem to over crowded with multi units. On the other hand I do understand about the taxation theory of these plans	11/14/2021 7:42 PM
3	Just build elder housing. That is super important. And maybe also a daycare gor only yukon FN kids.	11/10/2021 3:24 PM

Q15 Please share any other ideas, comments or concerns you may have about this project.

Answered: 6 Skipped: 20

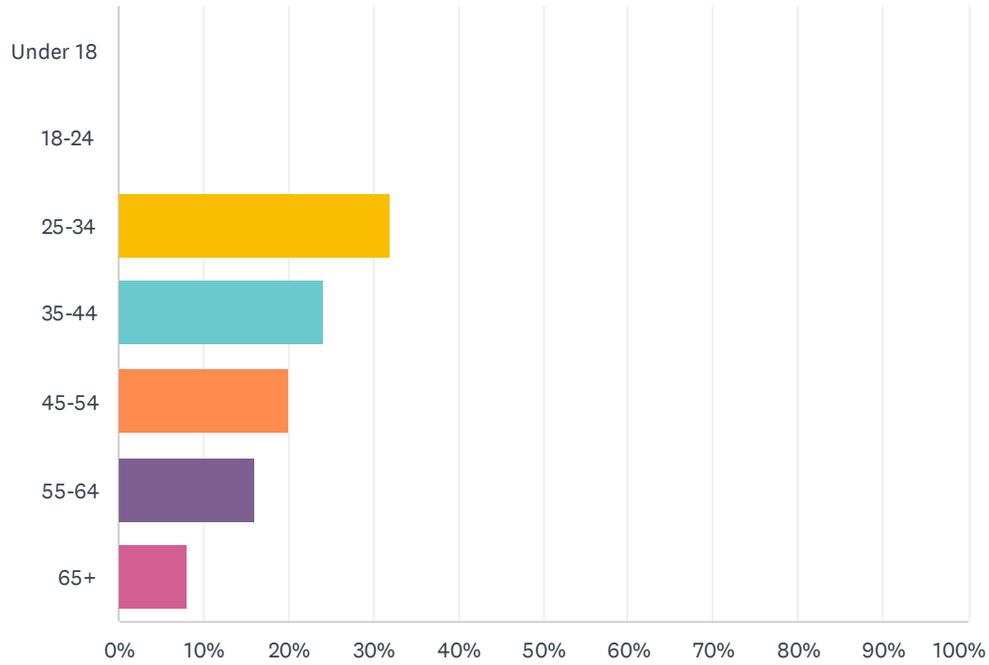
#	RESPONSES	DATE
1	Finish our citizenship act	11/17/2021 12:47 PM
2	there was a concept plan on this lot created before why are those not considered now with these new plans	11/14/2021 7:42 PM
3	Fences around yards	11/10/2021 8:12 PM
4	G	11/10/2021 3:24 PM
5	Need affordable housing for all incomes levels and single detached homes. Need to think of the needs rather than generating income. Citizens should all be able to own a home on their settlement land!	11/10/2021 3:12 PM
6	Access points are my main concern regarding safety matters that could arise and the closer the access to the blind corner, the more concern I have.	11/5/2021 9:18 AM

APPENDIX B

Non-Citizens Complete Survey Results

Q1 What age group do you belong to?

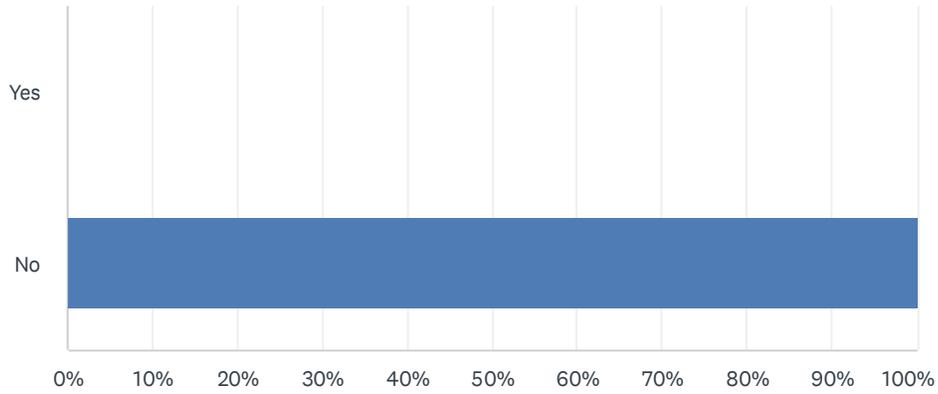
Answered: 25 Skipped: 0



ANSWER CHOICES	RESPONSES	
Under 18	0.00%	0
18-24	0.00%	0
25-34	32.00%	8
35-44	24.00%	6
45-54	20.00%	5
55-64	16.00%	4
65+	8.00%	2
TOTAL		25

Q2 Are you a Citizen or Beneficiary of Kwanlin Dün First Nation?

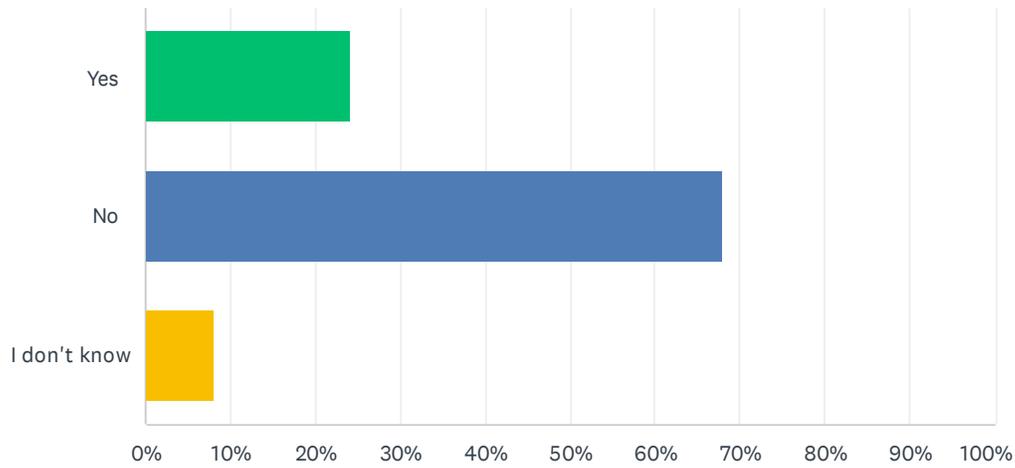
Answered: 25 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	0.00%	0
No	100.00%	25
TOTAL		25

Q3 Did you participate in the May 2021 survey about the project?

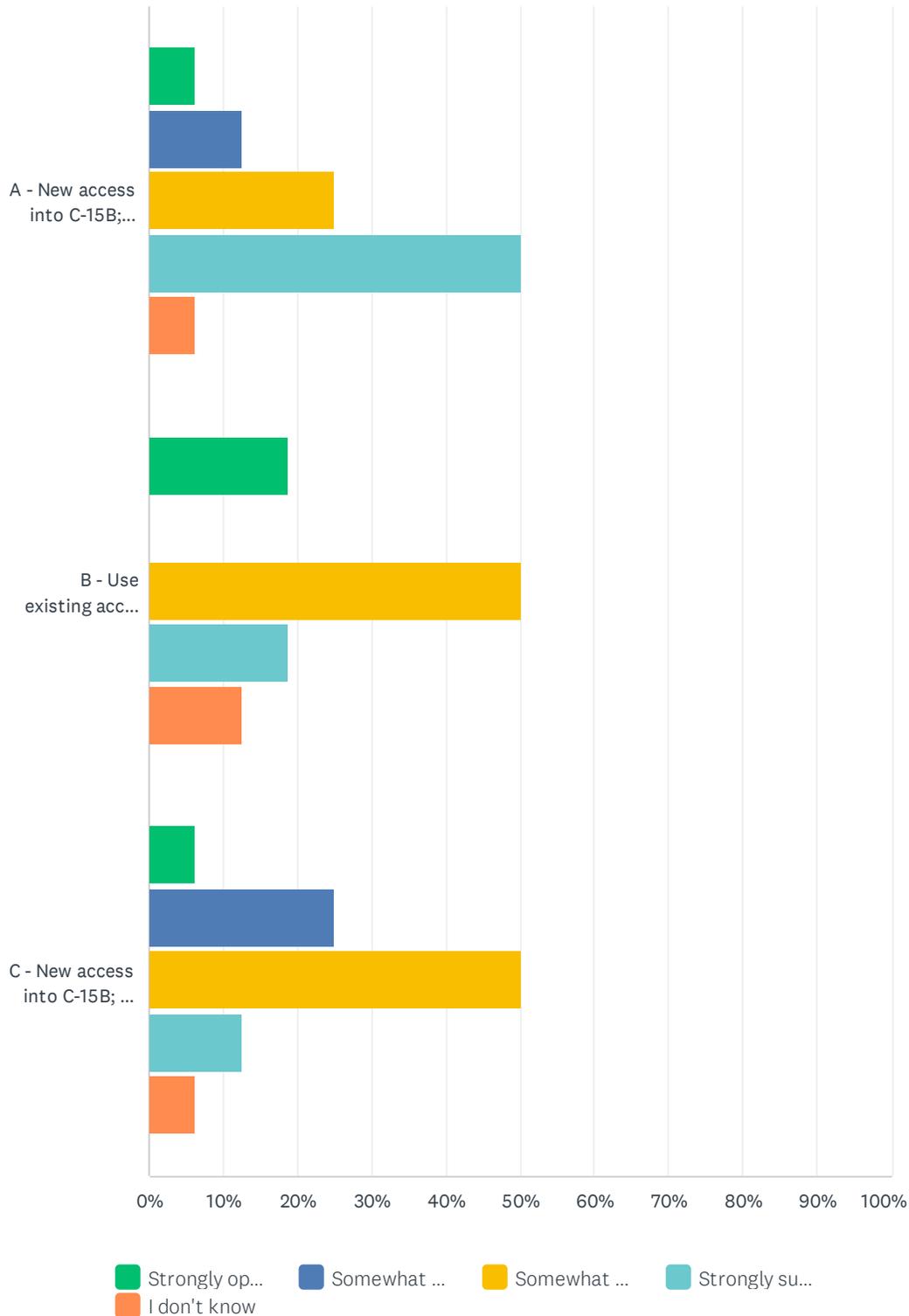
Answered: 25 Skipped: 0



ANSWER CHOICES	RESPONSES
Yes	24.00% 6
No	68.00% 17
I don't know	8.00% 2
TOTAL	25

Q4 Road layout provides the basic structure for this future neighbourhood. Tell us what your level of support is for each concept's proposed road layout:

Answered: 16 Skipped: 9



	STRONGLY OPPOSE	SOMEWHAT OPPOSE	SOMEWHAT SUPPORT	STRONGLY SUPPORT	I DON'T KNOW	TOTAL	WEIGHTED AVERAGE
A - New access into C-15B; central road on Lot 262-6	6.25% 1	12.50% 2	25.00% 4	50.00% 8	6.25% 1	16	3.27
B - Use existing access into C- 15B; central road on Lot 262-6	18.75% 3	0.00% 0	50.00% 8	18.75% 3	12.50% 2	16	2.79
C - New access into C-15B; Lot 262-6 access road at northern edge of parcel	6.25% 1	25.00% 4	50.00% 8	12.50% 2	6.25% 1	16	2.73

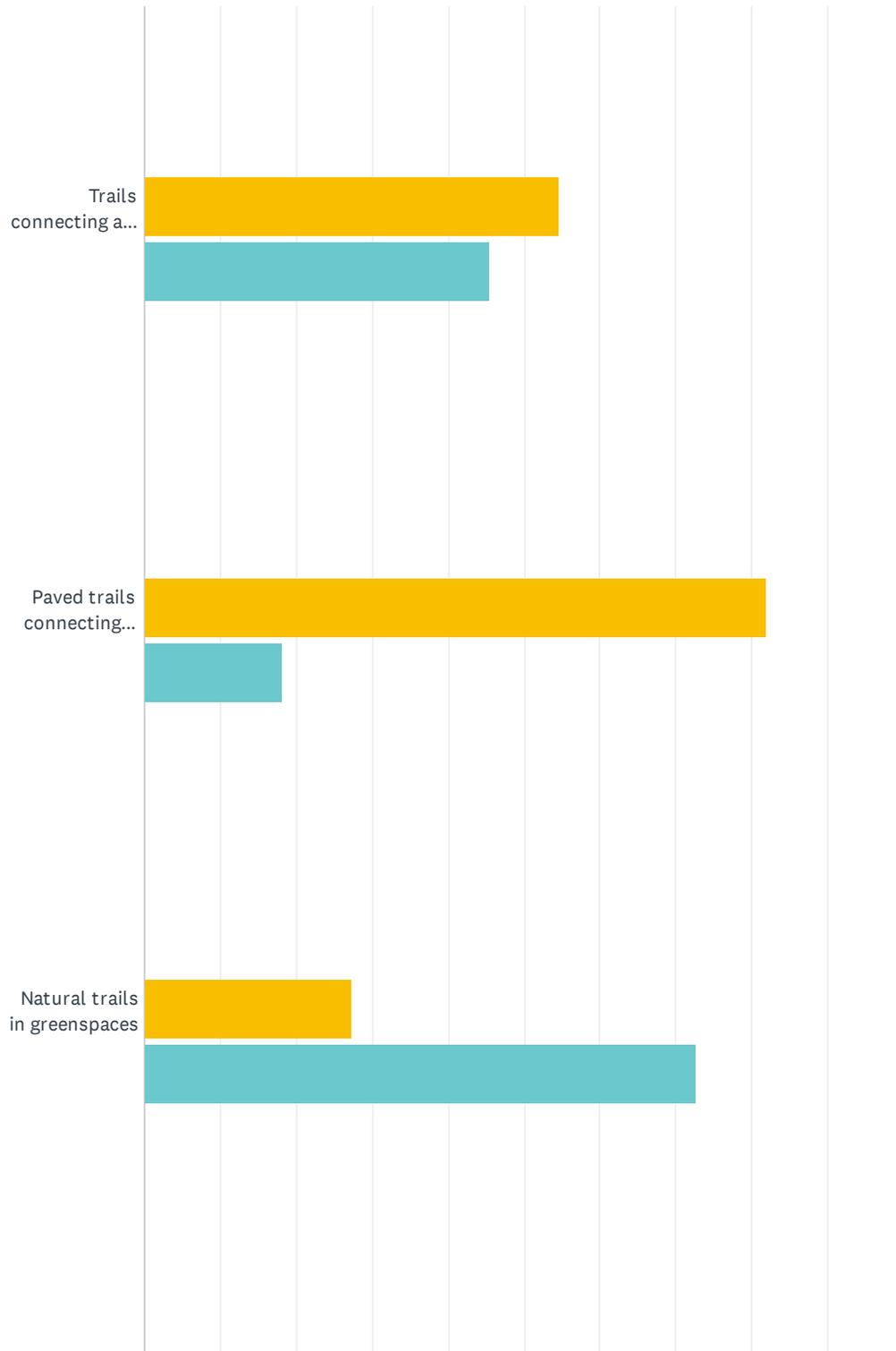
Q5 Please tell us more about what you liked or didn't like about the road layout options, and/or how we could improve them.

