

Copper Ridge New Development Area

Project Launch Engagement - What We Heard

April 2023

Planning and Sustainability Services
City of Whitehorse



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Section 1 - Background

1.1 Project Overview

The City of Whitehorse (City) is focused on ensuring all residents have a place to call home. The City is therefore looking at a number of ways to increase the amount of housing in the city in order to meet the rising demand. An area between Copper Ridge Place and Falcon Drive was identified as a potential location for new development (Figure 1 Study Area). The area consists of properties owned by the Government of Yukon (YG) and the City, with both governments looking to jointly develop the site.



Figure 1. Study Area

1.1.1 SITE CONTEXT

The overall Study Area is approximately 6.6 ha. The YG lot is 3.9 ha in size and was originally planned as a school site. YG has however since determined the lot is no longer required for this purpose. The remainder of the area consists of a City parcel 2 ha in size and a portion of the Copper Ridge Place lot approximately 0.7 ha in size.

The Study Area currently consists of a predominantly vegetated area intersected by multiple informal trails. A portion of the Copper Ridge Place lot was included in the Study Area as it currently consists of an underutilized space that could also be developed.

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The Study Area is predominantly surrounded by single family homes. The exception is Copper Ridge Place, an extended care facility, which is located directly north of the Study Area.

Three bus routes service the area along Falcon Drive and the City's trail network can be accessed less than a kilometer to the east, west, or south.

1.1.2 MASTER PLAN

This project will create a master plan for the Study Area to ensure future development fits within the existing community. The City is leading the development of this project, which will establish a vision and framework for the area.

A Master Plan is a high-level planning document that directs how an area should be developed. This high-level guiding document has two main components: a preferred land use concept and a report. The land use concept illustrates the approximate location of land uses, including the major road and active transportation networks. The report provides a written description of the land use concept, guidance on land use, density, on- and off-site infrastructure, and how development should occur.

Community input is sought throughout the process to receive feedback while preparing the master plan document. Initial engagement was carried out in January and February 2023 to understand what the community would like to see in the area prior to developing the master plan document. This report summarizes the community input the City receiving during this period. Further details on upcoming engagement are provided in Section 4 of this report.

1.2 Guiding Documents

Several City documents provide guidance on the overall vision and potential land uses for the Study Area. These documents will help inform and provide justification for the land use concepts in addition to input received from the public.

1.2.2 OFFICIAL COMMUNITY PLAN

The 2040 Official Community Plan (OCP) is the highest-level policy document for the City that provides the overall long-term vision for the City and guides growth and development.

The Study Area is designated as Residential – Urban in the OCP which is intended to accommodate a wide range of residential housing forms and compatible uses. Uses suitable for Residential – Urban areas include, but are not limited to, residential uses of varying density and forms, parks and natural areas, playgrounds, schools, places of worship, community halls, recreation facilities, retail shops, and personal service uses.

The OCP encourages the construction of a variety of housing types including affordable housing, rental housing, and housing that allows for aging in place. OCP policies also support compact residential development to ensure existing public services are used efficiently.

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The OCP also requires that all sites over 1.5 hectares in size develop a Master Plan prior to undertaking a zoning amendment and/or subdivision. As the Study Area is approximately 6.6 ha in size, a Master Plan is required.

1.2.3 SUSTAINABILITY PLAN

The Sustainability Plan identifies twelve goals that the community would like to achieve in the long term with associated action items and targets. Affordable housing and poverty reduction is a goal with the rationale that safe, secure, decent housing is a basic need. The use of planning, zoning, and development tools to encourage the inclusion of affordable and denser housing is identified as a strategy to achieve this goal.

1.2.3 ZONING BYLAW

The purpose of the Zoning Bylaw is to implement the OCP and provide orderly, economic, and environmentally sensitive development in the City. The Zoning Bylaw divides the city into land use zones that describe the permitted uses and development requirements for each zone.

The Study Area is currently zoned as PS – Public Service, PSx- Public Service (Modified), and PR – Parks and Recreation (Figure 2). The uses for the PSx (Modified) area are limited to schools, parks, outdoor participant recreation services, community recreation services, and religious assemblies. The PR area is restricted to uses related to indoor and outdoor active recreational activities. The PS area is currently part of the Copper Ridge Place site. The surrounding residential neighbourhood is zoned RS – Residential Single Detached or RR – Restricted Residential Detached which primarily provide low density single detached dwellings. Other PR areas, PG – Greenbelt, and RM – Residential Multiple Housing zoned land is also located in close proximity to the Study Area.

