



WHAT WE HEARD REPORT #1

Summary of May 2021 Engagement



Submitted to

Kwanlin Dün First Nation
Department of Heritage, Lands and Resources

and

Government of Yukon
Land Development Branch



GROUNDSWELL
PLANNING

JUNE 2021

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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 and enhances the Range Point area. With this in mind, Groundswell undertook a two-week engagement campaign in May 2021 with the following objectives:

- Ensure that the draft master plan concepts reflect and/or incorporate the input and perspectives of KDFN citizens, Range Point residents and stakeholders¹.
- Ensure KDFN citizens and Range Point residents are informed about the project, opportunities to participate, and why their involvement matters.
- Obtain information/input from KDFN citizens and Range Point residents to inform the initial master plan concepts.
- Reinforce the role of both governments as leaders and listeners.

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

Continuing public gathering restrictions due to COVID-19, KDFN policy, and the desire to achieve engagement parity between the two engagement audiences resulted in a predominantly online approach to the first round of Range Point Joint Master Plan engagement. Both governments set up project pages on their respective websites, and two separate 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 112 and 45 responses were received to the KDFN and Range Point resident surveys, respectively. This represented a fairly high level of interest from both groups (as compared to previous efforts and engagements). A handful of other KDFN citizens, Range Point residents, and stakeholders shared their perspectives with the engagement team through other means provided. Refer to the table below.

Engagement Activity	Dates	Promotion	Participation
Online survey (KDFN)	May 15-30	Facebook, newsletter	112 responses
Online survey (Range Point)	May 15-30	Posters, mailers	45 responses
Social media conversations	May 15-30	Facebook	3 comments
Stakeholder comment solicitation/survey	May 22/May 31	E-mail	2 responses
Youth advisory council discussion	May 25	n/a	4 participants
Range Point residential phone calls	May 15-30	Mailer	3 calls

¹ It is important to note that the general public was not identified as an engagement audience for this exercise.

3.0 KDFN SURVEY RESULTS

The following section provides an overview of key results from the KDFN citizen/beneficiary survey administered via Survey Monkey. Complete results can be found in Appendix A.

Participant Age

The majority of survey respondents were working age adults. The 35-44 age group had the largest share of participation (33%), followed by 25-34 (23%) and 45-54 (21%). Only a handful of respondents were aged 18-24 or 65 and over.

Interest in Residential Leases

Over 40% of survey respondents indicated an interest in a residential lease on C-15B, compared to 33% who answered “maybe” and 26% who were not interested. Just over 50% of respondents who were not interested in a lease indicated that they weren’t interested in this type of ownership at all; just under 20% were interested in a lease but not on C-15B.

Housing Preference

Single-family dwellings were the most popular housing type of respondents interested in a C-15B lease by a significant margin (72%). Preference roughly correlated with density of housing type, with the next most desired dwelling types being duplexes (23%), town homes (20%), mobile homes (19%) and apartment/style condos (15%).

Social Responsibility

Survey participants shared a range of ideas for how C-15B could achieve the Community Lands Plan’s directive of socially responsible development. Housing for different income levels was the most common theme, followed by parks/trails/greenspace and using lease revenues for citizen benefit (including housing supports).

Protection of Heritage and Wildlife Values

Survey participants shared suggestions for how wildlife and heritage values previously identified for C-15B could be protected. Trails/trail improvements, protection of nearby waterways, and education were the most prominent themes. Multiple respondents also suggested education, wildlife protection and the retention of greenspace.

IN THEIR OWN WORDS

On socially responsible development:

“Creating housing that KDFN citizens can afford and can build equity and eventually regain that equity.”

“Use lease revenue to fund programming for citizens, including housing improvement.”

“The development should be responsible to a wide spectrum of KDFN housing needs and interests. While KDFN citizens should be able to grow their wealth there needs to be a) social housing b) affordable housing which includes rentals, leases for students and young adults just starting their careers.”

“Making sure the applicant has shown previously that they care for and can take care of their rentals and/or owned homes, having a steady income...we have to be very selective on who we allow to occupy these lots so as to not have non-citizens owning most of the lands.”

“Retain as much of the natural attributes of the lands as possible (i.e., do not clear cut a great big open space for the streets and lots as they do in Whistle Bend). Retain amenity trails. Encourage/support fully green construction...Make some lots available for affordable housing, likely in the multiple unit type buildings.”