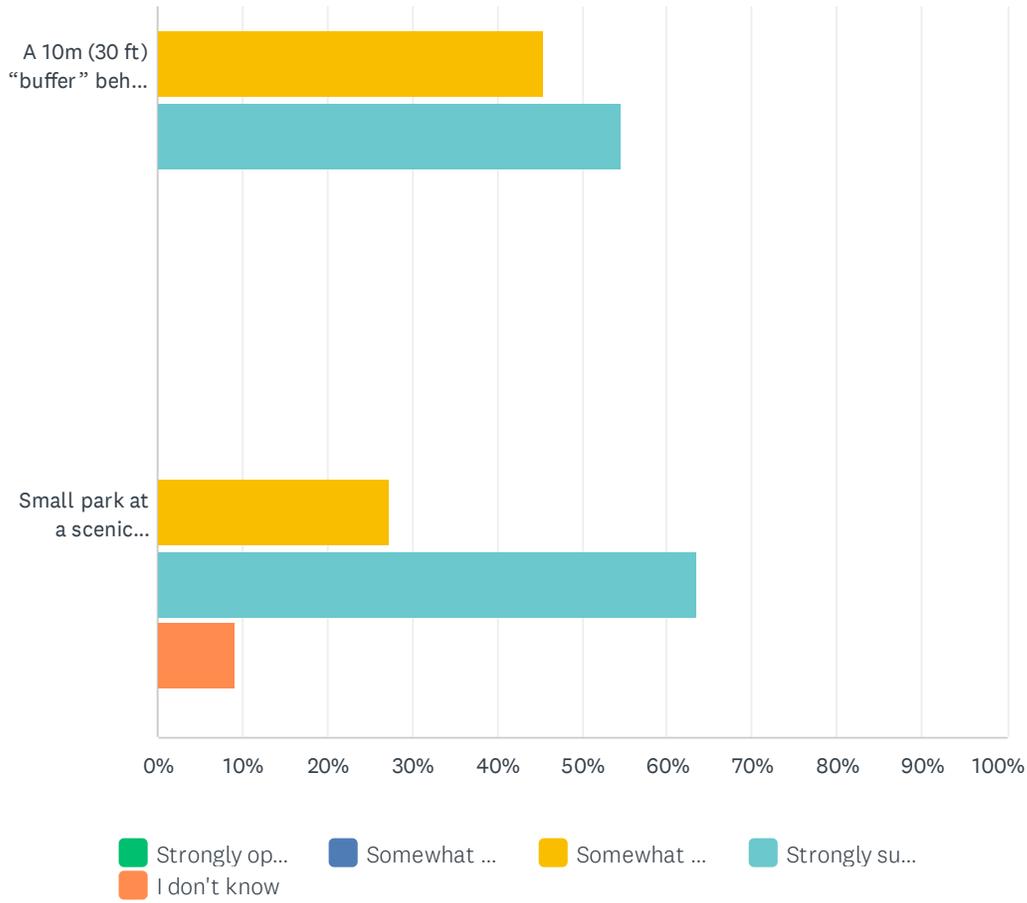
Answered: 7 Skipped: 18

#	RESPONSES	DATE
1	Less likely for going above speed limit...laughing at that thought. C is just an outright ugly and ridiculous layout, WAY to high a density...but who cares.	11/20/2021 9:55 PM
2	just be smart about it	11/20/2021 11:56 AM
3	Dont like the 2 entrances. Or hoe the parking is laid out. Why separate the parking from units?	11/18/2021 9:24 AM
4	Roads are fine. It's the amount of individual dwellings that concern me. The less amount of dwellings the better. So if you build more multi-unit complex's, it's less of a footprint than that many of individual units.	11/12/2021 10:59 AM
5	Be sure to have somewhere to park for people coming into the area to access the trail(s). Many people from the neighbouring areas use these trails DAILY.	11/11/2021 10:53 AM
6	Unclear what the plan is proposing. Which is the existing access. This is technical for people not involved with the project.	11/10/2021 7:03 PM
7	I liked how in A there were 2 cul-de-sacs. I think the park in the middle is nice. I like how KDFN is including all voices, even people not from KDFN. I support KFDN a lot and it's great to see public input into community planning. Great to see a mix of housing options and lots and encouraging to see the land development.	11/10/2021 3:05 PM

Q6 KDFN Citizens and Range Point residents told us that trails and greenspace were very important to the success of this neighbourhood. Please tell us what you think of the ways we tried to reflect those priorities in the three concepts:

Answered: 11 Skipped: 14





	STRONGLY OPPOSE	SOMEWHAT OPPOSE	SOMEWHAT SUPPORT	STRONGLY SUPPORT	I DON'T KNOW	TOTAL	WEIGHTED AVERAGE
Trails connecting all parts of the neighbourhood	0.00% 0	0.00% 0	54.55% 6	45.45% 5	0.00% 0	11	3.45
Paved trails connecting streets to park	0.00% 0	0.00% 0	81.82% 9	18.18% 2	0.00% 0	11	3.18
Natural trails in greenspaces	0.00% 0	0.00% 0	27.27% 3	72.73% 8	0.00% 0	11	3.73
A 10m (30 ft) "buffer" behind Northland Park and along Range Road	0.00% 0	0.00% 0	45.45% 5	54.55% 6	0.00% 0	11	3.55
Small park at a scenic viewpoint	0.00% 0	0.00% 0	27.27% 3	63.64% 7	9.09% 1	11	3.70

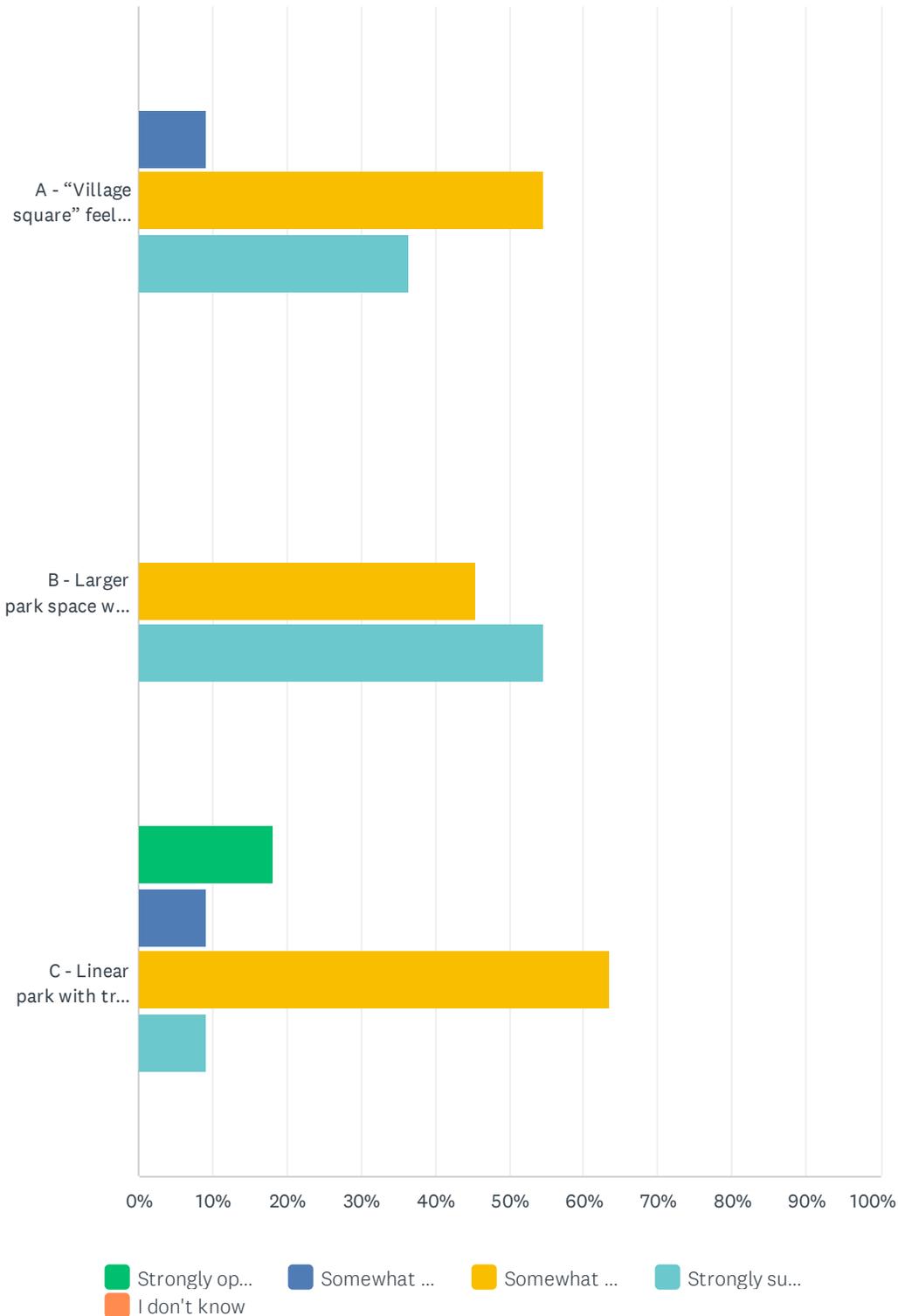
Q7 Please tell us more about what you liked or didn't like about how the concepts deal with trails and greenspaces and/or how we could improve the concepts.

Answered: 6 Skipped: 19

#	RESPONSES	DATE
1	looks like you covered it	11/20/2021 12:00 PM
2	Instead of landscaping for appearance, landscape for the most environmentally friendly option, such as more wildflowers or crawling thyme.	11/19/2021 5:40 PM
3	There's so much wildlife around there. You need the buffers and space to limit human interaction.	11/12/2021 11:00 AM
4	multi-use with off-lease designation please, prefer 'natural' trails to 'groomed & paved' trails	11/11/2021 11:03 AM
5	Not very clear where existing vs proposed trails are	11/10/2021 7:06 PM
6	More natural trees left in place.	11/10/2021 3:09 PM

Q8 The three concepts take a different approach to the larger, central park space. Tell us what your level of support is for each concept's proposed park space: :

Answered: 11 Skipped: 14



	STRONGLY OPPOSE	SOMEWHAT OPPOSE	SOMEWHAT SUPPORT	STRONGLY SUPPORT	I DON'T KNOW	TOTAL	WEIGHTED AVERAGE
A - "Village square" feel with central gathering space and play features	0.00% 0	9.09% 1	54.55% 6	36.36% 4	0.00% 0	11	3.27
B - Larger park space with room for a playing field or skating rink, playground, etc.	0.00% 0	0.00% 0	45.45% 5	54.55% 6	0.00% 0	11	3.55
C - Linear park with trail and small clusters of play features and seating on the sides	18.18% 2	9.09% 1	63.64% 7	9.09% 1	0.00% 0	11	2.64

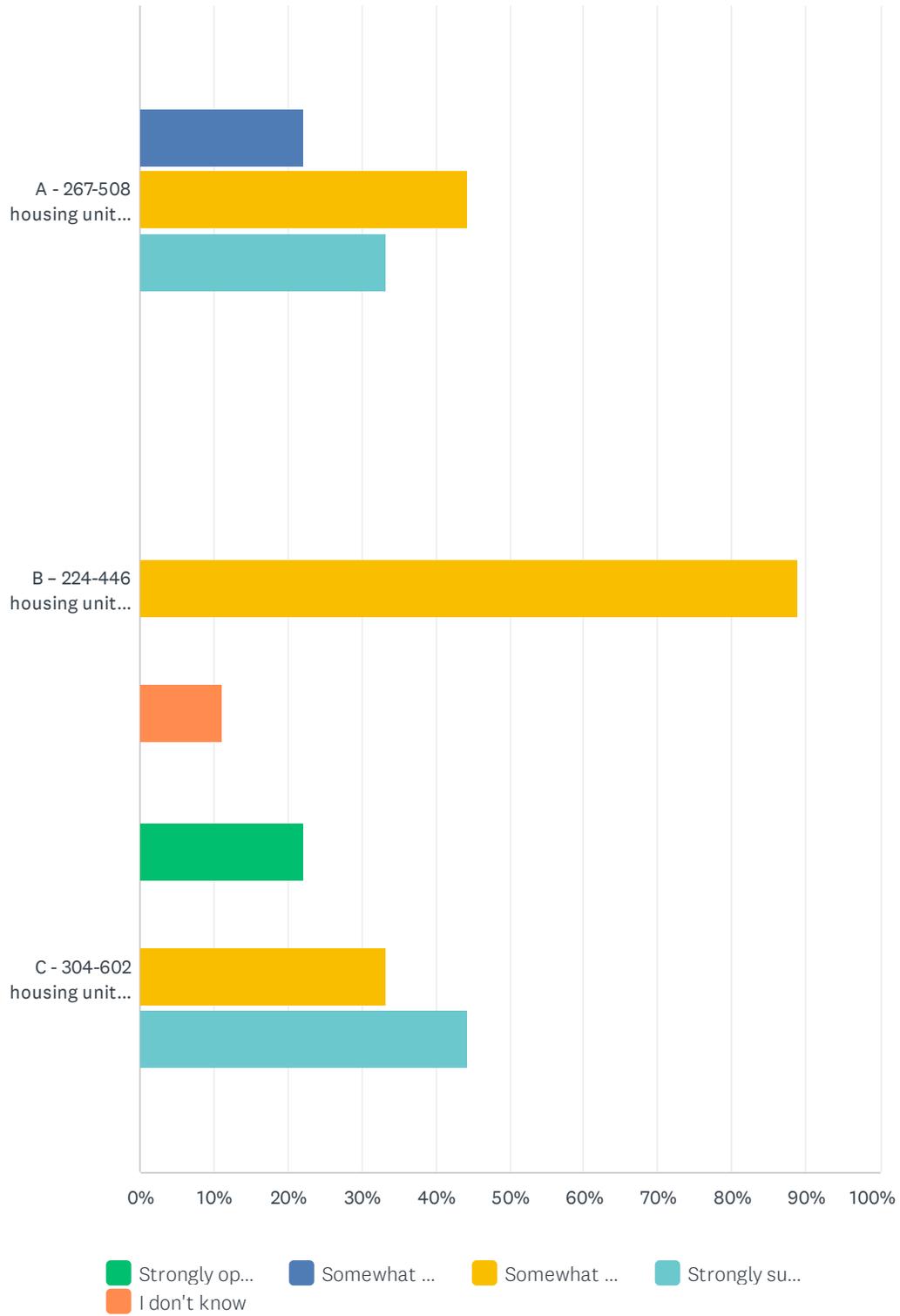
Q9 Please tell us more about what you liked or didn't like about the park options and/or how we could improve them.

