

Valleyview South Master Plan

Summary of KDFN Survey Responses

Introduction

KDFN Heritage, Lands, and Resources (HLR) is participating in a City of Whitehorse project to create a master plan for Valleyview South. The area was formerly known as the “tank farm,” and includes two KDFN settlement parcels on either side of Sumanik Drive, C-117B and C-141B.

Several other groups are involved in the plan, including Ta’an Kwäch’än Council, the governments of Yukon, Canada, and the City of Whitehorse, and several private landowners. They are called the planning partners.

The planning area is located close to McIntyre, Hillcrest, Valleyview, and Granger, and the Canada Games Centre.

Engagement

As part of the planning process, the City, KDFN, and TKC launched a survey to learn more about what people think about the planning area.

The survey contained three groups of questions: some questions were for anyone in Whitehorse to answer; some were only for people who live in nearby neighbourhoods; and some were only for KDFN citizens and beneficiaries.

The survey was mailed out to all KDFN citizens. It was also available online, and at the housing strategy open house at the Kashgêk’ Building December 7-9, 2022. The survey was also advertised by the City and KDFN via website, newspaper ads, social media, and e-news.

Responses

A total of 659 people filled out the survey, which included 67 who identified themselves as KDFN citizens or beneficiaries.

Of the KDFN responses, 45 were completed online and 22 were on paper. 3 additional paper surveys were submitted by respondents who did not identify as KDFN citizens or beneficiaries.

The responses summarized in this report include only those respondents who indicated they are a KDFN citizen or beneficiary.

KDFN-specific questions

HLR wanted to learn citizens’ and beneficiaries’ opinions on what should happen on C-117B and C-141B, the two parcels of roughly 4 hectares each located within the planning area.



Housing on C-117B and C-141B

Question

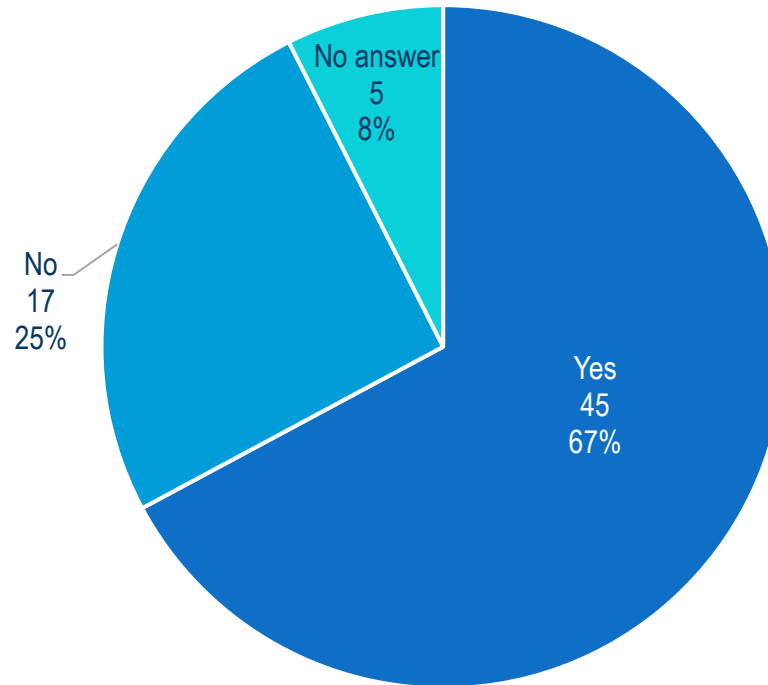
The KDFN Self-Government Agreement says the hatched areas of these parcels are restricted to single, detached residential homes (no multi-family housing or mobile homes).

Should more types of housing be allowed on C-117B and C-141B?

- Yes
- No
- Don't know

Response

Most respondents were in favour of considering other types of housing, which could include townhouses, duplexes, and other types of attached dwellings. Allowing this to happen will require the agreement of the parties to the SGA.



Commercial-Residential Mix

Question

The SGA designates the western portions of C-117B and C-141B along Hamilton Boulevard for commercial and residential use.