The OCP Residential – Urban designation enables the Study Area to be rezoned to another use that conforms with the designation, such as residential and neighbourhood commercial zones. The current engagement process for the Master Plan will inform whether the zoning of the Study Area should change and, if so, to what type and to what extent. A Zoning Bylaw Amendment, including a public hearing, will be required if the Master Plan recommends a different zoning for the Study Area.

1.2.4 NEIGHBOURHOOD CONCEPTUAL DEVELOPMENT PLAN

The Hillcrest Expansion Areas “C” & “D” Conceptual Development Plan is the original development plan for the Copper Ridge neighbourhood. It was developed in 1990 when the City decided to expand the existing Granger and Hillcrest neighbourhoods.

In the Hillcrest Area ‘D’ Land Use Plan (Appendix A), part of the Study Area was originally planned to have a school (3.47 ha), a park (2.24 ha) and a multi-family site (2.86 ha). Apart from Copper Ridge Place, no other development has occurred within the Study Area. A small commercial lot (2.68 ha) and another multi-family site (4.28 ha) was also planned opposite Falcon Drive. Both of these areas were, however, developed as single family dwellings.

In terms of land dedicated for public use, 14.3 ha were planned for park uses across the entire Hillcrest ‘D’ area, representing approximately 10 per cent of the area. Ultimately 16.01 ha were

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zoned for this use, representing more than 1.7 ha of land dedicated for parks over the amount originally planned for the neighbourhood. The Study Area currently contains 2 ha of land zoned for park uses.

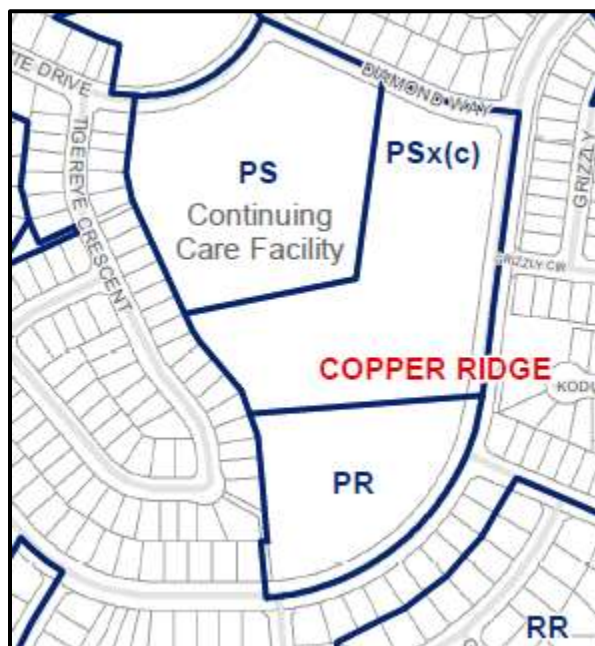


Figure 2. Current Zoning of the Study Area.

1.3 Feasibility Studies

Several preliminary feasibility studies were prepared to better understand the current uses and servicing of the Study Area and potential limitations or constraints. Similar to the previously noted guiding documents, these studies will also help inform and provide justification for the land use concepts in addition to input received from the public.

1.3.1 MUNICIPAL SERVICING ASSESSMENT

The purpose of the municipal servicing assessment was to determine the maximum additional residential density that can be accommodated with existing infrastructure and identify the threshold when infrastructure upgrades would be required. The assessment examined the topography, sanitary sewer system, stormwater sewer system, water network, road network, power, and telecommunications within the area.

The assessment proposed two access layout options for the Study Area (Figure 3). Both options propose a three-way intersection along Diamond Way, while either two four-way (Layout 1) or two three-way (Layout 2) intersections are proposed along Falcon Drive.