Answered: 3 Skipped: 22

#	RESPONSES	DATE
1	The neighborhood should have a good park space with a space large enough for an outdoor rink in the winter considering there's not much within walking distance for kids.	11/19/2021 5:40 PM
2	I'd rather see the park in the SW corner of the area, not the NE	11/11/2021 11:03 AM
3	I like a more central location for a park instead of scattered play features. It would be nice for a trail to become a skating rink like it does down at shipyards. I don't know if that's possible. It would be nice to have a basketball and squash area.	11/10/2021 3:09 PM

Q10 Each concept takes a different approach to the mix of housing types, overall density (# of units per unit area) and where density is located around the neighbourhood. Tell us what your level of support is for each concept's proposed housing approach:

Answered: 9 Skipped: 16



	STRONGLY OPPOSE	SOMEWHAT OPPOSE	SOMEWHAT SUPPORT	STRONGLY SUPPORT	I DON'T KNOW	TOTAL	WEIGHTED AVERAGE
A - 267-508 housing units, mostly medium density. Small amount of high density along Road Road, single detached lots on C-15B and Lot 262-6.	0.00% 0	22.22% 2	44.44% 4	33.33% 3	0.00% 0	9	3.11
B – 224-446 housing units, mostly medium density. More high density along Range Road, single detached lots on C-15B and Lot 262-6.	0.00% 0	0.00% 0	88.89% 8	0.00% 0	11.11% 1	9	3.00
C - 304-602 housing units, more higher density and some commercial. High density in the centre and on Range Road, single detached lots on Lot 262-6 only.	22.22% 2	0.00% 0	33.33% 3	44.44% 4	0.00% 0	9	3.00

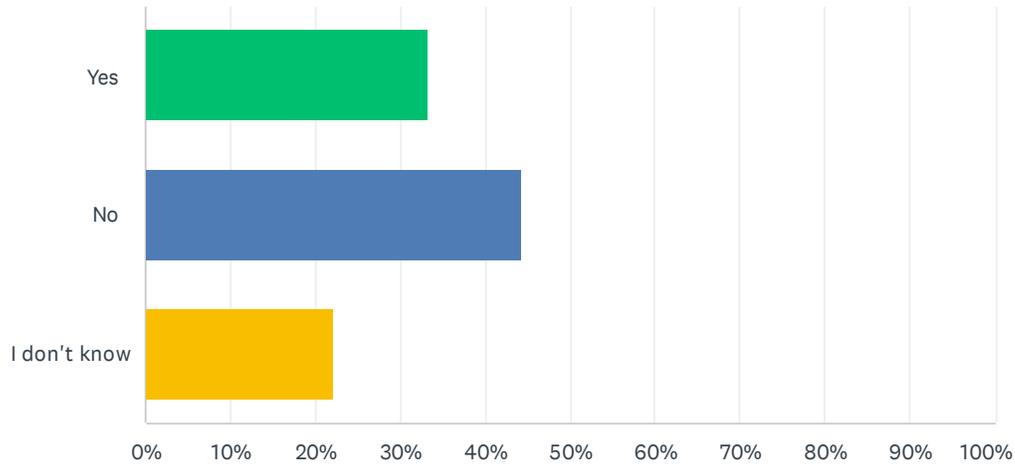
Q11 Please tell us more about what you liked or didn't like about the housing "mix" options, and/or how we could improve them.

Answered: 7 Skipped: 18

#	RESPONSES	DATE
1	It doesn't matter what public opinion is, you have already confirmed that it is better to build em and stuff em. Aesthetically, single family is the super of all, but quote " Single detached lots can be the most expensive and least profitable to develop." A fine capitalistic comment.	11/20/2021 10:04 PM
2	commercial sounds good however it also depends on what business it is. I only supported this idea more as it's more housing we desperately need if it's at all affordable.	11/20/2021 12:02 PM
3	Single detached housing on cul-de-sac is most family friendly for those that can afford to live there. Most families would rather have own home versus live in an apartment. Commercial space would benefit locals as there's no commercial space on this end of the road for dining/groceries etc.	11/19/2021 5:43 PM
4	As much as I don't want more population up there. This will limit the footprint by having more multi unit complexes rather than individual dwellings	11/12/2021 11:01 AM
5	I understand density is the name of the game these days, but what about a space for mini-houses and are modulars (trailers) going to be permitted?	11/11/2021 11:17 AM
6	Need more mobile home lots.	11/10/2021 3:46 PM
7	I would like to see the A, B, C, options again on this page of the survey so that I can understand where Lots C-15B and Lot 262-6 are. The idea for commercial property would be a good idea.	11/10/2021 3:14 PM

Q12 Do any of the concepts reflect a neighbourhood that you might want to move to?

Answered: 9 Skipped: 16



ANSWER CHOICES	RESPONSES
Yes	33.33% 3
No	44.44% 4
I don't know	22.22% 2
TOTAL	9

Q13 If yes, why?

Answered: 3 Skipped: 22

#	RESPONSES	DATE
1	Single detached housing in cul-de-sac sounds like a great place to raise a family, especially with a park nearby and lots of trails.	11/19/2021 5:46 PM
2	move the single lots in B to the SW corner from the NW. do like the low density/commercial mix area in C keep that in B (what does nuisance commercial mean?)	11/11/2021 11:31 AM
3	Option A looks like a really family centric community and I like the 2 cul-de-sacs.	11/10/2021 3:16 PM

Q14 If no, why not?

Answered: 6 Skipped: 19

#	RESPONSES	DATE
1	I actually don't know if I would move. The price of housing is truly not affordable without a partner and a gov job!	11/20/2021 12:06 PM
2	N/A	11/19/2021 5:46 PM
3	Too crowded	11/18/2021 7:57 AM
4	More people. Rather have the space/trees.	11/12/2021 11:02 AM
5	not expecting the any affordable options no matter what gets built	11/11/2021 11:31 AM
6	I like less density	11/10/2021 9:07 PM

Q15 Please share any other ideas, comments or concerns you may have about this project.

Answered: 7 Skipped: 18

#	RESPONSES	DATE
1	I'm looking forward to see what happens here.	11/20/2021 12:06 PM
2	Housing should be prioritized for current Yukon residents, not out of territory people or people looking to purchase to rent it out as an income property.	11/19/2021 5:46 PM
3	More single detached housing with bigger land size	11/18/2021 7:57 AM
4	Thanks for asking for feedback	11/12/2021 11:02 AM
5	TRAFFIC! noise, volume (people, pets & vehicles), safe crossings on Range Rd. for pedestrians. Sad to see another green space within the city being developed, although I understand the need too. It is going to significantly change the feel of the entire area, and not in a good way, imo.	11/11/2021 11:31 AM
6	Develop more mobile home lots	11/10/2021 3:53 PM
7	I think my second option is C if they could put another cul-de-sac there.	11/10/2021 3:16 PM

APPENDIX C

Range Point Resident Complete Survey Results

Range Point Resident Survey #2 - October 2021

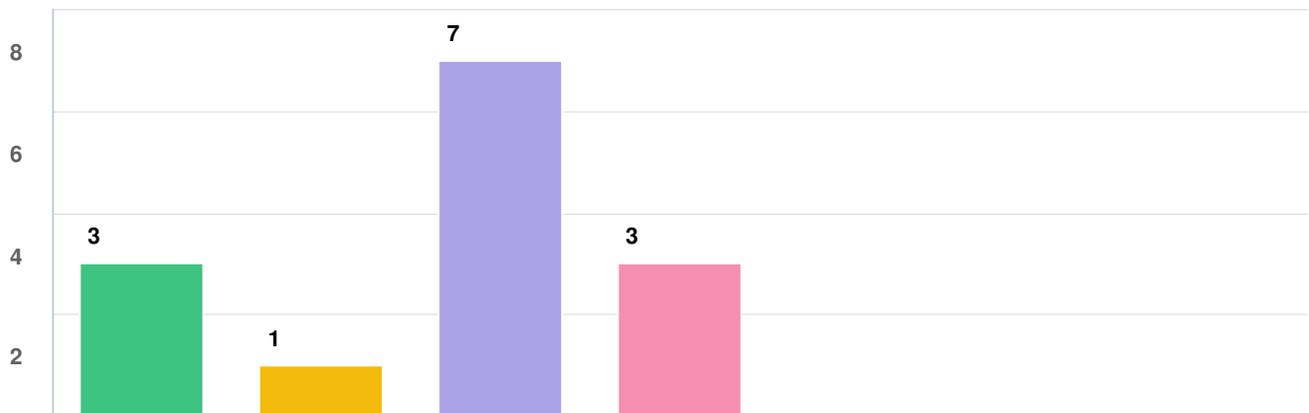
SURVEY RESPONSE REPORT

20 January 2021 - 01 May 2022

PROJECT NAME:

Range Point Project

Q1 Which part of Range Point do you live in?

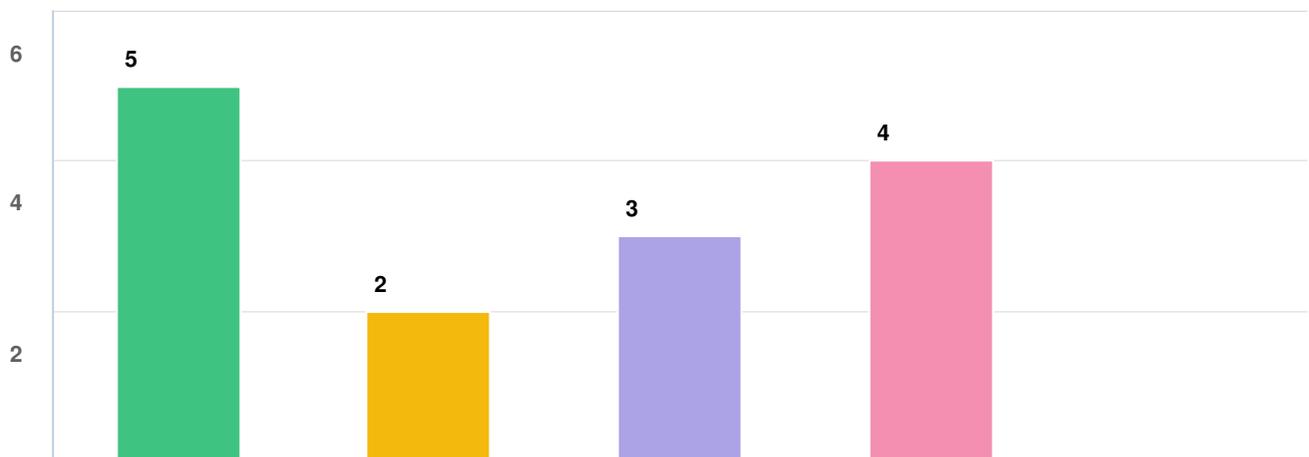


Question options

- Northland Mobile Home Park
- Takhini Mobile Home Park
- Mountain View Place
- Mountain Air Estates
- Crow Street or Swan Street
- Stone Ridge
- Other (please specify)

Mandatory Question (14 response(s))
Question type: Checkbox Question

Q2 How long have you lived in Range Point?

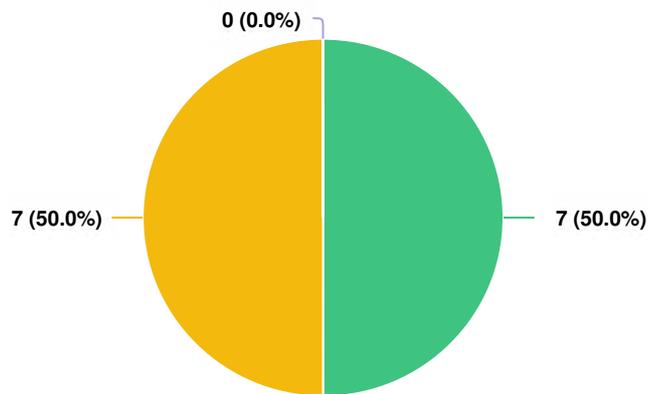


Question options

- 2 years or less
- 3-5 years
- 6-10 years
- 11-20 years
- 21+ years

Mandatory Question (14 response(s))
Question type: Checkbox Question

Q3 Did you participate in the May 2021 survey about this project?