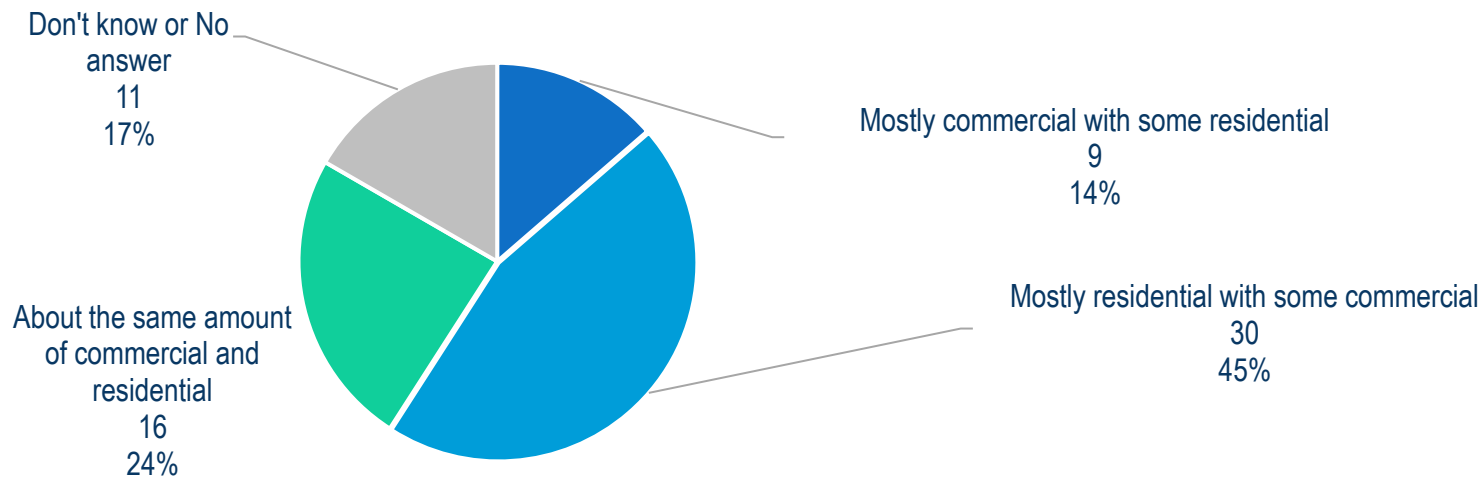
Should this area be:

- Mostly commercial with some residential
- Mostly residential with some commercial
- About the same amount of commercial and residential
- Don't know or No answer

Response

The majority of respondents chose an option that favoured residential with some commercial.

In asking this question, HLR assumed that strictly commercial, or strictly residential development is not desirable in this area. The responses suggest that residential development on settlement land continues to be a priority for KDFN people. The decision of how much commercial versus residential development will also depend on a more detailed market analysis.



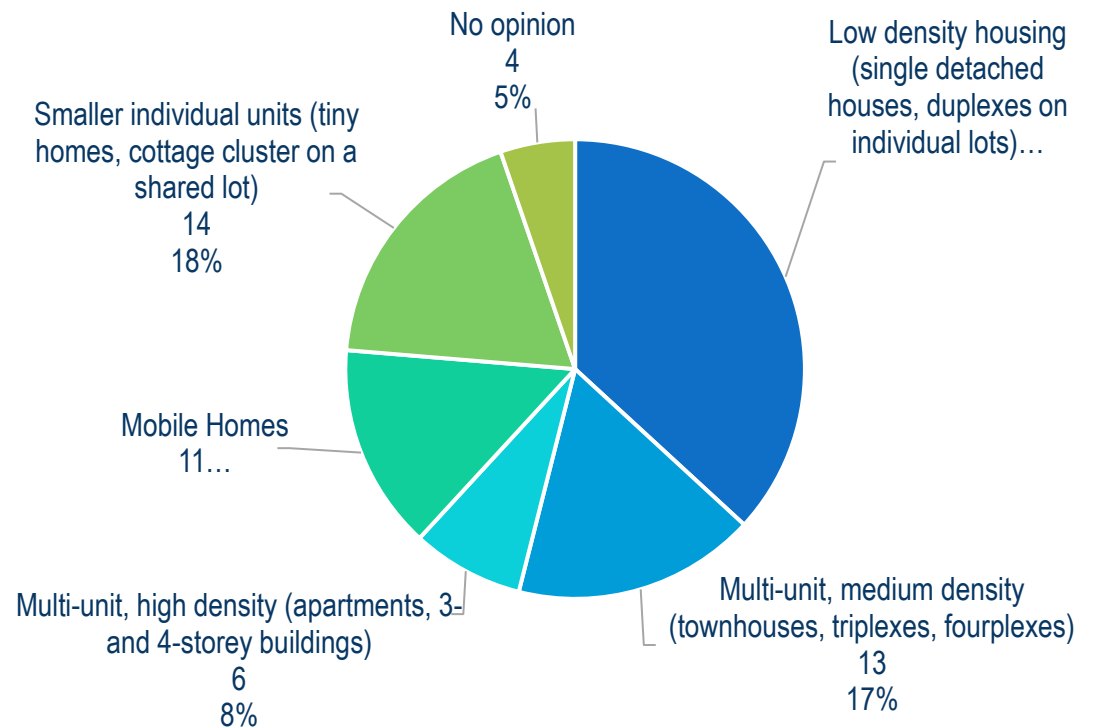
Housing Type

Question

Although the SGA restricts development on lower portions of the parcels to permanent, single family, detached houses, there is still an option to develop other types of housing on these parcels, either in the non-restricted areas, or in the restricted areas through agreement with the parties to the SGA.