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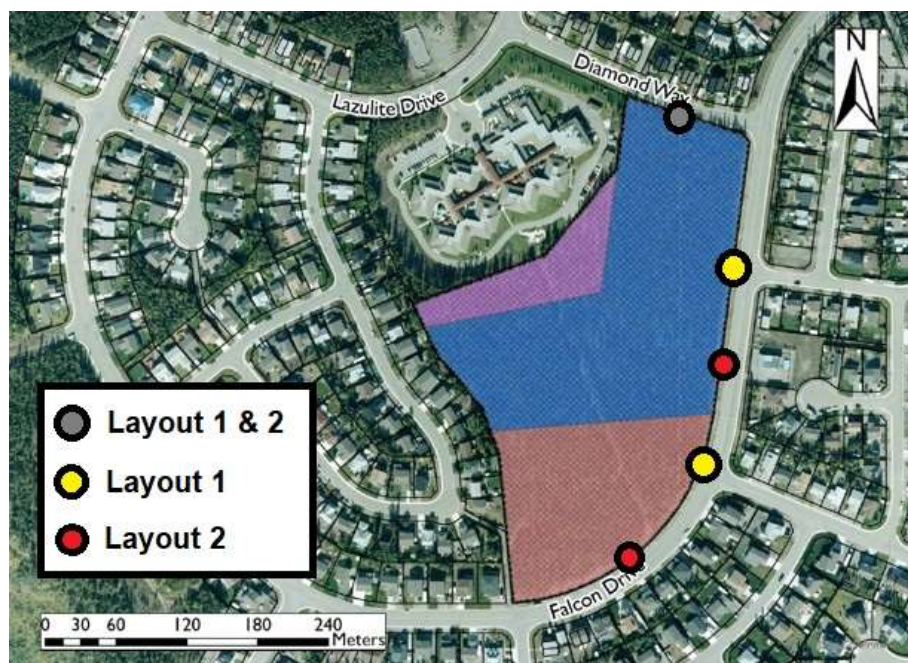


Figure 3. Proposed Access Layout Options

Overall, the limiting factor for the site was determined to be the water network and the availability of fire flows. The site, with current services, would be limited to low density residential development that could accommodate a population of approximately 248 people or 103 units. On- and off-site infrastructure upgrades would therefore be required to accommodate higher residential density.

1.3.2 GEOTECHNICAL ASSESSMENT

A desktop geotechnical assessment was conducted to determine the subsurface rock and soil conditions of the site to understand requirements or setbacks for the development of building foundations, underground utilities, and other infrastructure.

The assessment found that there are no severe natural hazard risks on the site. No features were identified that would warrant geotechnical setbacks or negatively affect building foundations.

Overall, there were no visible constraints to road or building construction identified within the site. It was however recommended that a detailed geotechnical investigation is conducted prior to development.

1.3.3 ENVIRONMENTAL ASSESSMENT

The purpose of the environmental assessment was to determine if areas of potential environmental concerns (APECs) and potential contaminants of concern (PCOC) exist at the site.

The assessment did not identify any on-site or off-site APECs. As such, there is low potential that current or past land use activities at the site or neighbouring properties have resulted in

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contamination of soil and/or groundwater within the site. Given these results, no further investigation was considered warranted.

1.3.4 TRAIL ASSESSMENT

The purpose of the trail assessment was to review the existing trail network within the Study Area. A site visit was undertaken in January 2023 to identify the type, location, and direction of trails within and surrounding the Study Area. It was found that multiple trails were located adjacent to and throughout the Study Area.

The assessment identified street paths bordering the Study Area along Falcon Drive and Diamond Way and wide, well used, trails connecting Diamond Way and Copper Ridge Place to Falcon Drive through the Study Area. A small informal trail also circles around Copper Ridge Place and multiple other small informal trails are located within the Study Area creating connections between the wider, well used, trails and the adjacent road network.

1.3.5 HERITAGE RESOURCE IMPACT ASSESSMENT

The purpose of the heritage resource impact assessment was to identify above and below ground heritage resources (such as pre-contact or post-contact heritage sites) and to make recommendations concerning the future management of those resources, if needed.

Within the study area, there are numerous signs of contemporary use including walking and motorized vehicle trails, vegetation clearing for fire management, and tree planting. The remainder of the study area is characterized by a level of undifferentiated, hummocky terrain.

The assessment did not identify any heritage resources within the Study Area. The area is assessed as having low heritage potential and no further heritage work is recommended.