“I feel citizens should not have to pay development costs for us to use our OWN land!”

On wildlife/heritage protection:

“Trails and interpretation could be meaningful; how language/names of roads/development areas are chosen could be meaningful; maybe continuing/initiating clean up along the Yukon River could be meaningful and connect more people to the river?”

“It is important for any community development to have green spaces and promote community gardens and common recreational spaces – to support neighbour relations.”

IN THEIR OWN WORDS

On neighbourhood uniqueness:

“It shouldn’t look like Whistle Bend or Copper Ridge. Create different looking houses and even different sizes of lots; lots of green space; designated parks with cultural elements (featuring Yukon wildlife and YFN design); have street names be reflective of KDFN principles, values and language.”

“It would be nice for it to stand out but also blend in with a modern touch of what is being done in the neighbouring neighbourhoods.”

“Anything that mitigates developers’ ability to buy lots on bulk and put up the same poorly built house on each lot.”

“I think it would be great to have a neighbourhood where all the houses don’t look exactly the same...where homes/buildings are colourful/beautiful colours (i.e. not beige). There could be intentional designs to have welcoming front yards, porches where families can spend time....”

“Houses spread apart. Lots of green space. Cabin style energy efficient homes.”

On neighbourhood names:

“Eagle Street (Chünáy) or Camp Robber Street (Ts’uki)...keep it to the bird names since it’s close to Crow and Swan streets.”

“So many places in Whitehorse and the Yukon are named after white dudes who never came here; it would be better to honour names of places, people and historical events of KDFN/Yukon.”

“..I think it’s beneficial to find names that are easy to retain for EMS and anyone who may need to access anyone in the neighbourhood. It’s amazing to incorporate traditional languages and balance that with day to day use.”

Naming Ideas and Themes

Many survey participants shared ideas for the naming of a future C-15B neighbourhood and its various elements. The most common suggestions were the use of Southern Tutchone language (44%), plants and/or wildlife (19%), natural features and/or landmarks (18%), notable citizens or families (12%), and Elders (7%). A few people suggested that more easily pronounced Southern Tutchone names would help from an acceptance and emergency response.

Neighbourhood Uniqueness

Almost 46% of respondents to this question felt that C-15B development should look/feel different from other Whitehorse neighbourhoods, compared to 36% who responded “maybe” and 18% who responded “no”. The most common suggestions for creating a unique identity were larger lot sizes (16%), variety of lots/housing forms (13%), emphasis on nature/greenspace (11%), integration of First Nation design/artwork and modern design (both 9%), and use of colour, street naming, “not like Whistle Bend”, and signage (all 5%).