What type of housing should be on these parcels (C-117B and C-141B)?

- Multi-unit, medium density (townhouses, triplexes, fourplexes)
- Multi-unit building, high density (apartments, 3-and 4-storey buildings)
- Mobile Homes
- Smaller individual units (tiny homes, cottage cluster on a shared lot)
- Other _____ No opinion



Response

Respondents showed a preference for low density housing such as single houses, duplexes, and mobile homes, and small detached units. There was not much support for medium and high density development such as apartments and townhouses.

Respondents had the option to include other uses for these parcels. Comments are below. General comments of a similar nature were also collected during the in-person engagement on Dec. 7-9, 2022.



Ownership on C-117B and C-141B

Question

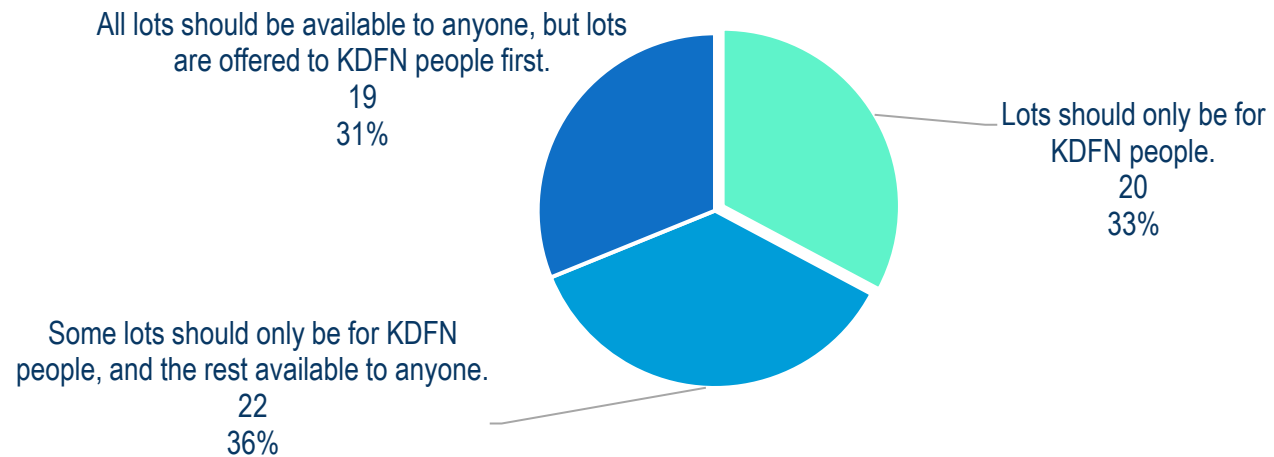
KDFN can make settlement land available to KDFN citizens/beneficiaries, or lease it to non-KDFN people for revenue purposes. The income from market-based housing will help KDFN government pay for citizen housing programs and supports.

If KDFN develops C-117B and C-141B for housing:

- Lots should only be for KDFN people.
- Some lots should only be for KDFN people, and the rest available to anyone.
- All lots should be available to anyone, but lots are offered to KDFN people first.

Response

The majority of respondents were open to the idea that non-KDFN people should be able to live on settlement land parcels.



Future Communication

Question

How would you like to receive more information about this project?

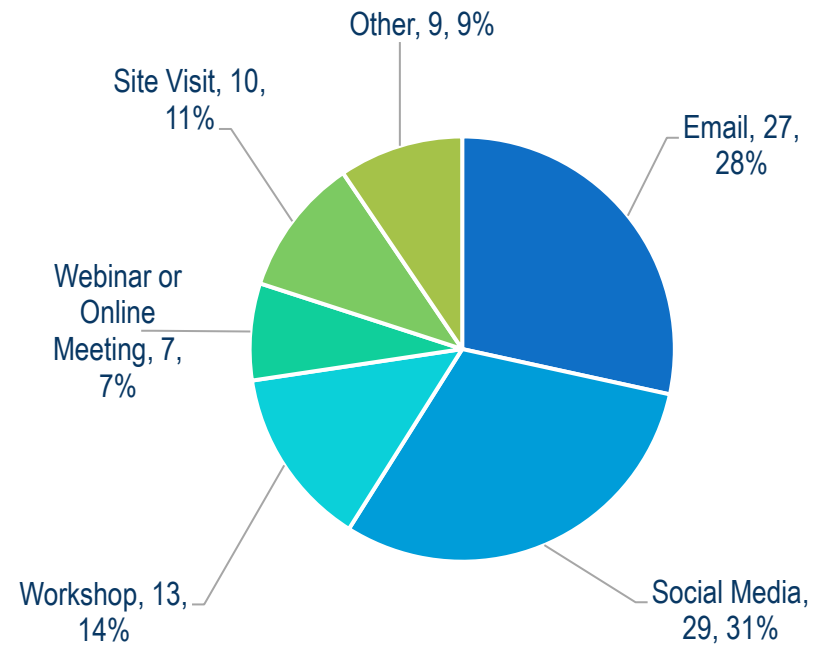
- Email
- Social media
- Workshop
- Webinar or online meeting
- Site visit
- Other _____

Response

Respondents selected a range of communication types. The results generally indicate that email and social media are used, and that people may be open to other formats.

