

## **DRAFT VISION, GOALS & ACTIONS**

### **September 2017**

The Marwell Planning Team has engaged with an estimated 400 people about the current status of and desired future of the Marwell industrial area since launching the project in April 2017. Through the April Future Forum, two intergovernmental sessions, the June Plan-a-Thon and numerous public installations, and social media conversations, the Team has continually worked to refine its understanding of the priority issues and potential solutions.

The Team has prepared a draft Vision, Goals, and Actions for Marwell for public and partner input in September 2017. This document is not the draft Marwell Plan, but rather an interim document that will be used to “test” the key elements that may ultimately be included in the draft Plan (due January 2018).



### **Part 1. Draft Vision**

Marwell will evolve as a unique mixed commercial and industrial employment area, integrating long-standing businesses with new development forms. Mixed-use redevelopment opportunities will be created through the relocation of heavier industry, the consolidation of land intensive activities, and the remediation of contaminated sites. An enhanced Marwell riverfront will integrate trail connections, high quality greenspace, and mixed employment/residential uses.

## Part 2. Draft Goals and Actions (By Theme/Topic)

### HOW WE MOVE

**Goal: Ensure the local road network has adequate capacity and functionality as Marwell and surrounding areas (e.g. Whistle Bend) continue to grow.**

#### *Actions*

- Undertake a Copper/Quartz Road Corridor Study that assesses historical and anticipated future multi-modal traffic and design scenarios, with a focus on the following:
  - Explore options to facilitate safer left turns onto Copper Road from Tlingit Street.
  - Explore options to improve parking and facilitate safer access to and from Copper Road businesses.
  - Explore Copper Road designs to increase capacity as Whistle Bend continues to expand and approaches build-out.
- Upgrade and pave Tlingit Street to the same standard as Tungsten Road through the Titanium Way area to facilitate its use as a main east-west connector for pedestrians and cyclists.

**Goal: Provide safe and connected cycling and pedestrian networks to, in, and around the Marwell area.**

#### *Actions*

- Extend the paved riverfront trail from the north end of Downtown to the Titanium Way/Tungsten Road area with sufficient setbacks from the Yukon River.
- Work with private property owners to resolve issues around riverfront trail connectivity.
- Traffic calm Copper Road between Industrial Road and Tlingit Street to establish safe pedestrian/cyclist crossings.
- Create a separated bike lane along Copper/Quartz Roads between Mountainview Drive and 2<sup>nd</sup> Avenue.
- Construct a paved separated pedestrian-cyclist pathway along Tlingit Street/Tungsten Road between Mountainview Drive and the riverfront.
- Explore other possible cycling and pedestrian connections from Two Mile Hill Road to the waterfront path on Quartz Road (e.g. a connection running behind the Canadian Tire and Walmart buildings).

## HOW WE LIVE

**Goal: Protect and retain long-standing residential-only uses in Marwell and mitigate related conflicts with industrial uses.**

*Actions*

- Create a special zone for existing residential-only properties in the Gold, Silver, and Gypsum Roads area to support residential and live-work oriented improvements to these residential uses.
- Work with local commercial and industrial businesses and residents to address safe and efficient shared use of public roadways in the Gold, Silver, and Gypsum Roads area.

**Goal: Explore the potential for relaxing the current caretaker suite limits to permit more than one caretaker suite per property within the Mixed Use Commercial/Industrial (CIM<sub>x</sub>) zone.**

*Actions*

- Initiate discussions on optimal caretaker suite regulations with the local business community and Marwell residents.

**Goal: Develop a comprehensive brownfield redevelopment strategy for the Marwell area.**

*Actions*

- Work with all levels of government (First Nations, territorial) and private property owners to determine/refine the list of registered contaminated sites and other sites of potential concern.
- Collaboratively explore the potential for significant riverfront brownfield redevelopment.

**Goal: Focus any significant new residential-mixed use development in areas within close proximity to Downtown and the riverfront.**

*Actions*

- Work with all levels of government (First Nations, territorial) and private property owners to explore the potential for riverfront brownfield redevelopment (e.g. the grader station near Quartz and Industrial Roads).