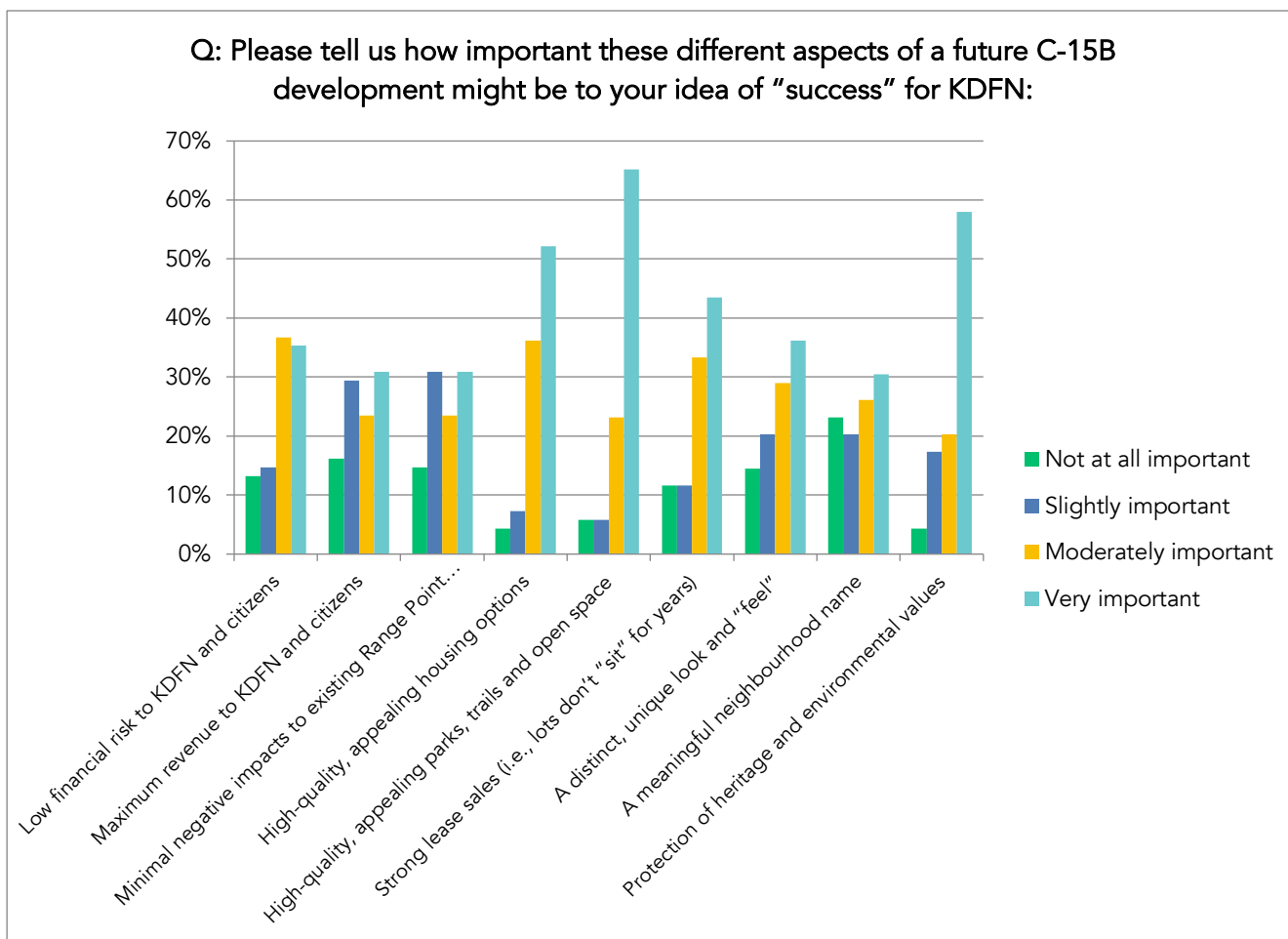
Project Success

Survey respondents were asked to assess the relative importance of various criteria to the overall success of the master plan and development for KDFN. The “Top 5” most important² success criteria indicated by participants were (listed in order of importance):

1. High-quality, appealing parks, trails and open spaces;
2. High-quality, appealing housing options;
3. Protection of heritage and environmental values;
4. Strong lease sales (i.e. lots don't “sit” unsold); and,
5. Low financial risk to KDFN and citizens.

The lowest ranked criteria were maximum revenue to KDFN and a meaningful neighbourhood name. Refer to the chart below.

² “Most important” represents combined “moderately important” and “very important” responses.



4.0 RANGE POINT RESIDENT SURVEY RESULTS

The following section provides an overview of key results from the Range Point resident survey administered via Survey Monkey. Complete results can be found in Appendix B.