In the category of "Other" the following responses were made:

- 6 people said "mail"
- 1 person said "newsletter"
- 1 person said "talk to elders."



Where Do You Live

The following question was asked of all survey respondents, not just KDFN. The results show only the KDFN responses.

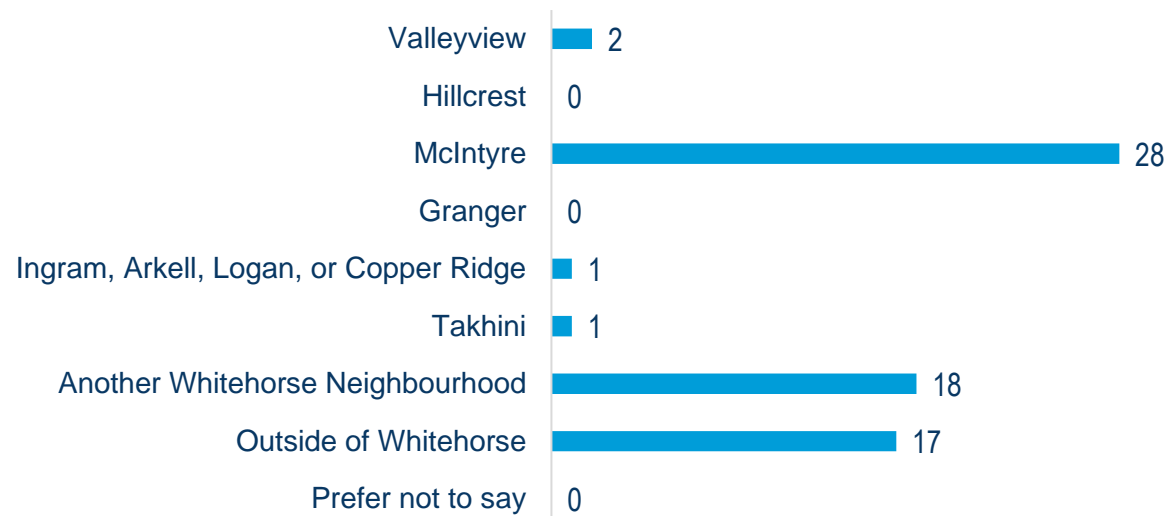
Question

What Neighbourhood do you Live In?

Response

42% of KDFN respondents said they live in McIntyre.

For comparison, approximately 30% of all KDFN citizens live in McIntyre, and approximately 44% of Yukon-based KDFN citizens live in McIntyre, so this proportion is consistent with the overall KDFN population.



Neighbourhood Character

The following question was asked of all survey participants.

Question

People have previously made the following statements about a future neighbourhood in this area. **Do you agree with them?**