Section 2 – Project Launch Engagement Overview

2.1 Engagement Overview

As part of the project launch in January 2023, the City sought public feedback in a variety of ways to help inform the next steps in the project, including through a webpage, a webinar, and a survey. The City advertised the launch of the engagement activities related to the Study Area on social media, newspapers, radio stations, and a public service announcement. The City also directly notified Ta'an Kwäch'än Council, Kwanlin Dün First Nation, Copper Ridge residents, the Copper Ridge Neighbourhood Association, and Copper Ridge Place staff.

2.2 Notifications

2.2.1 NEIGHBOURHOOD RESIDENTS

Letters were mailed to all residents of the Copper Ridge neighbourhood. The letter contained a brief description and map of the Study Area, the date and time of the Project Launch Webinar, the project webpage address, and contact information for the City's Planning and Sustainability Services department. The letter also advised that a survey would be made available following the webinar.

2.2.2 FIRST NATION GOVERNMENTS

An email was sent to Ta'an Kwäch'än Council and Kwanlin Dün First Nation staff advising them of the project launch and upcoming webinar, survey, and planning charrette. The City offered to meet individually with each first nation government if desired. Neither first nation government requested to meet at this stage in the project.

2.2.3 NEIGHBOURHOOD ASSOCIATION

An email was sent to the Copper Ridge Neighbourhood Association email address advising them of the project launch and upcoming webinar, survey and planning charrette. The City offered to meet individually with the neighbourhood association if desired. No request was made to meet at this stage in the project.

The City received a letter from the president of the neighbourhood association following the webinar requesting to repeat the webinar with more adequate notice to residents. A response letter was provided to the president of the neighbourhood association advising that the webinar recording was available on the project webpage and that there would be further opportunities to provide feedback on the project, including through the survey which was launched after the webinar.

The City offered again by email and voicemail to meet individually with the neighbourhood association if desired. However, no request was received.

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2.2.4 COPPER RIDGE PLACE

An email was sent to the Senior Manager of Copper Ridge Place advising them of the project launch and upcoming webinar, survey and planning charrette. The City offered to meet individually with Copper Ridge Place representatives if desired.

City staff also provided an in-person presentation of the project and engagement process at a Family/Residents' council meeting. Attendees had the opportunity to ask questions and hardcopies of the survey were distributed and collected.

2.3 Engagement Activities

The main project launch and public engagement activities included the EngageWhitehorse.ca webpage, a virtual webinar, and a virtual survey.

2.3.1 ENGAGEWHITEHORSE.CA

The project webpage was launched in January 2023 on the City's engagement platform: EngageWhitehorse.ca. It is updated periodically as the project progresses and contains all the information related to the project, including a description of the project, master plan process, key dates and steps, current and future engagement opportunities, and City staff contact information. The project webpage also includes links to relevant documents and recordings, a newsfeed, a project subscription button and tabs to ask and view questions and to fill out surveys.

2.3.2 PROJECT LAUNCH WEBINAR

The project launch webinar was an online meeting that took place on January 31, 2023. A publicly accessible link to the webinar was posted on the project webpage prior to the event. As part of the webinar, City staff presented the project and Study Area and outlined relevant policy documents, the master plan process, completed feasibility and background studies, key steps and dates, and future public engagement opportunities. Following the presentation, attendees were given the opportunity to ask questions and provide comments. The webinar had approximately 18 attendees and a recording was posted on EngageWhitehorse.ca.

Questions and comments received related to:

- the amount of existing greenspace in the neighbourhood and consideration of cumulative loss over time;
- the impact potential development could have on the surrounding transport network and road safety;
- clarifications on if and when a transport impact assessment would be undertaken
- the consideration of Copper Ridge Place as a key stakeholder and a community centre as a potential future use;
- the location, type, and timing of potential development within the Study Area;
- the concern that some attendees did not receive the project launch letter; and
- the further clarification of comments made during the presentation.

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2.3.3 SURVEY

A survey was released on the project webpage on January 31, 2023 (Appendix 2). It remained open for four weeks, until February 28, 2023. The survey consisted of ten questions and took approximately five to ten minutes to complete. The questions aimed to receive input on how the respondents currently used the Study Area, what type of land uses and densities they would support, as well as open-ended questions about their concerns and desires for the development. A total of 166 survey responses were received.