Length and Location of Residency

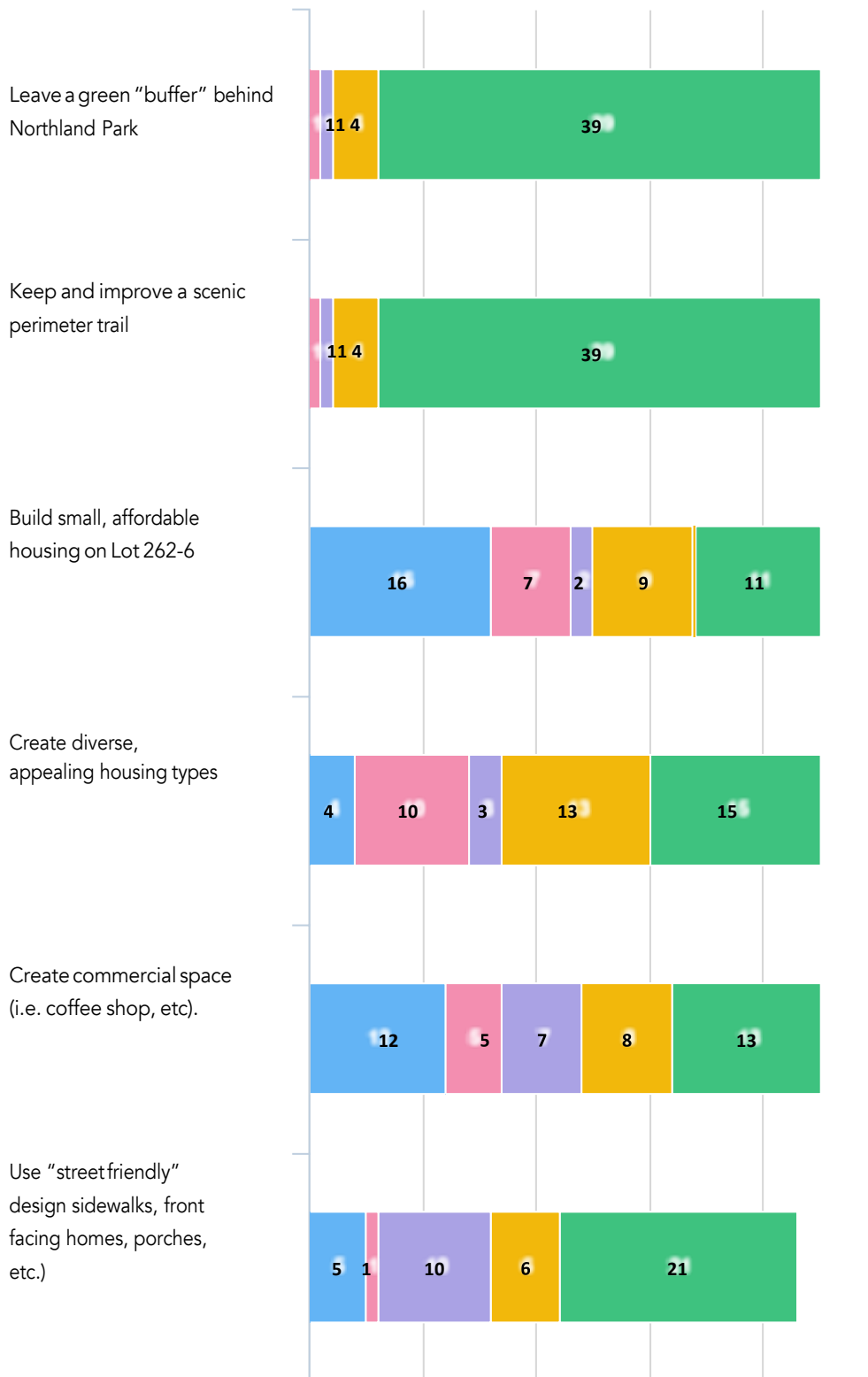
67% of survey respondents live in Northland mobile home park. Takhini mobile home park and Mountain View Place were the next most represented (at 11% and 9% each). There was no notable trend for length of residency; long-time residents, newcomers, and in-between residencies (more or less) evenly represented.

Familiarity with Range Road North Neighbourhood Plan

The most common level of familiarity with the 2014 plan was "slightly" (29%), followed by "somewhat", "moderately" and "not at all" (each representing 20% of responses). 11% were "very familiar".

Minimizing Impacts/Enhancing Range Point

The survey asked about Range Road North Neighbourhood Plan's guidance for Lot 262-6. Respondents strongly agreed with leaving a buffer behind Northland Park, a perimeter trail, and using street-friendly design. Support was also fairly strong for diverse, appealing housing types. Reaction was fairly mixed to a commercial space. Opposition was strongest to building small, affordable housing. Refer to the chart on the facing page.



Q: Please indicate your support for the suggestions residents shared in 2014 to minimize impacts and/or even Range Point with development:

- Definitely disagree
- Somewhat disagree
- Neither agree nor disagree
- Somewhat agree
- Definitely agree

Numerous survey respondents cited traffic, the poor condition of Range Road, and impacts to transit routing as major concerns. A handful requested that the development not proceed at all.

Making Development a Welcome Addition

When asked for suggestions on how future development could be a welcome addition to the neighbourhood, the most common response was leaving greenspace and/or minimizing the development footprint. The addition of a commercial node was the next most offered suggestion, followed by trail improvements and not developing at all.

Interest in Residential Leases

64% of respondents indicated having no interest in a residential lease on C-15B. 20% indicated “yes”, while another 16% indicated “maybe”. Most of the respondents who responded “no” shared that they were not interested in this type of ownership.

