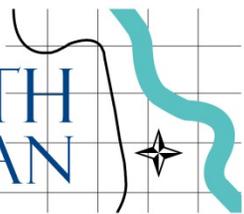


# RANGE ROAD NORTH NEIGHBOURHOOD PLAN



## September 21<sup>st</sup> Public Kick-Off Meeting Notes

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The following notes were recorded during the Public Kick-Off Meeting held on Saturday, September 21 for the Range Road North Neighbourhood Plan. The notes were recorded during the Yukon College presentation and exercise and the neighbourhood walk. At both events, residents were asked for their ideas on how to improve the Range Road North area. The neighbourhood walk notes are arranged by location.

### Yukon College Exercise – Group Discussion Notes

- Have access to edible wild foods in green spaces.
- Need shared community space for interaction amongst residents (i.e. community garden).
- Develop a sense of community by building places for children to play (i.e. rinks, playground).
- Need a corner store or gas station in the area.
- Questions around License of Occupation for the potential development site located north of Northland Mobile Home Park.
- There is not enough parking provided for the private developments on River Ridge Lane (i.e. Mountain Air Estates) which creates spillover concerns onto the street.
- Want recycling, compost, garbage collection services for the private developments.
- Discussion around Kwanlin Dün First Nation (KDFN) intentions with their parcels.

### Neighbourhood Walk Notes

#### Area: Range Road (reconstruction work)

- Plan to keep a trail in place alongside of Range Road during Phase 2 of road construction (existing trail used frequently/daily by many user groups)
- Positive feedback on the City's plan to keep a trail going to the bus stop on Mountainview Drive.
- Extremely narrow bike lane on northbound lane on Range Road going out of the Range Road/Mountainview Drive intersection.
- The grass area along Range Road is a prime dog walking route. Consider an option for natural trails along the River.

- Suggested Range Road improvements from the public:
  - Medians: if you have medians at least ensure the landscaping is SAFE/allows for visibility for turning.
  - Keep speed limit @ 50km/hr.
  - Keep it to 2 lanes, plus add merging lanes at intersections.
  - Have four way stops/traffic calming to ensure it doesn't become a throughway with Whistle Bend.
  - Include crosswalks along Range Road with lights so people can safely cross. Suggested locations include at the Northland Mobile Home Park/River Ridge Lane intersection and the main entrance to Takhini Mobile Home Park.
  - Consider more lighting such as streetlights.
  - Have proper bus stops with pull outs for City Transit and school bus use.

**Area: River Ridge Lane – outside Mountain Air Estates**

- When Mountain Air Estates was filled in – 8 units replaced potential playground area. Initial residents not consulted by developer.
- West side of Mountain Air: residents report flooding occurs as a result of Stone Ridge. Concern expressed over how this drainage plan was approved.
- Let's learn from flooding example and put in place recommendations/ requirements in future. Go after developer, not the City.
- Discussion on checks and balances in place to hold developer accountable. Let's try and stay local/promote local contractors to ensure accountability.
- Improving the ditching on the north side of River Ridge Lane would be welcomed and could help with flooding.
- A second sidewalk on River Ridge Lane would be helpful - lots of kids walking by themselves on the road to their bus stop.
- Landscaping on north side of River Ridge Lane would be welcomed.
- It would be nice to have a couple of garbage bins on River Ridge Lane.
- Consider the city owned land outside Stone Ridge as a possible playground area. Try to retain trees if there is a playground here. It would help reduce illegal vehicle storage by Stone Ridge residents in this area. The area should be grassed with suitable landscaping for screening.
- Private developments in this area do not have enough parking which creates spillover onto River Ridge Lane.
- Concerns over allowing multiple private developments in this area. There should have been less residential units put in this area to allow for more parking spaces, walking trails, sidewalks and a playground.
- Would like more space between condos– too dense.
- Why not keep density by building up?
- Landscaping needed – cover up expanses of pavement in Mountain Air.

**Area: Mountain View Place**

- Family day home development – 20 km/h sign put up near it – traffic calming would be more effective.
- Internal street closure of Mountain View Place was done to help reduce speeding in front of day home.
- The street closure has resulted in some street usage patterns that are a nuisance (i.e. garbage access).
- The amenity area is at far southwest corner of the development – would be better if it was more central or had two of them.
- Amenity area only has un-maintained sandbox and picnic table – would be better to at least have a doggie-disposal bag station, light, fix sandbox.
- No recycling in area – would be nice to have.

**Area: Norcope Property**

- Clean up dumping in greenbelt areas around property.
- Put up fence around property.