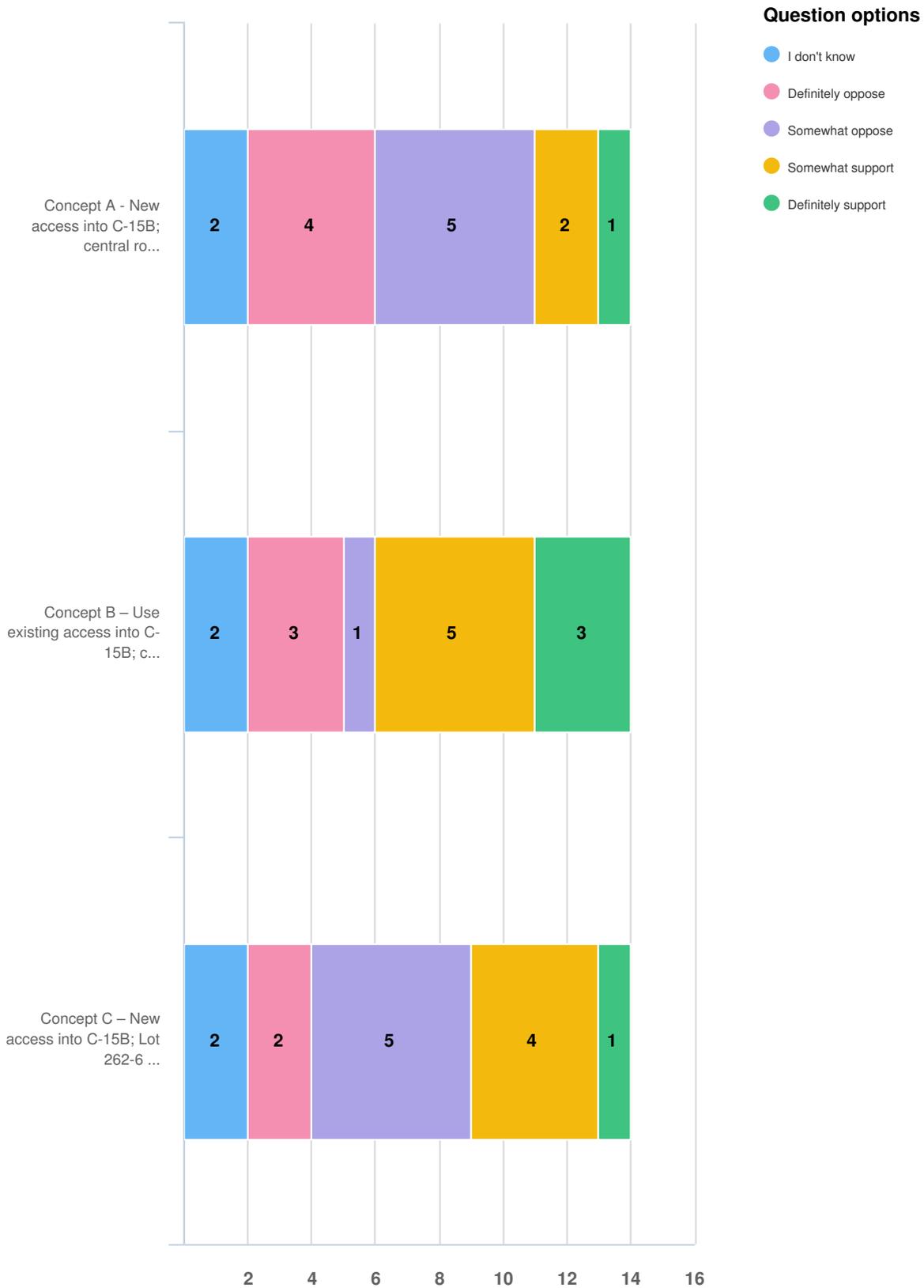


Question options

- Yes
- No
- I'm not sure

Optional question (14 response(s), 0 skipped)
Question type: Dropdown Question

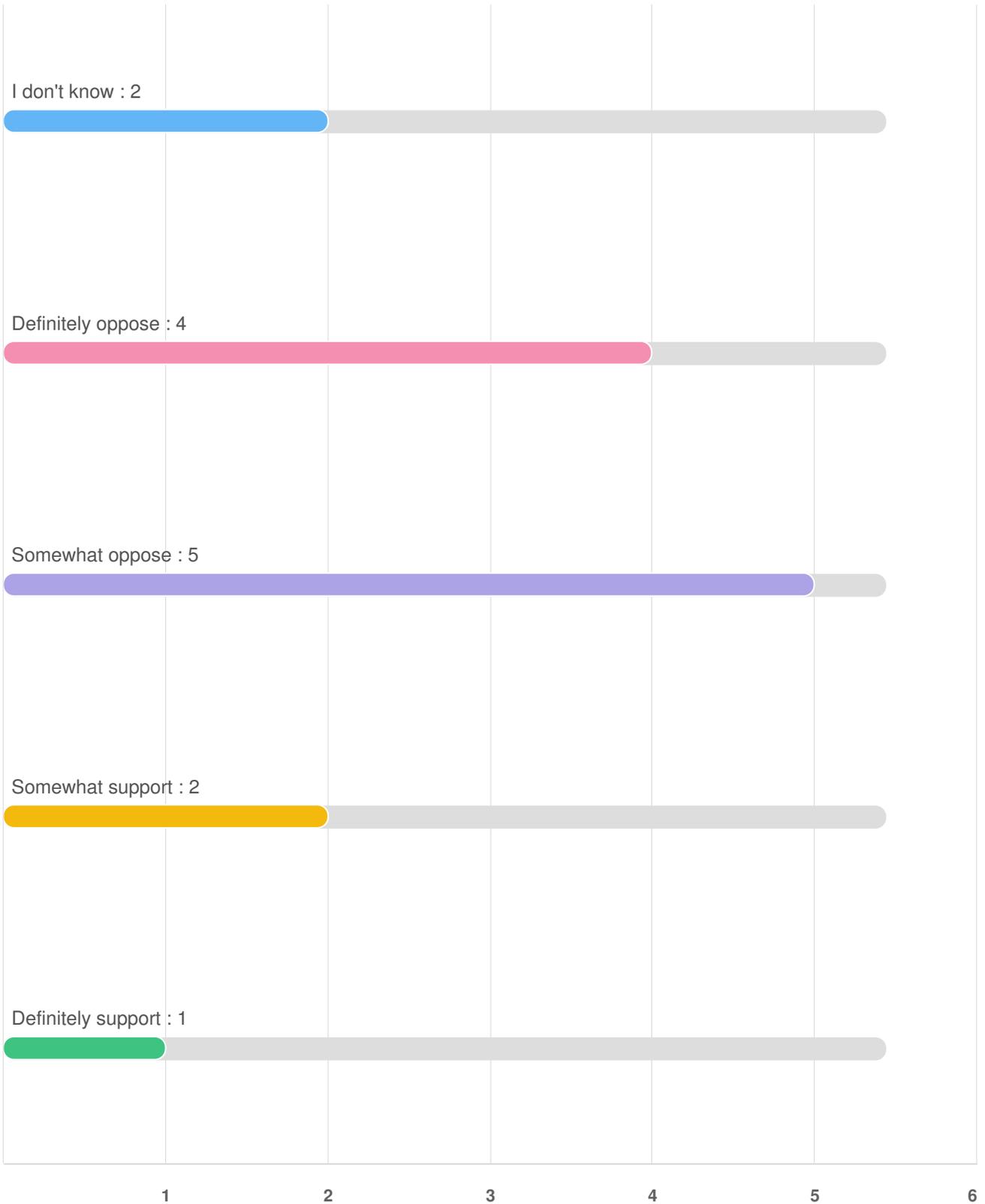
Q4 Road layout provides the basic structure for this future neighbourhood. Tell us what your level of support is for each concept's proposed road layout:



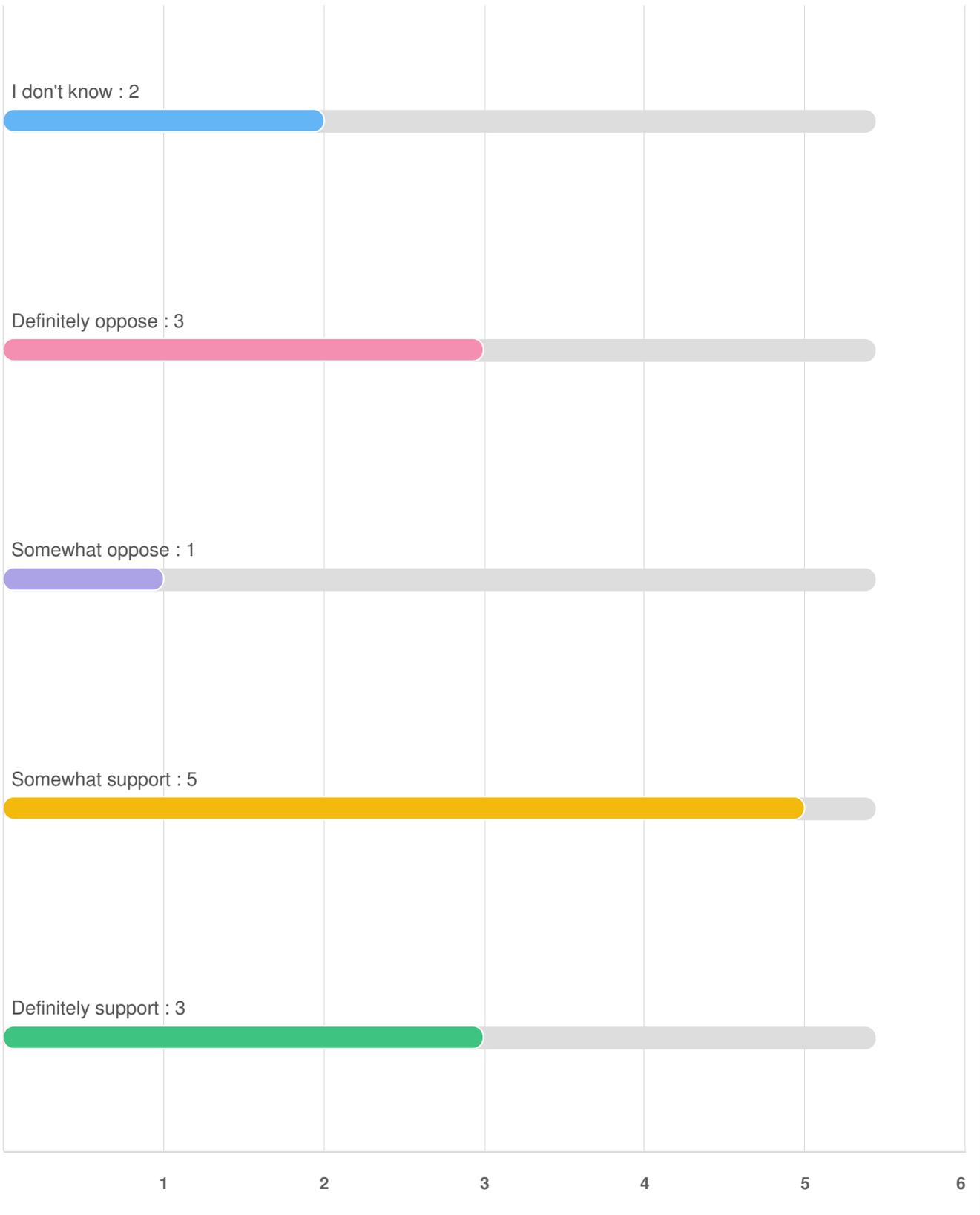
Optional question (14 response(s), 0 skipped)
Question type: Likert Question

Q4 | Road layout provides the basic structure for this future neighbourhood. Tell us what your level of support is for each concept's proposed road layout:

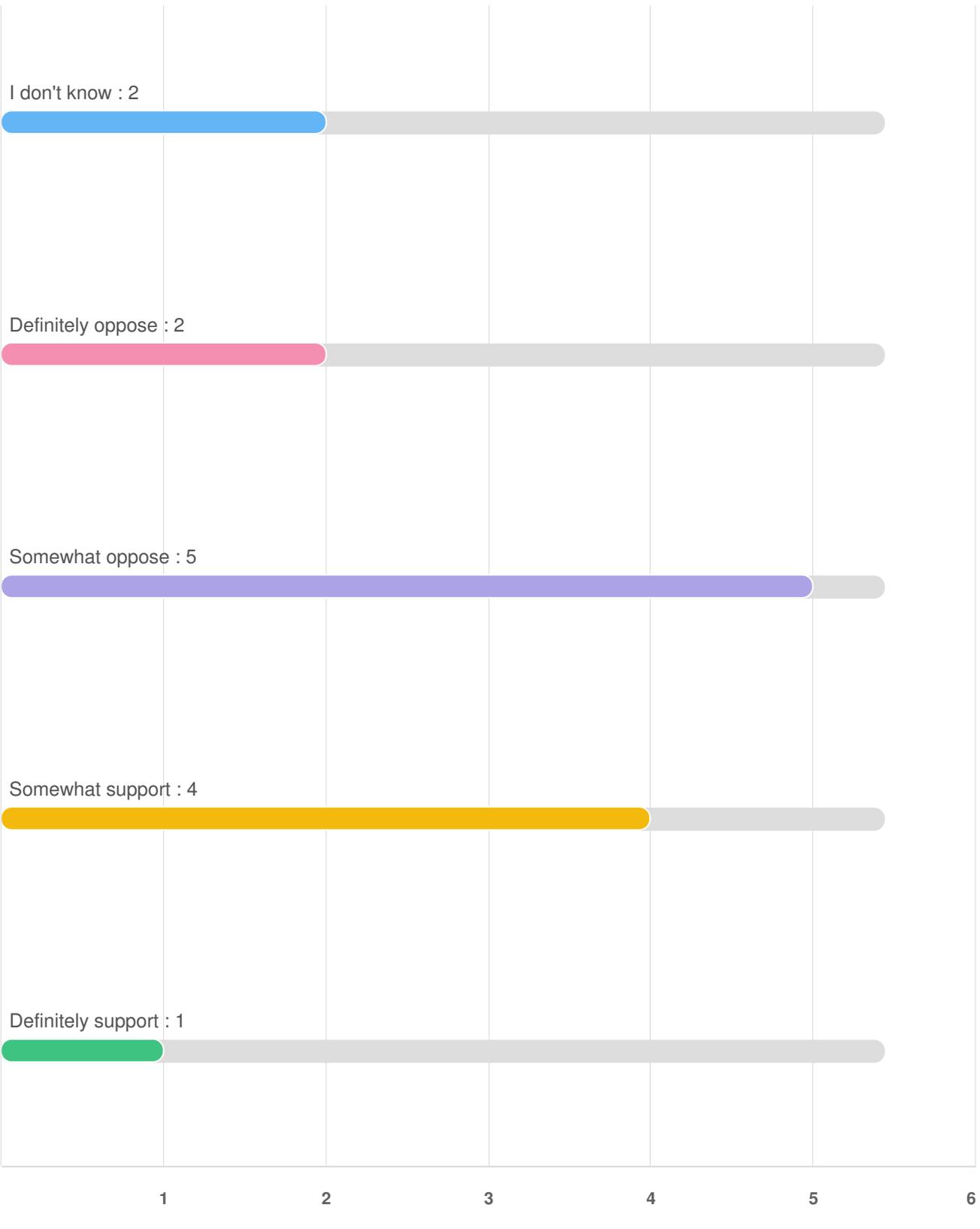
Concept A - New access into C-15B; central road on Lot 262-6



Concept B – Use existing access into C-15B; central road on Lot 262-6



Concept C – New access into C-15B; Lot 262-6 access road at northern edge of parcel



Q5 | Please tell us more about what you liked or didn't like about the road layout options, and/or how we could improve them.

Screen Name Redacted

11/03/2021 04:14 PM

its hard enough to get any where at most times of the day are we going to have a hard time getting onto range road to

Screen Name Redacted

11/03/2021 05:15 PM

I like using the existing access, and I like the single detached homes in northern B, but the cul de sac of single detached homes in the south of C are also very nice. I like the larger park idea in B as well.