Respond with Strongly Disagree, Disagree, Neutral, Agree, or Strongly Agree

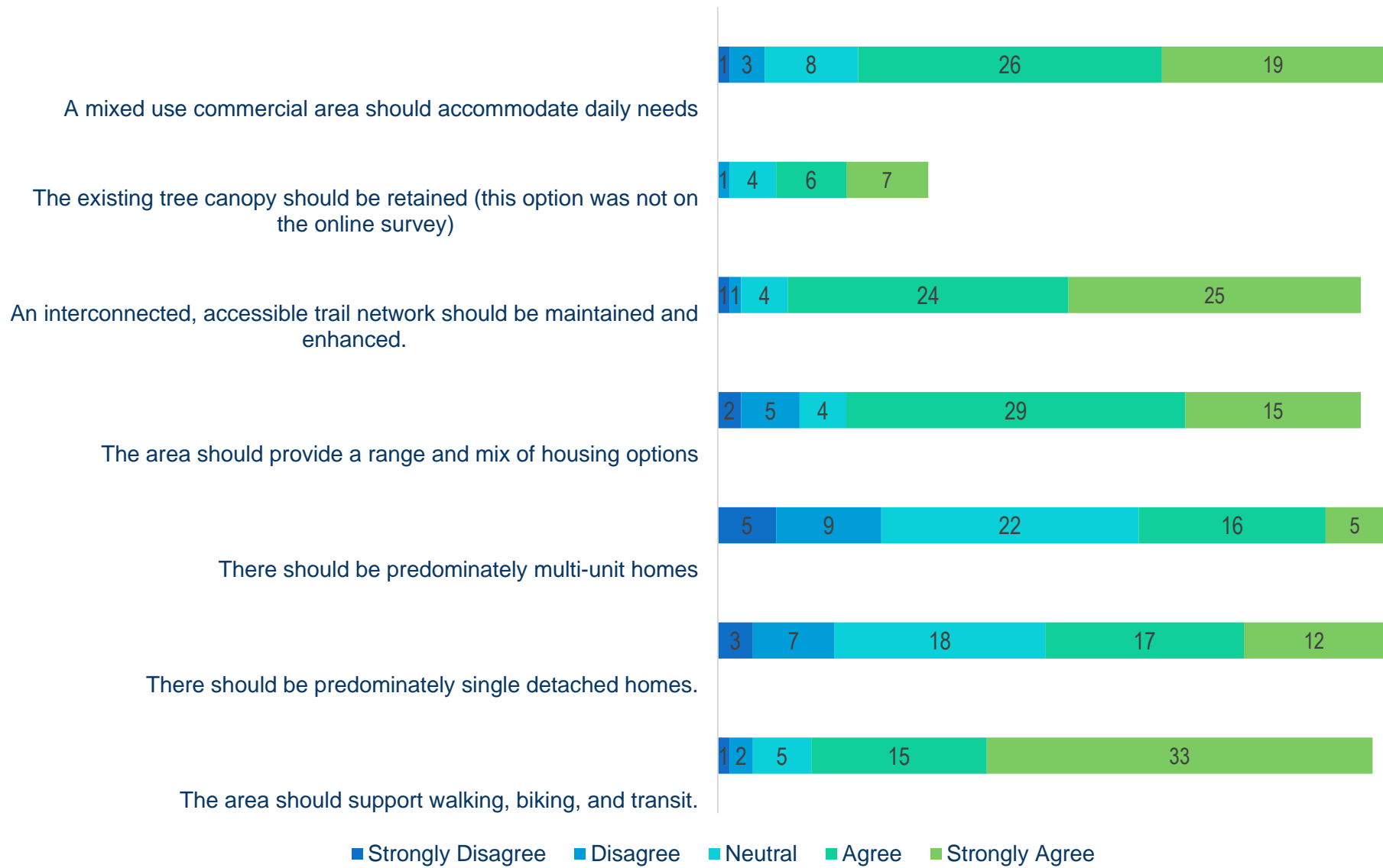
- The area should support walking, biking, and transit.
- There should be mostly single detached homes.
- There should be mostly multi-unit homes (e.g. townhouses, apartments, condominiums).
- The area should provide a range and mix of housing options.
- An interconnected, accessible trail network should be maintained and enhanced.
- The existing tree canopy should be retained. (NOTE: this question was not included in the online survey)
- A mixed-use commercial area should meet daily needs (grocery store, clinics, café, etc.)

These options were based on feedback by participants of a 2012 community workshop.

Responses

KDFN respondents generally agreed with these statements. There was more uncertainty about the statements that pertained to housing type. While most agree that there should be a mix of housing types, opinion was mixed on whether it should be mostly low density or mostly multi-unit housing.





Type of Parks

This question was asked of all survey participants, not just KDFN citizens and beneficiaries.