**Area: Trails along the Yukon River**

- Discussion around impact of paved trails on local neighbourhoods. Keep in mind the overall pros and cons. Accessibility vs. impacts on local area, \$, increased traffic and noise, etc.
- Keep these trails unpaved. They are already wide as is.
- The existing river trail that runs behind Mountain View Place is close to backyards.
- There will be fire smarting in the area – let's find a balance, don't overdo it.
- Have to go through Mountain Air Estates to use trails. It would be better to have direct public access. The current access at Mountain Air is not very accessible.
- A river loop trail would be great.
- Path heading north along the river is unsafe – both for erosion/cliff location, and isolation (no lights, possible animal attacks).
- Path heading north that is further from the river is wet – marshy. This area should be left alone.
- Should build or just emphasize better Crow/Swan Street connections to river walking paths.
- There should be an undeveloped corridor along the edge of the Yukon River for environmental reasons and to retain views for recreational boaters using the river.

**Area: Yukon River Viewpoint Area overlooking Marwell Wetlands**

- Leave this area as is. Keep it as a passive space.
- This is not a commuter path, but is used for recreation.
- Vandalism an issue along these river view areas.
- If interpretive signs are installed in this area, KDFN should be consulted on the area history for information. Wildlife spottings are common here – could consider a wildlife viewing panel.
- Consider a bench or doggie-disposal bags here.

**Area: Southside/backside of Mountain Air under the Yukon Energy line.**

- Walking along the Yukon Energy line is not scenic and not preferred.

- Clean up the area that runs along the powerline easement that has unused vehicles and other garbage from construction work.

**Area: Range Road outside the Whitehorse Baptist Church Lot**

- Easements that run through the property are a concern to nearby residents.
- Residents would like to be involved with church as they develop plans to provide input on possible amenities.
- Residents on north side: concerned about future church's height blocking their natural light.
- Ski trails currently pass through lot, used frequently.
- There are edible wild plants on the church property along Mountainview Drive.
- The powerline path that intersects the church property is used by walkers.

**Area: Range Road/Mountainview Drive Intersection**

- Suggestion: Put in a staircase up to the Arts Centre much like Black St. stairs. Make it a destination.
- There are issues with crosswalk crossing at the Range Road/Mountainview Drive intersection. There is no sidewalk along the south-east corner of Mountainview Drive.
- Need more directional signage at the Range Road/Mountainview Drive intersection.

**Area: Infill/KDFN Site on Range Road**

- Opposed to infill development, leave it as greenspace (x2).
- Consider an infill site design that retains some natural areas, particularly in the area by Mountainview Drive (x2).
- Keep a setback: enough room for development on both sides like Stan McCowan. Don't want a wall of construction behind Northland properties. Consider privacy and shadow concerns.
- Look at mixed residential at this site perhaps, like Ingram.
- First phase of development here could be services/amenities, later phases residential.
- Advocate for this as a multi-use commercial area.
- Need lower income to be complemented by middle income. Diversity good.
- Central community space vital to neighbourhood:
  - How can we make it feel like a community space?
  - Rink, playground but also more. Need diverse center.
  - Central areas using Crime Prevention through Environmental Design principles to promote safety and divert vandalism.
  - Community gardens would be a great use of space to invite people in, especially for people who don't have \$ or space to do it on own land.
  - Places to unwind.
- Some people may sell if KDFN area is developed in the future. Crucial to retain some green space in an already dense area.
- Suggestion: if nowhere else left other than KDFN lot for community space then why not use the great corridor that exists: put gardens along Range Road.

- New playground should not be located near Northland in order to service other areas that do not have playgrounds.
- There are very level and aesthetically pleasing natural pathways through this development area. This natural pathway area is highly valued by residents of Northland Mobile Home Park.
- Make some trail improvements including garbage bins, minimal lighting and entryway improvements.
- Consider placing a public roofed area, such as a gazebo, in this area for public use. This should be located closer to the Mountainview Drive end of the infill site.
- The trails in this area should be expanded so there is a complete loop of the development site. The paths should have a “natural feel” to them, with no paving.

#### **Area: Former City Landfill**

- The “Point” or Old Dump should be converted to a city-wide park that is accessible and has facilities (i.e. a gazebo) (x2).
- Ta’an cleaned up old dump site and put up info signs but they later disappeared. Could develop that area as a park/viewing site.

#### **Area: Between the former City Landfill and Mountain View Place**

- This area could be used for anything that the neighbourhood does not currently have, such as additional parking for the private developments, a neighbourhood commercial store, playground or other amenities.

#### **General Comments**

- Bus transfers in this area are difficult. Hard to get to other places than Downtown.
- Want bulletin boards in neighbourhood.
- A grocery or convenience stores, public park, a well maintained natural walking path are all missing from this neighbourhood.
- The whole neighbourhood has no identity as a neighbourhood, which is why it doesn’t have a name.
- More snow clearing and road maintenance is needed for the area.
- Concern about impact of Whistle Bend on neighbourhood. Ensure Range Road doesn’t become fastest route downtown.
- Issues of developers purposefully undercutting development standards: flooding/valves, mold problems, poor sound proofing. Overall developers cut every corner possible & changed things after inspections.
- Suggestions for the neighbourhood plan communication methods:
  - Liked getting letters in mail. Many residents wouldn’t have found out otherwise.
  - Email list useful.
  - Put posters on side of mailboxes in future.