Screen Name Redacted

11/04/2021 11:44 AM

There area isn't big enough to support the requested development. Neighbourhoods up here are already cramped and full of folks. The green space we have we constantly use and taking that away makes the area less desirable and will increase crime in an already vulnerable area. Please consider more than just the money on this one. Not to mention Whitehorse is losing The battle with keeping the wilderness in the city and wildlife continues to be displaced for these developments. The area you are considering for development is a wildlife corridor and every year bears , wolves , coyotes , moose , deer ect use it to access the river below. There are already issues with wildlife encounters in the area due to this . Adding more homes and increasing the population of this. Area will only cause more if this. There is plenty of room else where with in the city and surrounding areas for this development to progress without displacing green space for the area or wildlife.

Screen Name Redacted

11/05/2021 09:54 PM

There will be major issues with this much housing in this location that is not being considered and this planning is massively short-sighted. Yes, housing is needed in this city, but the major issues that need to be considered with this particular location are: 1. Too much space being is used. Not enough trails! This is a disadvantage for not only the residents of this area, but also the wildlife. Many people that live here were drawn in to this area and benefit from the abundance of trails. All of these layouts are taking them away. We see foxes and coyotes, mice and birds benefitting from this area. Dogs benefit from all the amazing and beautiful walking trails in this area. For humans; it is so peaceful to so easily access so much forest. 2. The more housing here, the more the intersection will face a massive bottleneck every day but especially in the morning and evenings because the intersection here is terrible. You wait about 5-8 minutes for a green light every time, the intersection so heavily favors Mountain View Drive. There is only one road here, please plan accordingly or every one in this area suffers from your poor planning. We bought in this

area for a reason and it is so frustrating to see the largest reason being taken away without any regard or consideration. Reduce the amount of housing and leave some trails in this area.

Screen Name Redacted

11/06/2021 09:57 AM

The whole street closest to the pocket park paves over a forested natural surface path that is very popular. I would remove that whole side of the development and leave it forest and natural pathway. I would move the road to the center of the central square.

Screen Name Redacted

11/08/2021 12:44 PM

I strongly disagree with this area being for housing/roads as this has been an extreme asset to the people that live near by for walking, biking, dog walking for many, many years. These trails should be not tampered with as there is a wide range of people that depend on them. The park plan in options A B C are so small compared to what is currently there. Where is the section for a dog park if this is in fact going to become a new neighborhood? I strongly disagree with housing in this area. It is busy enough with traffic on Range Road due to the overflow of Whistlebend traffic using this road since mountain view road is so chaotic and backed up 2 times daily. If there is going to be housing put in this area, there should be major upgrades to the infrastructure to the roads well before adding more housing/people/traffic to this quiet corner of Whitehorse.

Screen Name Redacted

11/09/2021 09:31 AM

I feel that option B makes more sense in case of fire or emergency. I also feel for Public Transit, it would be easier access as well as servability.

Screen Name Redacted

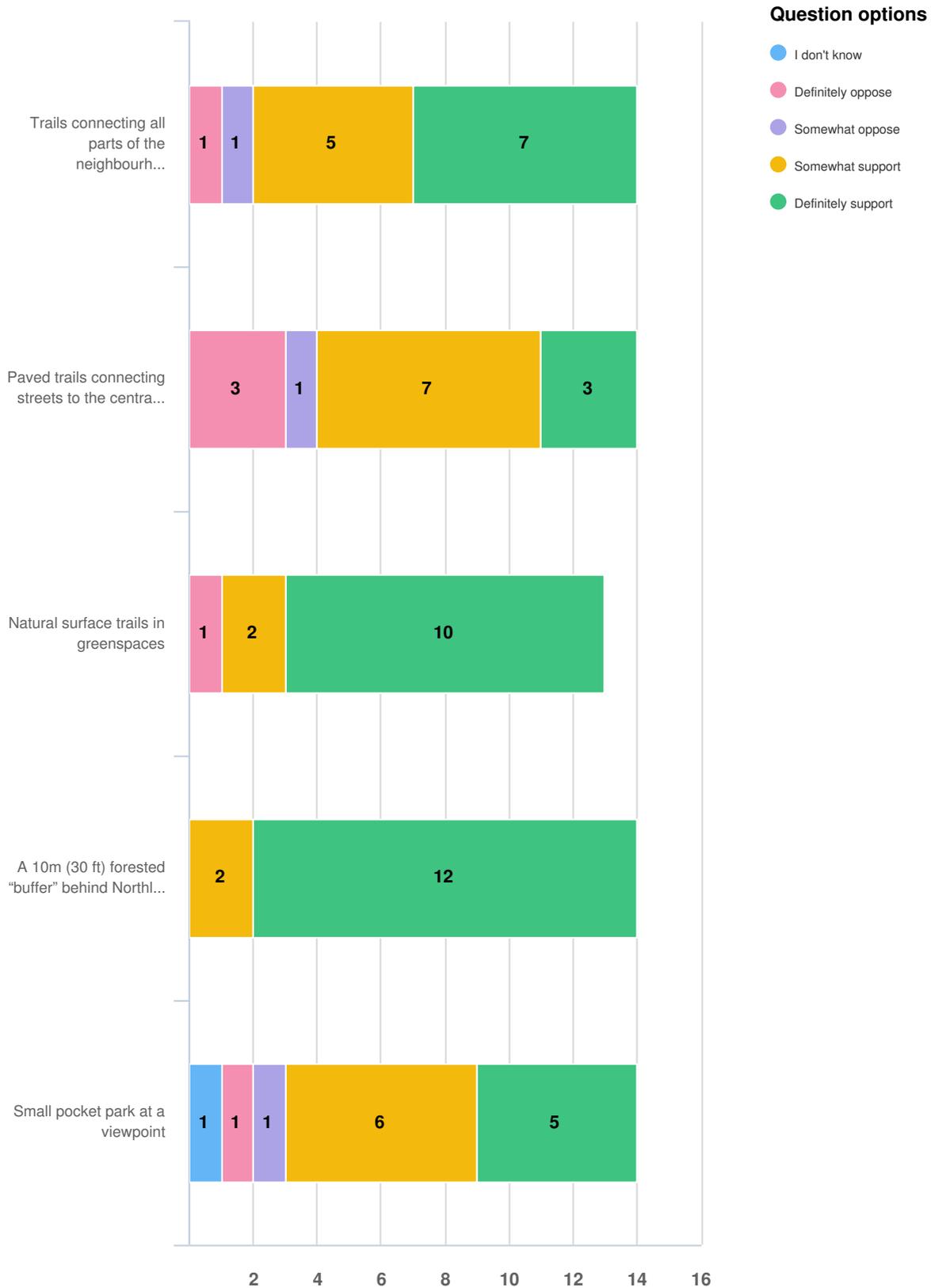
11/19/2021 01:15 PM

I like plan C. Need more apartments. That'll leave the least carbon footprint per square feet per person.

Optional question (8 response(s), 6 skipped)

Question type: Essay Question

Q9 KDFN Citizens and Range Point residents told us that trails and greenspace were very important to the success of this neighbourhood. Please tell us what you think of the ways we tried to reflect those priorities in the three concepts:

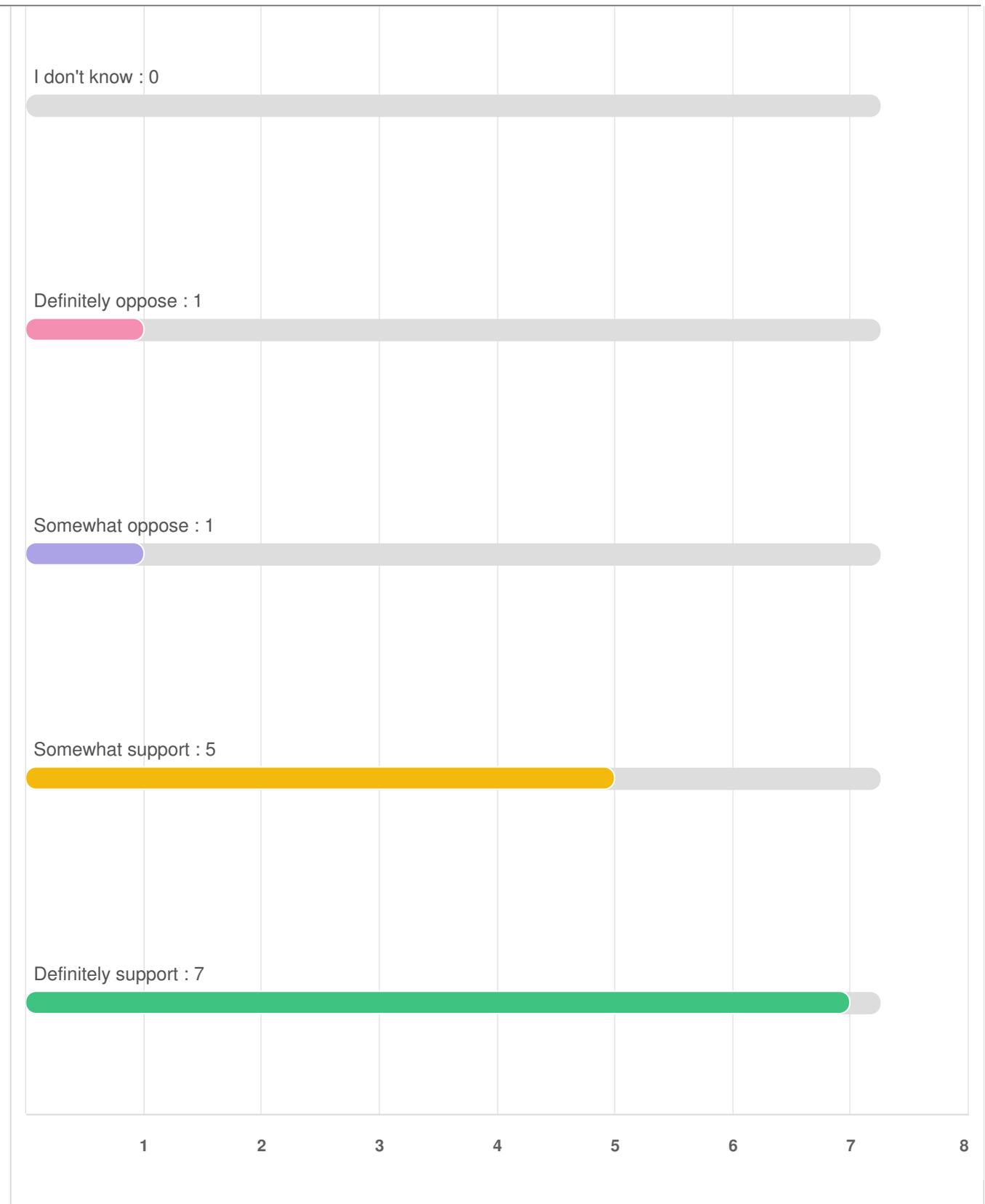


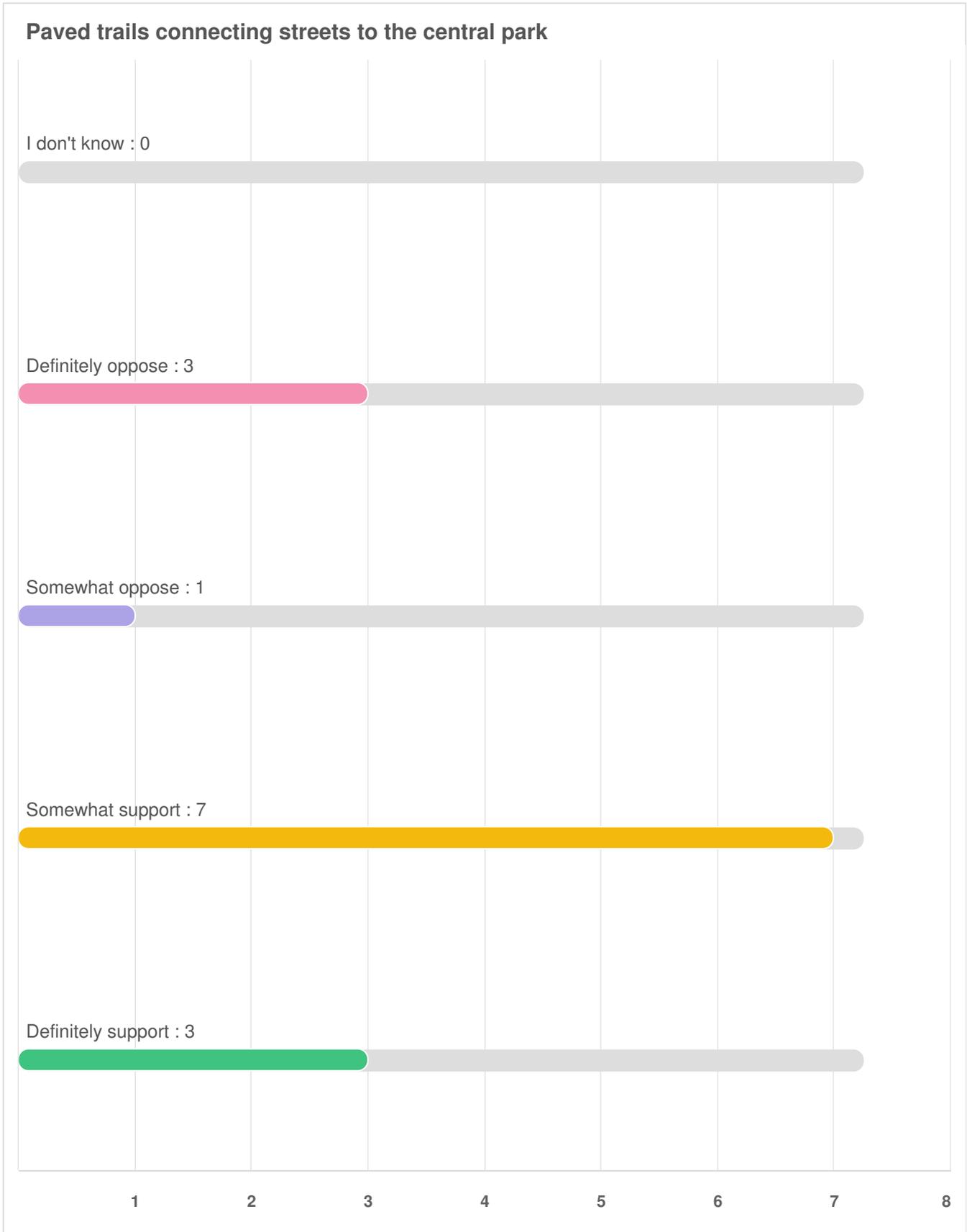
Optional question (14 response(s), 0 skipped)