Housing Preference

Respondents who indicated “yes” to a opportunity to lease on C-15B were interested in a variety of housing types. There was slightly more interest in single-family dwellings, followed by mobile homes and duplexes. Condos and town houses were the least popular by a small margin. Duplexes and town homes were sought after by those who responded “maybe.”

5.0 SOCIAL MEDIA RESULTS

A series of promotional and “conversational” posts were submitted to KDFN for sharing on its Facebook page. These posts were intended to promote the survey and provide residents with an immediate opportunity to directly weigh in on the topics also covered in the survey.

Social media proved to be an effective platform for getting the word out about the survey, with the initial survey link being well shared. Only a few comments were left under the posts themselves, two of which shared similarities to the input received from the KDFN Youth Advisory Council (see Section 6) about the importance of C-15B providing safer, healthier living options than are felt to be currently available in McIntyre subdivision.

IN THEIR OWN WORDS

On potential impacts:

“The area is currently a lovely greenbelt and a small haven from the big roads beside it. It is used by a lot of people to walk their dogs...It would be a huge shame to slam a bunch of houses in there. I would strongly encourage planners to leave a sizeable strip of forest around the perimeter!”

“My greatest concern is that once the property is developed, that the yards and land areas will not be kept at the same standards as the surrounding neighbourhood is.”

“There is no sufficient civic planning by way of roads and traffic management. This is a poor suggestion to aid the housing crisis. Many Whistle Bend residents already use Range Road as their access road and adding more properties will make it worse.”

“I would like to see it completely left as is. The city hasn’t finished Whistle Bend yet and is looking for another forested area to flatten.”

“Both parcels are currently used by many residents in the entire area. It’s also important to complete a linear park at the same time along Range Road and paved walking and biking trails. Paving the rest of Range Road should be a priority before anything is built.”

On what would make a welcome addition:

“High quality build that will maintain a positive image for many years to come.”

“Please leave some green space for everyone to enjoy.”

“Sidewalks, actual road repairs and upgrades, a public park for the kids, maybe an off-leash dog park or work-out park like Rotary, a convenience store or 24 hour mart.”



Kwanlin Dün First Nation

May 14 at 1:26 PM · 🌐

KDFN is working with the Government of Yukon to create a neighbourhood plan for C-15B and Lot 262-6 in Range Point.

Take 5 minutes to share your ideas and priorities for this area with us!

<https://www.surveymonkey.com/r/HMCTQR2>



👍❤️ 19

21 Shares

👍 Like

💬 Comment

➦ Share



Kwanlin Dün First Nation

May 20 at 1:23 PM · 🌐

The Residences at Spirit Ridge look very similar to any other Okanagan resort community, even though the Osoyoos Indian Band owns it.

KDFN is working with the Government of Yukon to create a neighbourhood plan for C-15B and Lot 262-6 in Range Point.

Should a future neighbourhood on C-15B look or "feel" different? If so, how? Share your thoughts here or take 5 minutes and complete the survey:

<https://www.surveymonkey.com/r/HMCTQR2>



👍❤️ **Name redacted** and 8 others

1 Comment 6 Shares

👍 Like

💬 Comment

➦ Share

Oldest ▾



Name redacted

that looks like a beautiful spot. I adore the entrance

Like · Reply · 1w

👍❤️ 2



Kwanlin Dün First Nation

May 28 at 9:47 AM · 🌐

Survey on C-15B residential development closes Sunday night! Take 5 minutes and share your thoughts:

<https://www.surveymonkey.com/r/HMCTQR2>



2 Comments

👍 Like

💬 Comment

➦ Share

Oldest ▾



Name redacted

Why can't kdfn build housing else where for their citizens to rent other then in the village. Trying to break the cycle of abuse of alcoholism and showing your kids what healthy living should look like is hard when they constantly see it everywhere in the village. Ta'an has housing for its citizens all over even has new development in Whistle Bend 🙏

Like · Reply · 3d · Edited

👍❤️ 1



Name redacted

I really think it should focus on families and elders it's really hard on me I came back to same situation I left 34 years ago just got worse. It's hard to see this and kids those kids need a peaceful environment and without the alcohol new development for disability. Move fish lake drug n alcohol out further drug dealers are going out there to drop off yet its to close to town. I like **Name redacted** idea

Like · Reply · 3d

👍❤️ 2



Write a comment...