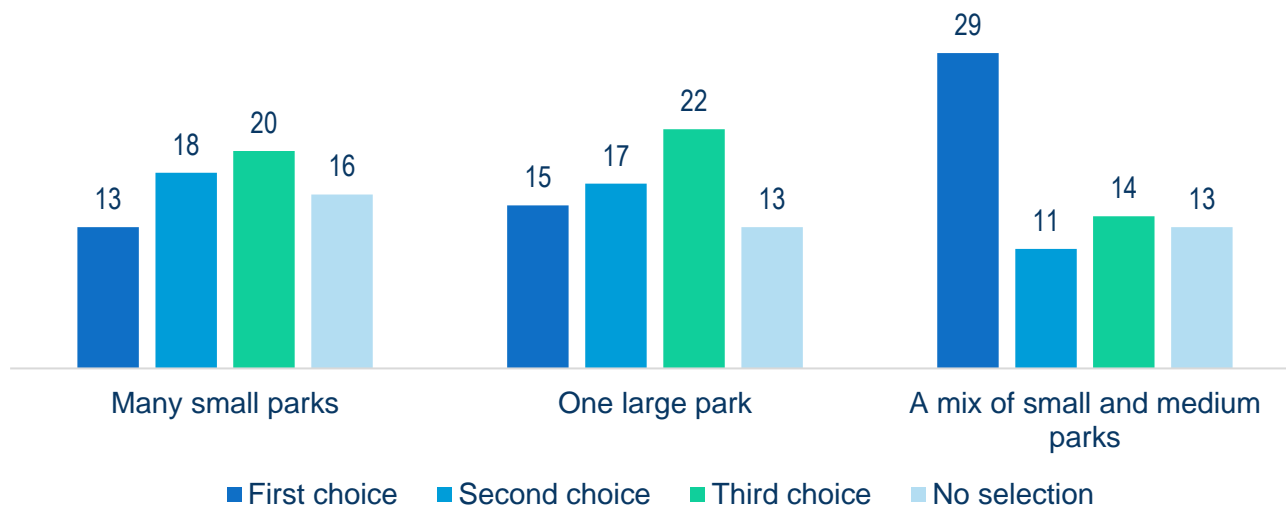
Question

The master plan will identify park spaces through the neighbourhood. **Rank these options in order of preference** (1 is your favourite, 3 is your least favourite):

- Many small parks
- One large park
- A mix of small and medium parks

Response

There was a preference for a mix of small and medium sized parks.



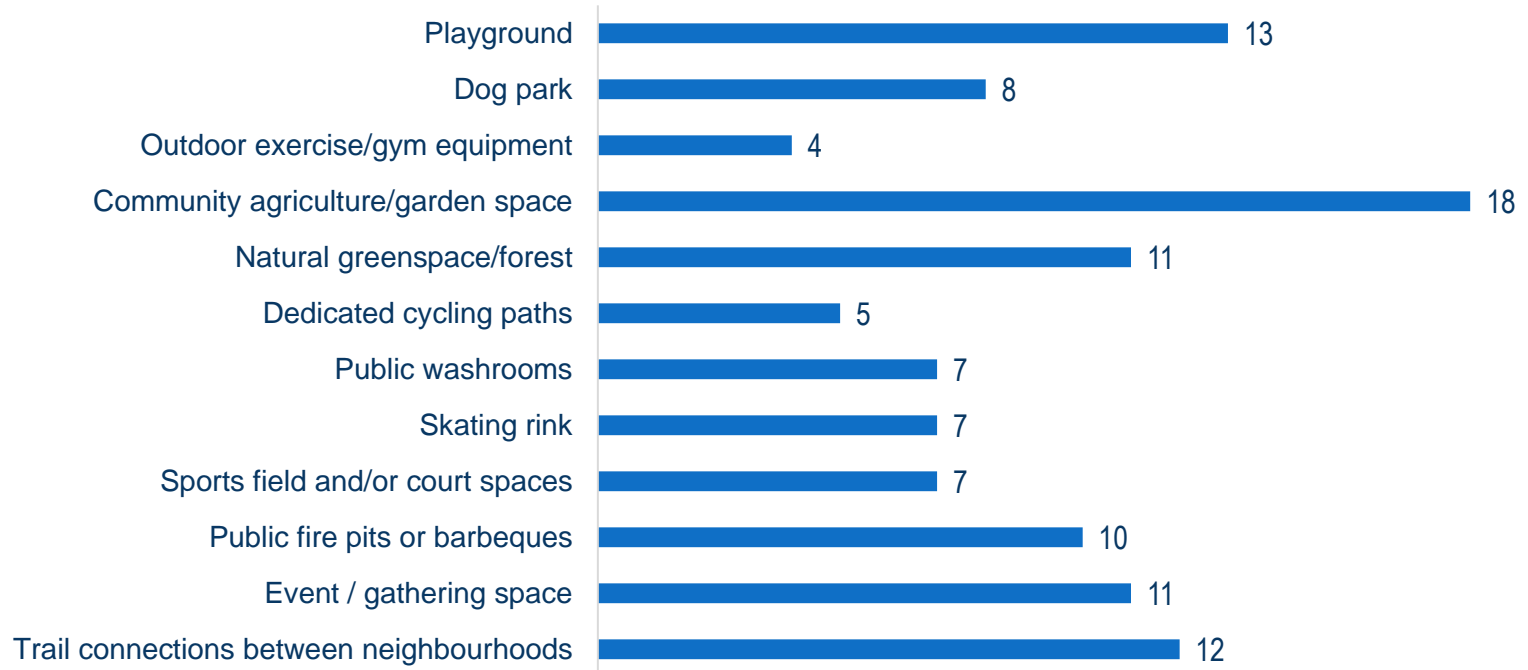
Park Amenities

This question was asked of all survey participants, not just KDFN citizens and beneficiaries.

Question

What would you like to see in the parks and open spaces? Choose up to 3. [The survey listed the options in the chart below].