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3.1 Overview

The following is an overview of the input received from the survey. Most questions allowed respondents to choose from multiple choice answers. Some questions allowed respondents to choose an ‘other’ response and to specify their answer to the question. ‘Other’ responses to questions are listed in Appendix C of this report. A full list of verbatim responses to the open-ended questions 8 and 9 is included as Appendix D of this report.

3.2 Demographics

3.2.1 LOCATION

Respondents were asked to identify in which Whitehorse neighbourhood they reside.

The majority (72 per cent) of respondents live in the Copper Ridge neighbourhood. Some residents from the Granger, McIntyre, Ingram, Arkell and Logan neighbourhoods (8 per cent) also responded to the survey. While 17 per cent of respondents indicated residing in Whitehorse Central, North, or South neighbourhoods.

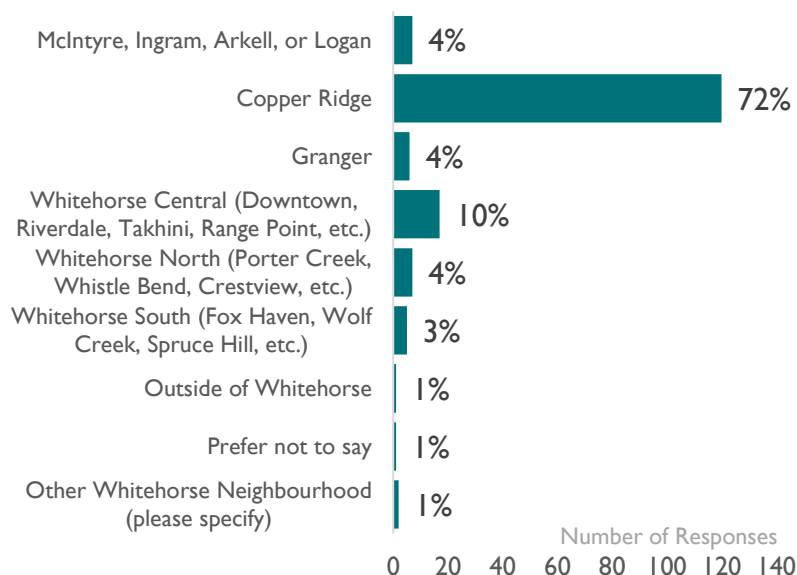


Figure 4. Question 1. What neighbourhood do you live in? (n=166)

3.2.2 FIRST NATIONS CITIZENSHIP OR BENEFICIARY

Respondents were asked if they identify as First Nation citizens or beneficiaries.

Six per cent of respondents identified as either a Kwanlin Dün First Nation citizen or another First Nation citizen or beneficiary. Eleven per cent preferred not to say and 83 per cent did not identify as First Nation citizens or beneficiaries.

No responses were received from Ta’an Kwäch’än Council Citizens.

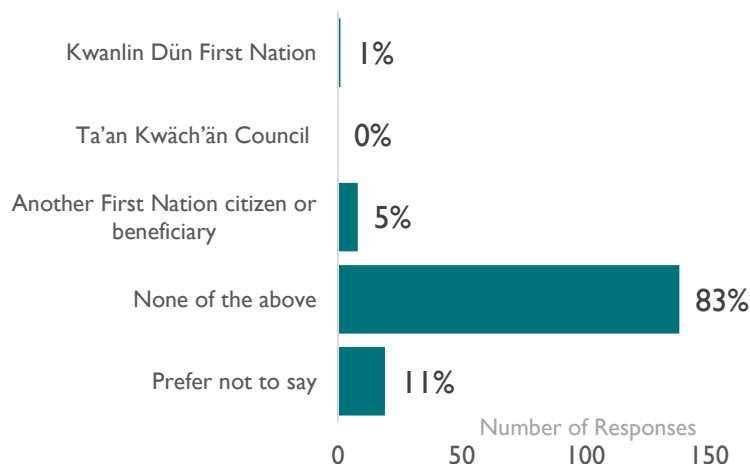


Figure 5. Question 2. Do you identify mainly as? (n=166)

3.3 Current Use

Respondents were asked to identify how they currently use the study area. The responses indicated that 71 per cent of respondents use the area for recreation purposes, such as walking, jogging, or dog walking. On the other hand, 45 per cent use the area for aesthetic purposes, such as taking in the nature views, while 26 per cent use the area for transportation or commuting purposes. Finally, 24 per cent use the area for ecological purposes, such as bird watching. Other uses for the area noted by respondents include: berry picking, harvesting traditional medicines, gaining a sense of solitude, and star gazing.