Question type: Likert Question

Q9 | KDFN Citizens and Range Point residents told us that trails and greenspace were very important to the success of this neighbourhood. Please tell us what you think of the ways we tried to reflect those priorities in the three concepts:

Trails connecting all parts of the neighbourhood





Natural surface trails in greenspaces

I don't know : 0



Definitely oppose : 1



Somewhat oppose : 0



Somewhat support : 2



Definitely support : 10



1 2 3 4 5 6 7 8 9 10 11

A 10m (30 ft) forested “buffer” behind Northland Park and along Range Road

I don't know : 0



Definitely oppose : 0



Somewhat oppose : 0



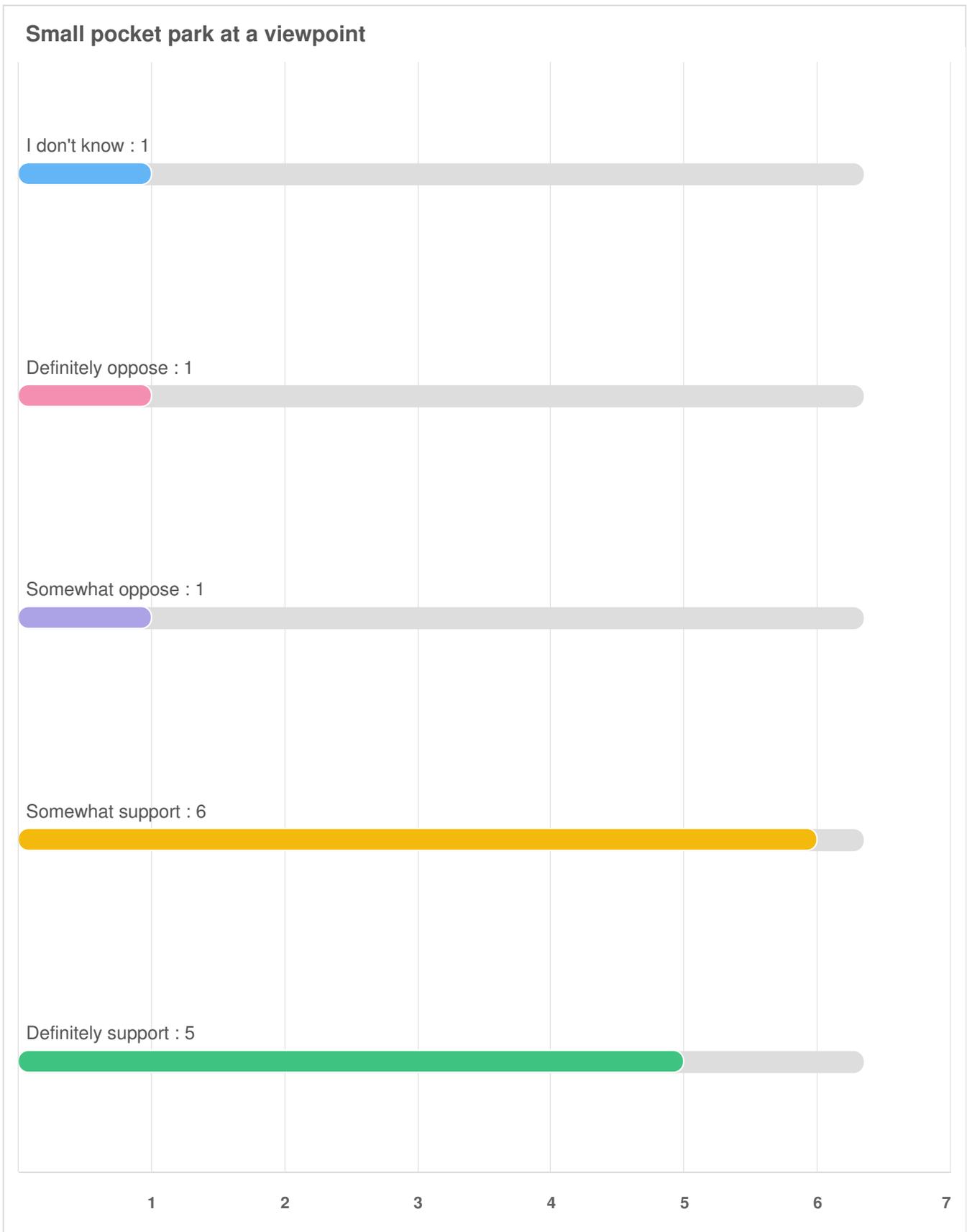
Somewhat support : 2



Definitely support : 12



1 2 3 4 5 6 7 8 9 10 11 12 13



Q10 Please tell us more about what you liked or didn't like about how the concepts treat trails and greenspaces, and/or how we could improve the concepts.

Screen Name Redacted

11/03/2021 05:15 PM

There is a trail that my daughter and I absolutely love, and use it a lot. We call it "The trail that never ends". It is very long, running North and South, and it looks like it doesn't end, though it does. These plans seem to have that trail paved over for the most part. That makes me sad. We really love that forested, natural surface trail a lot. I wish that it could be incorporated into being left as is in the design. People often walk their dogs there, or go running or skiing. It is a part of our neighbourhood that is really enjoyed. At the small pocket park area there is a huge old tree. Please don't remove that big old tree! Leave it there.

Screen Name Redacted

11/06/2021 09:57 AM

There should be more greenspace, like, a small forest. Don't cut down the whole forest, just half of it.

Screen Name Redacted

11/06/2021 09:10 PM

I do like the buffer against Mountain View Road. That road can get very loud, especially when commercial vehicles are driving past, so it's good to have a buffer to block the noise. It will also make a good trail for people to walk their dogs.

Screen Name Redacted

11/09/2021 09:31 AM

I like the idea of trails connecting the neighborhood, which would encourage more walking, exploring and neighbor to neighbor contact. I do have concern that the pocket park would not be regularly maintained. It is along a clay cliff area.

Screen Name Redacted

11/09/2021 06:52 PM

I don't think there are enough greenspace trails

Screen Name Redacted

11/11/2021 05:21 PM

Not enough greenspace, and it's hard to understand what the surface trails between multiplexes would even look like.

Screen Name Redacted

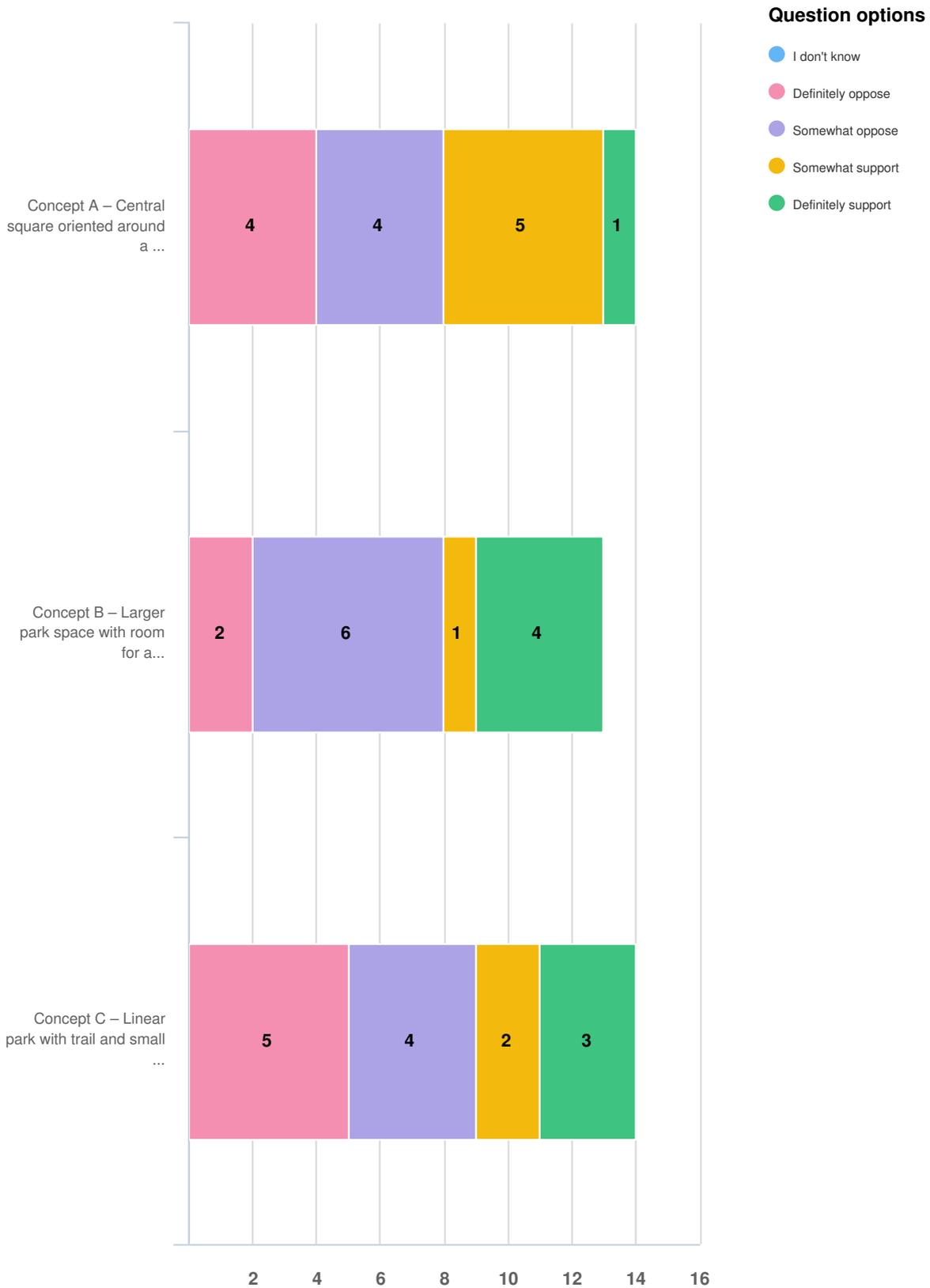
11/19/2021 01:15 PM

enough buffer to dampen the noise. the buffer has to be densely planted trees to be effective. otherwise, it's only for the show and won't be able to reduce the dB level of noise.

Optional question (7 response(s), 7 skipped)

Question type: Essay Question

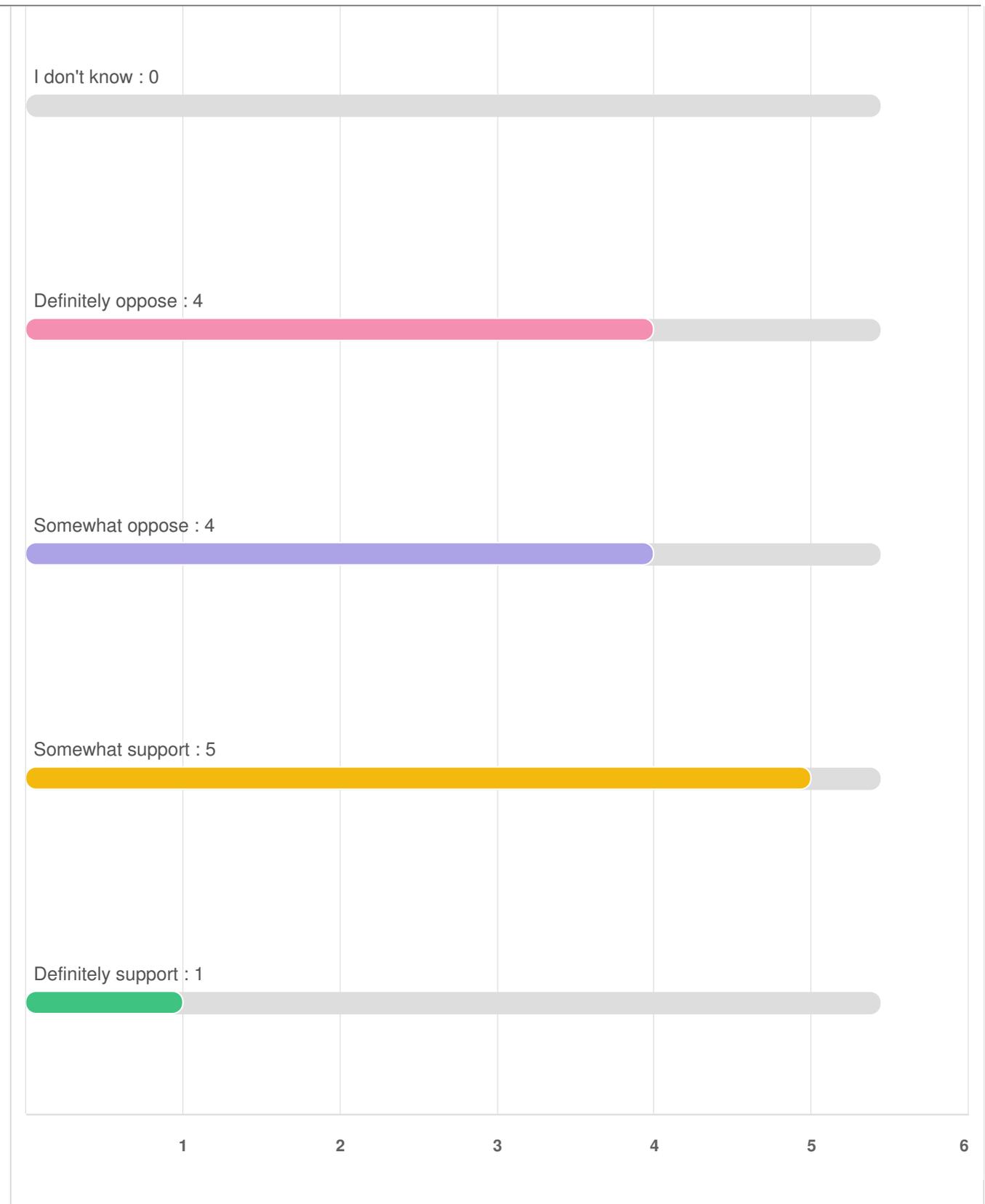
Q11 | The three concepts take a different approach to the larger, central park space. Tell us what your level of support is for each concept's proposed park space:



Optional question (14 response(s), 0 skipped)
Question type: Likert Question

Q11 | The three concepts take a different approach to the larger, central park space. Tell us what your level of support is for each concept's proposed park space:

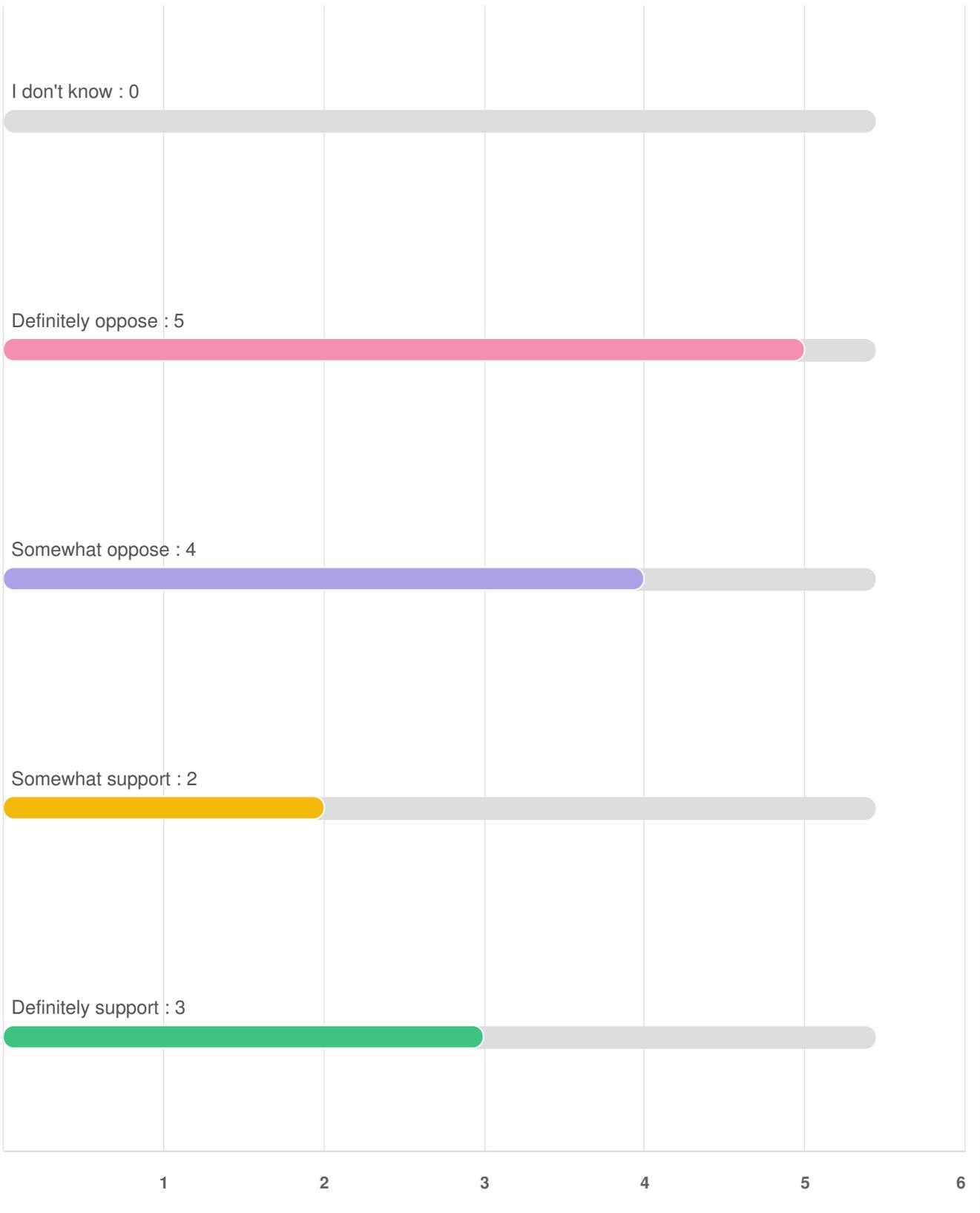
Concept A – Central square oriented around a gathering space and play features, with small linear park connecting to it



Concept B – Larger park space with room for a playing field or skating rink, playground, etc.



Concept C – Linear park with trail and small clusters of play features and seating on the sides



Q12 Please tell us more about what you liked or didn't like about the park options, and/or

how we could improve them.

Screen Name Redacted

11/03/2021 04:40 AM

Already a linear park planned for range road -

Screen Name Redacted

11/03/2021 05:15 PM

The park doesn't need to be highly manicured. Leaving nature as it is as much as possible and just adding to it is preferred.

Screen Name Redacted

11/04/2021 11:44 AM

We have wilderness there doesn't need to be paved trails or parks in this area , just walk up the hill and around the corner for that whistlebend has all of thang and more . Along with poorly built homes on shifting ground.

Screen Name Redacted

11/05/2021 09:54 PM

They're all terrible. All placing of this park will lead to the immediate houses surrounding the park to believe that that is 'their' park. They are all far too small, and you're depriving walking trails for all residents in the area for the benefit of the immediate new residents, No regard for the people that enjoy walking this area in peace and close to nature.

Screen Name Redacted

11/06/2021 09:57 AM

We don't need another skating rink or large lawn. The park should be a First Nations natural park with maybe benches in a circle, a firepit, an area with a roof, and some toys for kids to play on, and the naturally occurring plant life. This should be something new and a reflection of the First Nation making it.

Screen Name Redacted

11/06/2021 09:10 PM

I think the diamond or square shaped concept will make it feel like there is more space for people to spend time. It will also feel less like people are hanging out in someone's backyard.

Screen Name Redacted

11/09/2021 09:31 AM

I like idea of Concept B... Multi-use, neighborhood gathering space. Makes more sense for Multi-Cultural events with some road parking., a rink, play-toys for younger kids, soccer or baseball, ect. somewhere for kids and families to grow as community

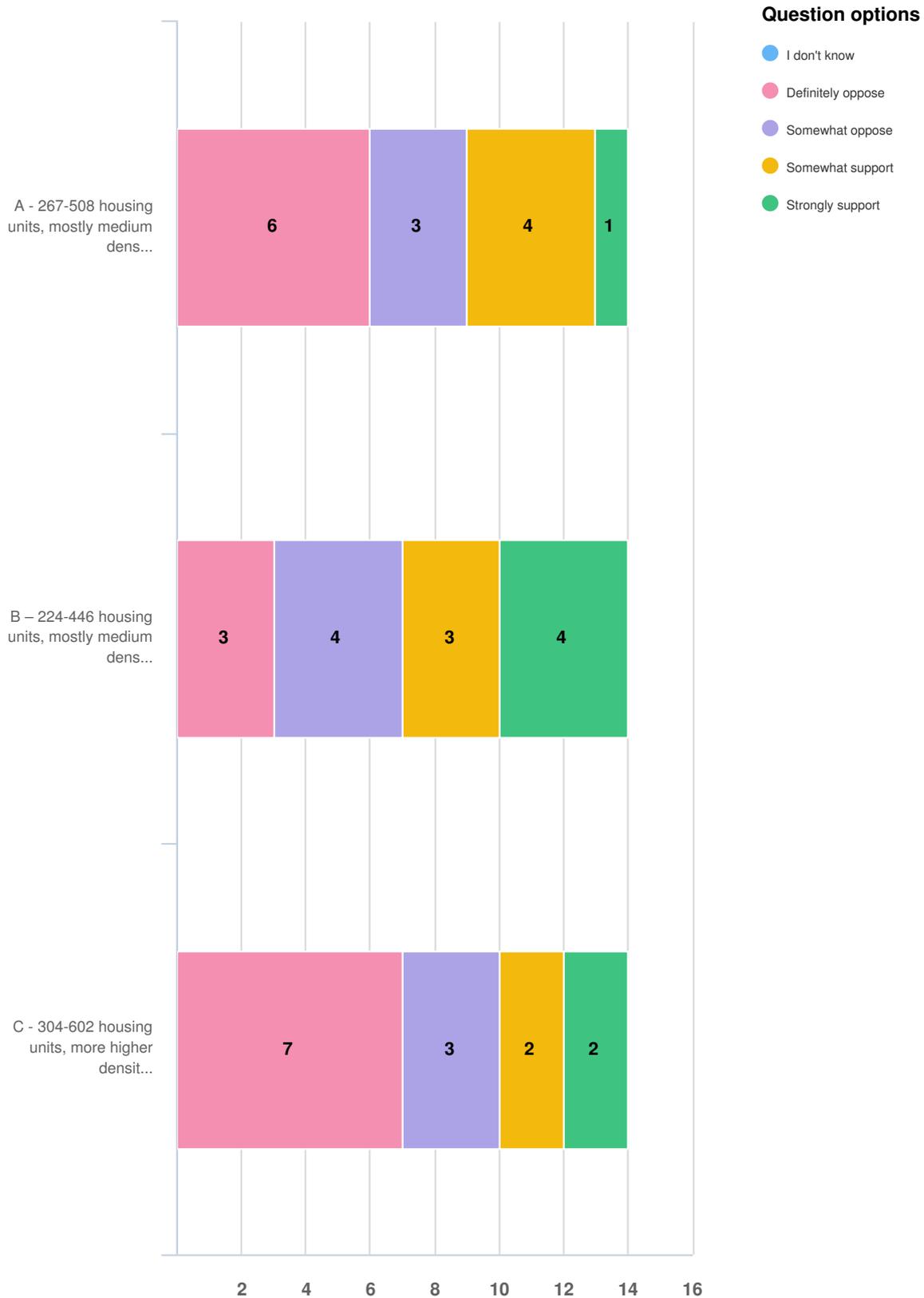
Screen Name Redacted

11/19/2021 01:15 PM

If playgrounds are designed only with children in mind, then what do you have for those childless adults? where are they going to gather and play?

Optional question (8 response(s), 6 skipped)

Q13 Each concept takes a different approach to the mix of housing types, overall density (# of units per unit area) and where density is located around the neighbourhood. Tell us what your level of support is for each concept’s proposed housing approach:

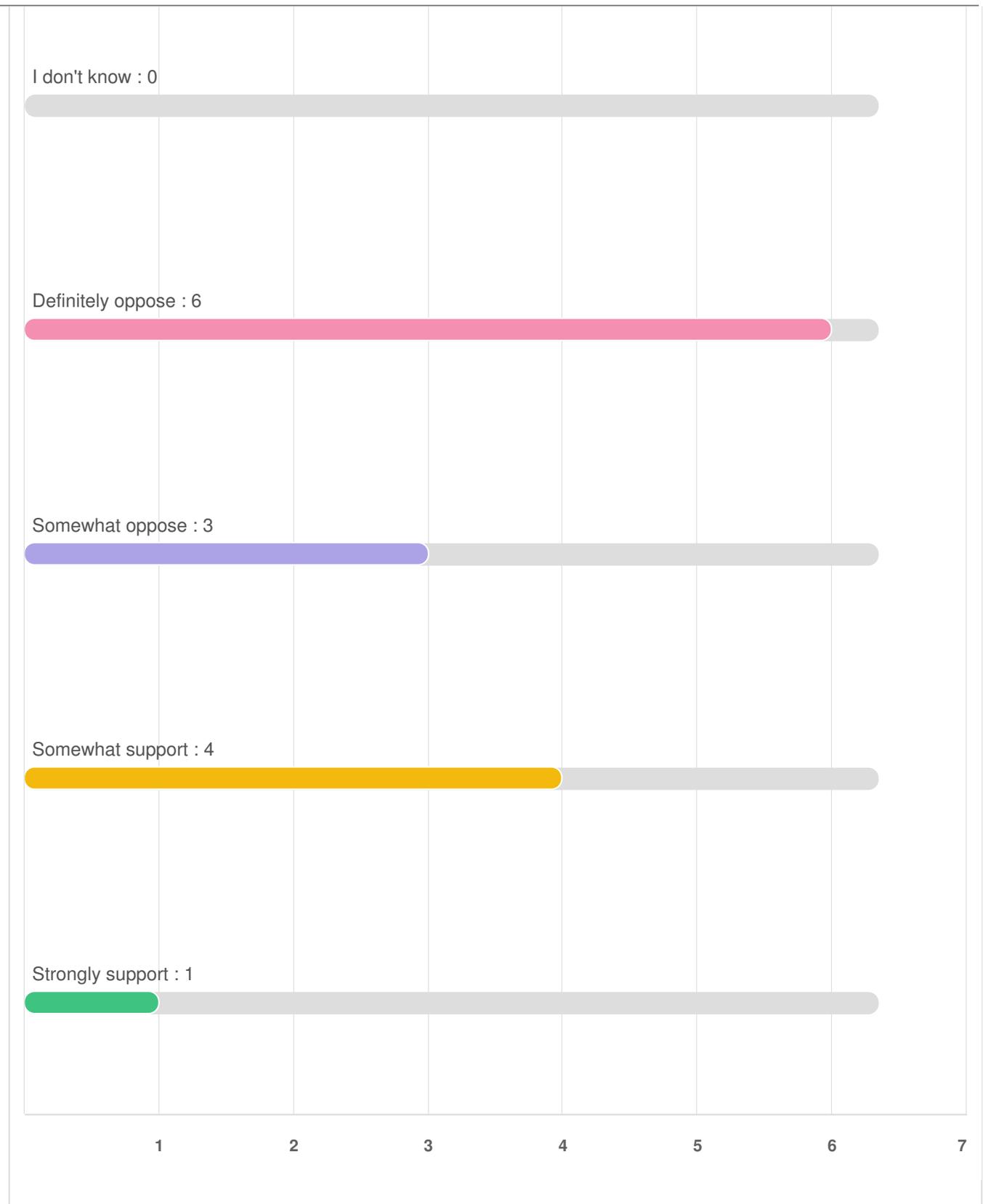


Optional question (14 response(s), 0 skipped)

Question type: Likert Question

Q13 | Each concept takes a different approach to the mix of housing types, overall density (# of units per unit area) and where density is located around the neighbourhood. Tell us what your level of support is for each concept's proposed housing approach:

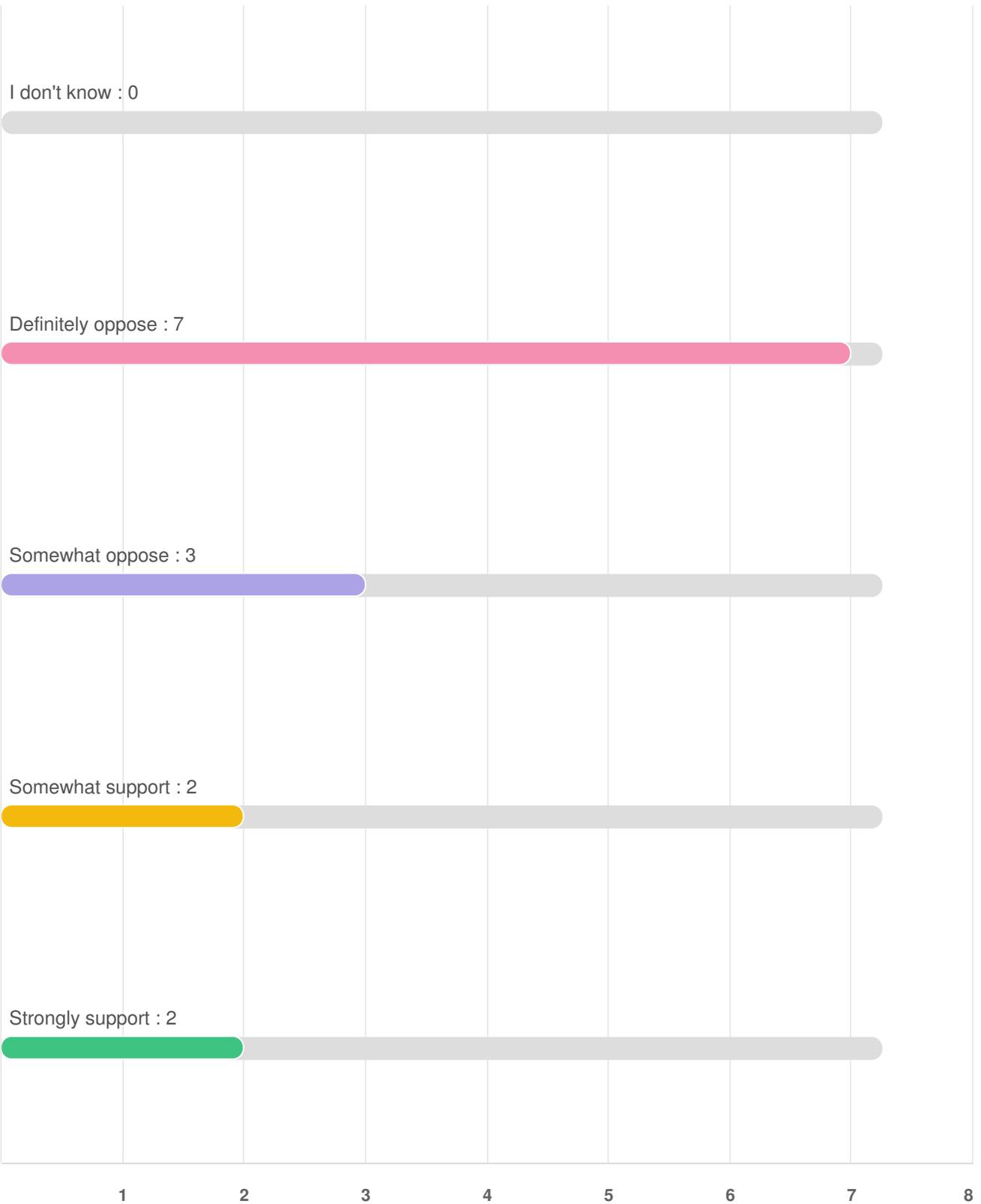
A - 267-508 housing units, mostly medium density. Small amount of high density along Range Road, single detached lots on C-15B and Lot 262-6.



B – 224-446 housing units, mostly medium density. More high density along Range Road, single detached lots on C-15B and Lot 262-6.



C - 304-602 housing units, more higher density and some commercial. High density in the centre and on Range Road, single detached lots on Lot 262-6 only.



Q14 | Please tell us more about what you liked or didn't like about the housing "mix" options,

and/or how we could improve them.

Screen Name Redacted

11/03/2021 05:15 PM

as I wrote in earlier comments about the single detached homes. I like that there is a mixed commercial residential spot in C, but for some reason it is not in A or B....We could really use a grocery or convenience store around here.

Screen Name Redacted

11/04/2021 11:44 AM

As I mentioned before wildlife is being displaced for this project more so than in other areas . They use that area to move to where there feeding grounds are.

Screen Name Redacted

11/05/2021 09:54 PM

There will be major issues with this much housing in this location that is not being considered and this planning is massively short-sighted. Yes, housing is needed in this city, but the major issues that need to be considered with this particular location are: 1. Too much space being is used. Not enough trails! This is a disadvantage for not only the residents of this area, but also the wildlife. Many people that live here were drawn in to this area and benefit from the abundance of trails. All of these layouts are taking them away. We see foxes and coyotes, mice and birds benefitting from this area. Dogs benefit from all the amazing and beautiful walking trails in this area. For humans; it is so peaceful to so easily access so much forest. 2. The more housing here, the more the intersection will face a massive bottleneck every day but especially in the morning and evenings because the intersection here is terrible. You wait about 5-8 minutes for a green light every time, the intersection so heavily favors Mountain View Drive. There is only one road here, please plan accordingly or every one in this area suffers from your poor planning. We bought in this area for a reason and it is so frustrating to see the largest reason being taken away without any regard or consideration. Reduce the amount of housing and leave some trails in this area. The less people in this area, the better. Unless you plan on building a road to immediately attach to Mountain View Drive, re-think having such a dense population here.

Screen Name Redacted

11/06/2021 09:57 AM

We don't need trailers or condos, this neighborhood already has tonnes of those. I think that apartment buildings would get the most densification in the smallest area, so I would go with two of those like in plan B. The rest of the half of the development area should be all Hobbit Homes! They would be highly popular and more environmentally friendly. <https://www.google.com/search?q=hobit+homes&oq=hobit+homes&aqs=chrome..69i57j0i10j0i10i457j0i10i5.4333j0j7&client=ms-android-bell-ca-revc&sourceid=chrome-mobile&ie=UTF-8> They are used in New Zealand. They would put the

Yukon in the global News and I would totally want to live in a Hobbit Home!

Screen Name Redacted

11/06/2021 09:10 PM

I don't think it's appropriate to put any commercial Lots in this predominantly residential area. I don't think it'll bring any value to the area whatsoever. There are lots of opportunities elsewhere for commercial land, and not many opportunities for residential. Whitehorse is hurting badly for housing. This property should focus on meeting Whitehorse's needs. And what Whitehorse needs desperately, is affordable housing. The more units the better, as long as they are appropriately sized living spaces. Anything smaller than 800 square feet is not appropriate. I think that Yukon housing really needs to build more buildings, considering their years-long backlog of folks waiting for placement. Also there should be more rental units. Whitehorse is becoming overrun by condos so expensive that nobody can purchase them except the top 10%. Many folks can't save to purchase a house, so they need to be able to rent something affordable and clean. I hope to see something like that happen here.

Screen Name Redacted

11/09/2021 09:31 AM

(B) has a more evenly distributed housing types. I feel if it is too high density, we are putting too much of a strain on the electrical demand on an already over worked system. I do feel the heating systems in the area should be mixed, not just electric. when the power goes out, it doesn't make sense. I have wood stove back up to oil furnace and the wood heat helped keep me safe.

Screen Name Redacted

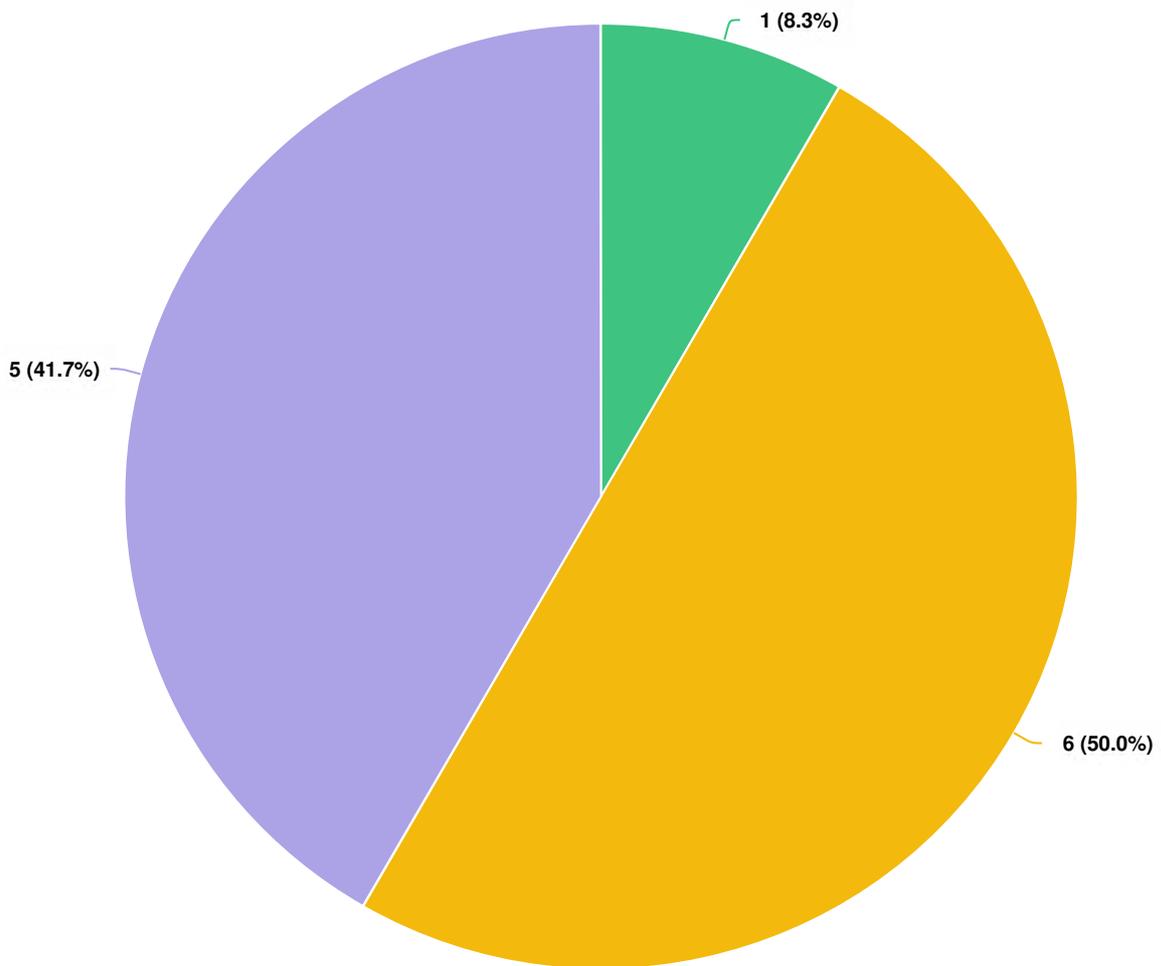
11/19/2021 01:15 PM

need enough people so the stores and affordable houses can come. lower density will only benefit those rich people while leaving the low to median class houseless.

Optional question (7 response(s), 7 skipped)

Question type: Essay Question

Q15 Do any of the concepts reflect a neighbourhood that you might want to move to?



Question options

- I don't know
- No
- Yes

Optional question (12 response(s), 2 skipped)
Question type: Dropdown Question

Q16 Which concept, and why?

Screen Name Redacted

I do like the mix of homes and higher density buildings.

11/06/2021 09:10 PM

Optional question (1 response(s), 13 skipped)

Question type: Essay Question

Q17 Why not?

Screen Name Redacted

11/04/2021 11:44 AM

I live in thr area currently and enjoy the space as is now . Please don't change it for money , the greed will just ruin our wilderness space and cause more crime/displacement or killing of animals . Consider more than just what someone from Ontario wants

Screen Name Redacted

11/05/2021 09:54 PM

I don't want anyone living in this beautiful area. Shrink the housing down to 15-20 units. I live in this area and am aware how awful it would be to have it so densely populated. This whole plan is so poorly thought out, clearly no one planning these layouts live in this neighborhood.

Screen Name Redacted

11/06/2021 09:57 AM

No Hobbit Homes, not enough forested path.

Screen Name Redacted

11/08/2021 12:44 PM

Adding any sort of housing to this area would be horrible for the people that have lived here for years that enjoy this corner of Whitehorse being quiet, trails and river views. Don't need more housing/commercial space in this area it will ruin the out of town living - in town feeling. The quietness of this area is why I chose to purchase a home here. Neither low income housing, or basic homes would benefit this area. I think it would make it worse, and could potentially increase crimes in this area. In which at this time there is minimal.

Screen Name Redacted

11/09/2021 06:52 PM

There are already too many high density neighbourhoods on range Road. Parking is already a nightmare. As well as a the amount of traffic.

Screen Name Redacted

11/11/2021 05:21 PM

I don't support medium and high-density housing for Whitehorse. It's not what locals want; it only caters to what people from outside of Yukon are used to. We don't need more neighbourhoods that have that big-city feel.

Optional question (6 response(s), 8 skipped)

Question type: Essay Question

Q18 Please share any other ideas, comments or concerns about this project.

Screen Name Redacted

11/03/2021 04:40 AM

The range point neighbourhood process will never get finished.

Screen Name Redacted

11/03/2021 01:27 PM

Very hard to visual c,oncepts

Screen Name Redacted

11/03/2021 05:15 PM

I would love it if the roadway plans for safe crosswalks, and the bike lanes, and paved pathways could be continued from where they stopped at Crow Street and continued down the road to where I live. They started in 2012 with consultations. My daughter wasn't even born then. Now she is 8 years old and it hasn't even made it down to our street yet. It would be excellent if that could be completed while she still lives with me.

Screen Name Redacted

11/04/2021 11:44 AM

Leave it alone

Screen Name Redacted

11/05/2021 09:54 PM

Re-evaluate heavily.

Screen Name Redacted

11/06/2021 09:57 AM

We can't keep paving paradise and putting up parking lots and putting all the trees into tree museums where we change our children s Dallar and a half just to see them. Things have to change, including how we plan to develop. Seriously consider leaving the trail that never ends, and having a world famous Hobbit Homes neighborhood!

Screen Name Redacted

11/08/2021 12:44 PM

Leave it a green belt with trails that should be grandfathered in to allow the people of this neighborhood to continue to enjoy the small section of nature that is left in this tiny corner of Whitehorse.

Screen Name Redacted

11/09/2021 09:31 AM

the Area really needs a commercial space for groceries and household goods, possible nursing station, daycare. Range point is a high density area, and a commercial spot could be profitable and well used. Let of a carbon foot print, taking vehicles to shop. a daycare would be awesome for young working families in the whole of Range Point.

Screen Name Redacted

11/19/2021 01:15 PM

how do you make sure respondents are not duplicating their opinions? how to have real quality responses and not biased results from self-interested persons? for such topic that requires expertise knowledge, i doubt if you really need the public opinion. we don't want

to elect another Donald Trump. i hope you can put your money into good use and generate the largest benefits for the most number of people. the society is already away from justice. don't further deepen the polarization and only serve those handful rich spoiled uneducated privileged class.

Optional question (9 response(s), 5 skipped)

Question type: Essay Question