Response



The survey also had an open-ended “Other” option. Responses included:

- Laundromat
- Hand Games Centre
- Commemorative garden or benches or interactive art installation
- Skateboard park



Neighbourhood Name

The following question was asked of respondents who identify as KDFN or TKC citizens or beneficiaries.

Question

The name “Valleyview South” is temporary. **Can you suggest a name for this new neighbourhood?**

Response

- In the Land
- Pine Bluff. Village in the Pines. South Bluff. Sunset Riverside. Any of the above in First Nation language
- McInyre West
- South McIntyre
- South McIntyre
- Something strong and positive that gives hope and brings light. "Northern Lights Place". "Feather Crescent". "Path of Our Ancestors".
- Valleyview South
- A KDFN elder, Southern Tutchone word for the area
- Valley Rise, Clearview
- Words for Running River
- South McIntyre or south KDFN
- Vallyview south/East
- King Charles Ridgeway
- Ridgeview; Ka Näy Ridge (moose); Nà Däy Trail (lynx); Tsal Medows (gopher)
- Ka-näy Ridge; Tsal Medows; Ridgeview
- Vallyview south
- Grizzly Valley
- A traditional and/or local first nation name preferred
- nature/geographic features or further identity to KDFN
- Nature or Geographic but to be for all the people as a United perspective
- Caribou Valley
- Top of Two Mile Hill!
- Haa Aani. Or start using Tlingit words.
- Southern tutchone name please



Neighbourhood Success

This question was asked of all survey participants, not just KDFN citizens and beneficiaries.

Question

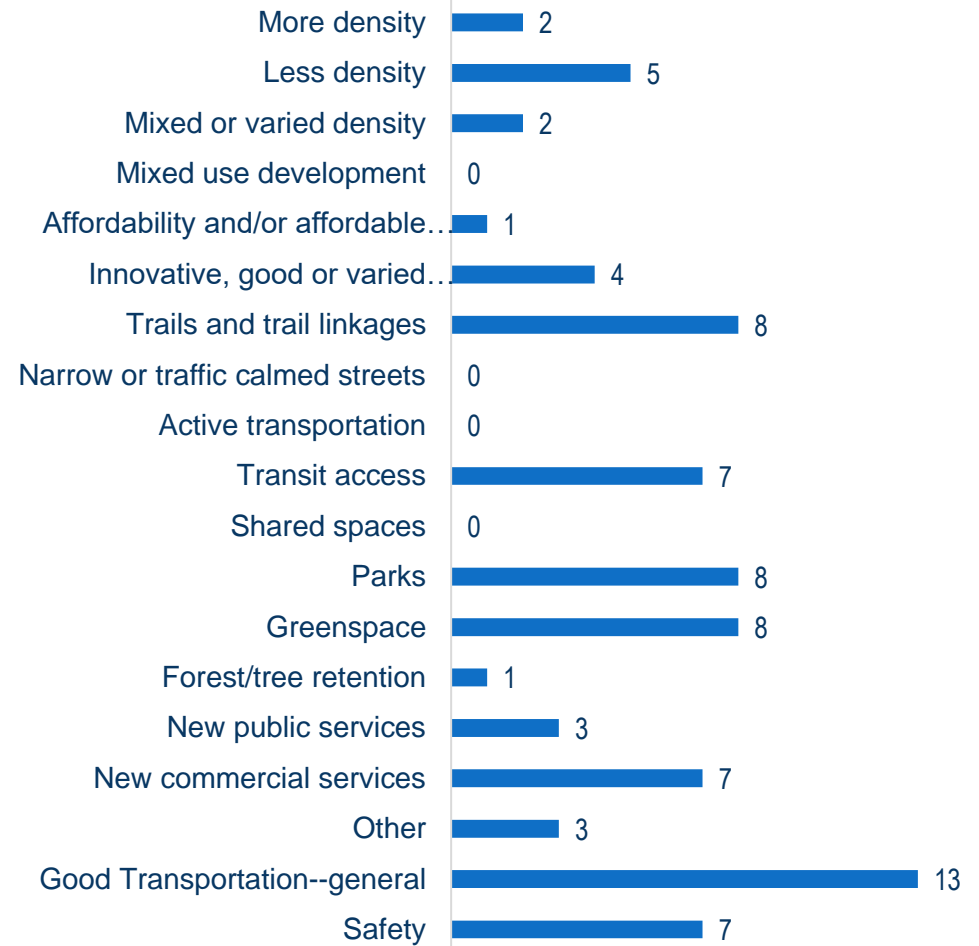
What would make this a successful neighbourhood?

This was an open-ended question where participants provided a response in their own words.

Response

44 KDFN citizens and beneficiaries gave responses. Many responses contained more than one concept. The concepts are summarized into categories for reporting. The categories were used in the reporting of the overall survey responses, but the last two categories (Good Transportation and Safety) were added to these KDFN results because of the high number of comments that mentioned these items.