6.0 KDFN YOUTH ADVISORY COUNCIL INPUT

A semi-structured group interview with four members of the KDFN Youth Advisory Council was convened on May 25. KDFN Urban Planning and Policy Advisor Duncan Martin provided background on the project, and Groundswell's Principal Jane Koepke led the discussion.

Participants were generous with their ideas and experiences, which made for a lively and insightful conversation. Some of the key "takeaways" included:

- 3 of 4 members are potentially interested in a residential lease on C-15B. The close proximity of nature and the river were mentioned as major draws. The fourth expressed a preference for a country residential lot/home.
- All participants spoke to a desire to reside on Settlement Land but outside of the McIntyre subdivision, citing safety issues, unhealthy resident behaviours, and variable conditions of housing and yards (i.e., "junkyards" next door) as reasons for wanting to live elsewhere. Several noted that Crow and Swan streets are in high demand by citizens because there is more open space and the neighbourhood is in better condition overall than McIntyre.
- C-15B was viewed as a "fresh start" for citizens who are healthy, stable and capable of owning and maintaining a home. These citizens could vacate housing in McIntyre subdivision, opening up opportunities for citizens who are currently under-housed or need more supports.
- One participant shared that C-15B is currently a focus for community safety patrols; development will help deter this negative activity.
- Affordability was mentioned as a key barrier to home ownership in Whitehorse. Several participants were interested in finding out about what types of supports would be available to citizens, both to build homes and manage costs for things like expensive emergency repairs. One hoped that there would be a mechanism for citizens who are financially stable now but may have poor credit ratings to access home ownership.
- Several participants expressed frustration around a perceived lack of citizen accountability for the housing they occupy. They felt that citizens should have to care for housing/land they are given to use by the First Nation.



- All participants shared a preference for larger lots and ample greenspace in a future C-15B neighbourhood. They acknowledged the challenge of reconciling project cost recovery with low density, however, and offered ideas for how density could be made more appealing.
- Safety and community surveillance were mentioned as a key consideration for housing types in the C-15B neighbourhood. Dwelling types with one street-facing door for multiple units (such as apartments) were seen as problematic. Six-plexes would be preferable (more “SIP” houses were also suggested). Ideally, every dwelling unit should have a front door.
- More privacy between units in multi-residential dwelling types could be offered by having front doors facing in different directions and thoughtful landscaping.
- Council members felt that C-15B should look distinct from other neighbourhoods in Whitehorse. They suggested heavy use of natural elements (e.g., wood, stone) and a variety of housing (instead of uniformity). Incorporation of First Nation art into urban elements such as transit stops was suggested. Some kind of welcoming element. Murals could be painted in public spaces, similar to the rink at McIntyre. “Classy” was one Council member’s description of how she envisioned C-15B development.

7.0 OTHER INPUT

Stakeholder Responses

Groundswell sent an email to a list of stakeholders with a potential location-based interest in the project (see inset). The email included background information and an invitation to submit comments via email or a stakeholder-specific survey. Two responses were received – one from an unidentified source and the other from Mountainview Church (which owns the property situated at the corner of Range Road and Mountainview Drive).

The unidentified stakeholder expressed concern about the impact of the development on an already strained road network and asked both governments to consider how to move new residents without vehicles. The church had no concerns.

Range Point Resident Phone Calls

Groundswell also received three phone calls from Range Point residents during the engagement period. One expressed anger at having received a mailer on his doorstep and another shared concerns about the poor condition of his trailer and that of many others in Whitehorse. The third caller expressed opposition to building in the planning area and suggested that the government should restrict new arrivals into the territory instead of developing more greenspace for housing and placing pressure on local wildlife populations.

Stakeholder List

Friends of McIntyre Creek
 Northland Mobile Home Park
 Porter Creek Community Association
 Takhini Mobile Home Park
 Whistle Bend Community Association
 Yukon College

**Note: contact information could not be located for the Range Road condo corporations.*

IN THEIR OWN WORDS

“Mountain View Drive is already becoming congested due to traffic from Whistle Bend. Twinning Mountain View Drive is pointless. It will just encourage more people to use their vehicles to get to and from downtown and this will lead to more congestion. This development will eventually add to the problem. I would like to know how transportation concerns will be addressed without the reliance on vehicles (cars) to get people downtown”.

RPJMP Stakeholder (Anonymous)

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APPENDIX A

Kwanlin Dün First Nation Complete Survey Results

APPENDIX B

Range Point Resident Complete Survey Results