## HOW WE WORK & SHOP

**Goal: Facilitate the ongoing evolution of Marwell into a higher density commercial and employment area.**

### *Actions*

- Encourage and facilitate the potential relocation of heavier industrial uses to other areas of the city.
- Encourage the subdivision of larger, underutilized properties by revisiting minimum lot size requirements and other bylaw/policy requirements.
- Consider a shift in zoning (e.g. to Commercial Service - CS) to support and promote more commercial uses in the area northwest of Downtown (i.e. bordered by Quartz, Industrial and Two Mile Hill roads)
  - Initiate discussions with the Government of Yukon on the potential to consolidate and/or relocate current land intensive facilities in the Quartz Road area to other locations outside of Marwell.
- For prime riverfront brownfield redevelopment sites, integrate employment and commercial amenity uses within future residential development.
- Support Kwanlin Dün First Nation's desire to explore mixed commercial/industrial development for the portion of Lot 226 bordering on Tlingit Street, with the recent development at Titanium Way serving as a potential model.

**Goal: Promote the integration of additional food and beverage commercial uses within Marwell to support the needs of daytime employees and residents.**

### *Actions*

- Support the introduction of mobile food vendors in the Marwell area as a means of actively exploring further potential for food and beverage oriented commercial uses.
- Prioritize riverfront-facing food and beverage uses in future mixed-use riverfront development.



## HOW WE PLAY & THRIVE

**Goal: Create public amenity spaces for Marwell residents and employees to enjoy.**

*Actions*

- Develop a small riverfront park in the vicinity of Titanium Way/Tungsten Road area.
- Investigate the potential for a working boat launch/wharf in close proximity to the above noted riverfront park.
- Ensure that public amenity space is incorporated into any future mixed-use development along the riverfront.

**Goal: Formalize and improve trails and trail connections.**

*Actions*

- Support Kwanlin Dūn First Nation in their vision to enhance, protect and interpret the Marwell wetlands area and its connections to the riverfront.
- Explore potential trail connections to the Takhini escarpment, Whistle Bend, and along the green space west of Copper Road.
- To the extent possible, facilitate the development of trail-based loop routes in and around Marwell.

**Goal: Retain and/or improve views of, and public access to, the river.**

*Actions*

- Explore potential mechanisms for encouraging commercial uses along the riverfront that promote high quality public realm and place making.
- Ensure sufficient public access is incorporated into future riverfront development/redevelopment.

**Goal: Promote environmental health and reclamation of contaminated sites.**

*Actions*

- Pursue testing and cleanup of Marwell Creek and minimize development and operational impacts.
- Encourage cleanup of the Marwell Tar Pit to help protect the environment from contaminants and encourage eventual redevelopment.

## HOW WE EXPRESS OUR IDENTITY

**Goal: Find ways to honour First Nation heritage and World War II history.**

### *Actions*

- Integrate Kwanlin Dün First Nation (KDFN)/Ta'an Kwäch'än Council place names and language into future street names, public amenities, and wayfinding systems (e.g. naming the future riverfront park).
- Interpret sites of high heritage and/or historic value.
- Support the historical and cultural work being undertaken by local First Nations (e.g. KDFN Whitehorse Waterfront Heritage project) through increased collaboration and partnerships.

**Goal: Balance the preservation and enhancement of Marwell's unique and authentic character with public realm improvements and beautification.**

### *Actions*

- Establish design guidelines – including a palette of preferred materials - for major brownfield redevelopment along the riverfront, and promote building innovations that protect/enhance riparian zones and water quality (e.g. integrated stormwater management, etc.).
- In conjunction with the proposed Copper/Quartz Road Corridor Study, explore corridor beautification options.
- Emphasize landscaping and other site edge treatments (e.g. lighting, benches, etc.) in the Tlingit Street upgrade and paved pathway initiatives.

**Goal: Promote better recognition of the “Marwell” name and facilitate improved navigation around the area.**

### *Actions*

- Design and install unique gateway features at the major entrances to Marwell (Quartz Road, Mountainview Drive, Industrial Road).
- Develop a wayfinding scheme for the area that highlights key areas, landmarks and/or interpretive features, historic uses, etc.