KDFN responses emphasized safety, good transportation access, and parks and open space.



Fears and Concerns

This question was asked of all survey participants

Question

What fears or concerns might you have about this future neighbourhood?

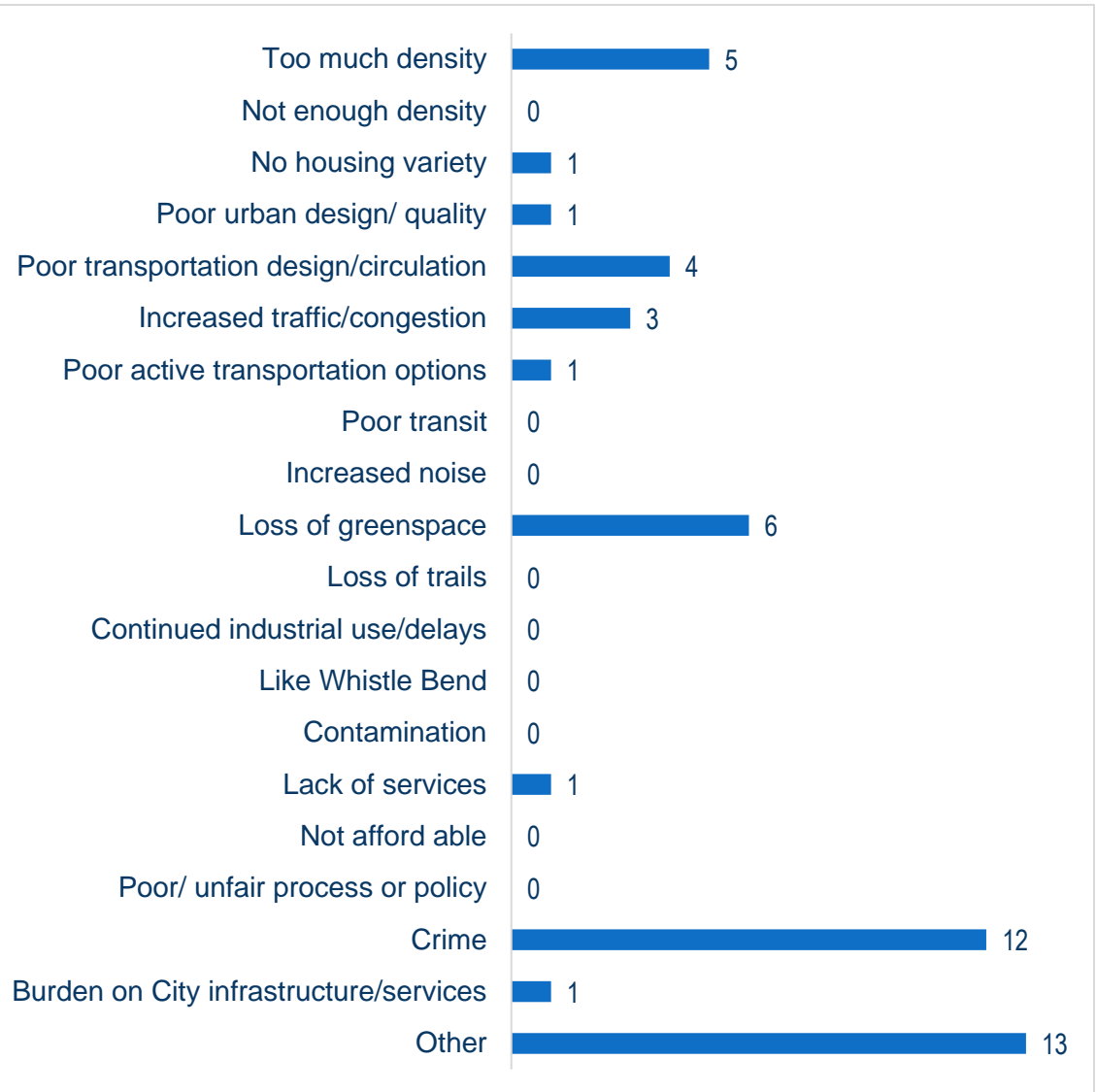
This was an open-ended question where participants provided a response in their own words.

Responses

This was an open-ended question. 38 KDFN citizens and beneficiaries gave responses. Many responses contained more than one concept.

The concepts are categorized for the purpose of reporting. The categories were used for reporting the responses of all survey participants, including non-KDFN respondents.

KDFN responses emphasized safety, loss of greenspace, and too much density.



Access

The following question was asked of online participants who indicated they lived in an adjacent neighbourhood, and of all paper-based participants.

Question

If you use the area, how do you enter or exit the area? Choose from the map [a map was provided in the survey].

Response

Popular points of access are at Sumanik Drive and the footpath near the Canada Games Centre.