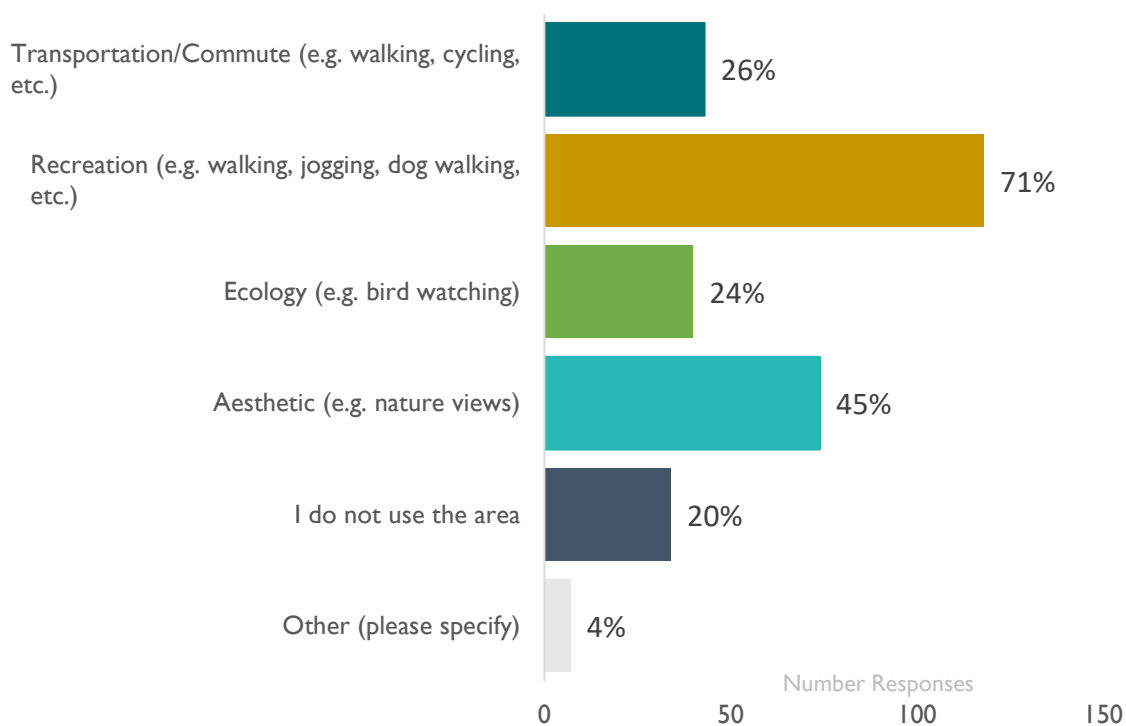


Figure 6. Question 3. How do you currently use the study area? (n=166)

3.4 Development Preferences

3.4.1 SUPPORTED USES

The majority of respondents (74 per cent) indicated that they would support greenspace/park uses in any potential future development. Of those who chose the greenspace/park option, over half (54 per cent) only chose this option. In addition, 37 per cent of respondents indicated they would support residential uses, while seven (7) per cent indicated support for commercial uses and 22 per cent for a mix of both. Finally, 17 per cent indicated support for public service/institutional uses.

Other uses supported by respondents include dedicated seniors housing and a racquet sports facility. Other responses also indicated they would not support any development within the Study Area.

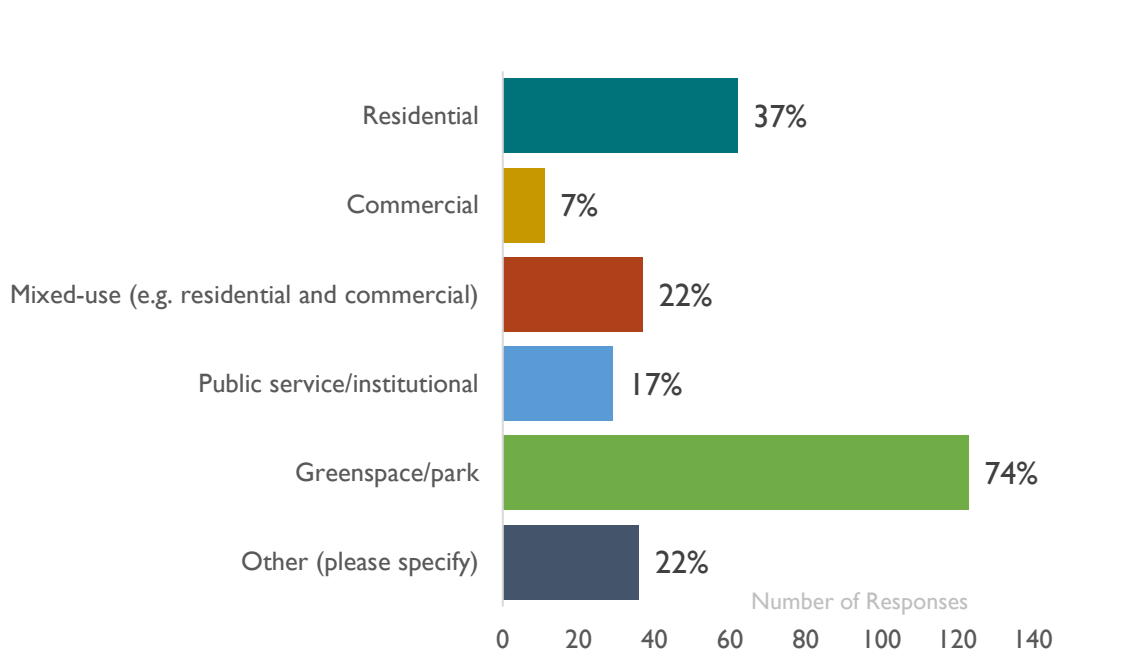


Figure 7. Question 4. If the City and YG were to develop the study area, what type of use would you support? Select all that apply: (n=166)

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3.4.2 RESIDENTIAL USE DENSITY

Respondents were asked to identify what type of density they would support if the City and YG were to develop the Study Area for residential uses and the associated available land for greenspace and/or amenity space. The majority (58 per cent) of respondents indicated a preference for low-density residential development. One quarter (25 per cent) of respondents indicated support for high-density residential development, while 17 per cent indicated support for medium-density development.

Of those respondents supporting only greenspace/park as a use (40 per cent) in Question 4, 80 per cent would prefer low-density residential development, despite low residential density resulting in less greenspace and/or public amenities. Some of the responses in the open-ended questions 8 and 9 also indicated that some respondents would have liked to have had an 'other' option under this question to allow them to provide another answer (e.g. a no density option to protect the entire existing greenspace).

- Low density (i.e. single detached, duplex, triplex on individual lots) with less greenspace and/or public amenities
- Medium density (i.e. fourplex, townhouses, 4-6 unit/2-3 storey apartment buildings) with some greenspace and/or public amenities;
- High density (i.e. 6+ unit/4+ storey multiple housing buildings) with more greenspace and/or public amenities.

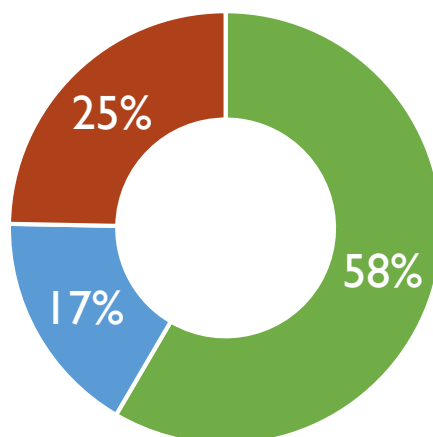


Figure 8. Question 5. If the City and YG were to develop the study area for residential uses, what type of density would you support? (n=166)

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3.4.3 MIXED-USE BALANCE

Respondents were asked to identify what general mix of residential and commercial land uses they would support if the City and YG were to develop the Study Area into a mixed-use development.

Responses indicate that 40 per cent of respondents would prefer less commercial and more residential if developed as a mixed-use development. On the other hand, 19 per cent would prefer a balance of commercial and residential, and eight (8) per cent would prefer more commercial and less residential.

One-third (33 per cent) of respondents specified that they would prefer something other than the options listed. Responses included preferences for only residential and no commercial, a mix of residential and public service, and a mix of residential and greenspace.

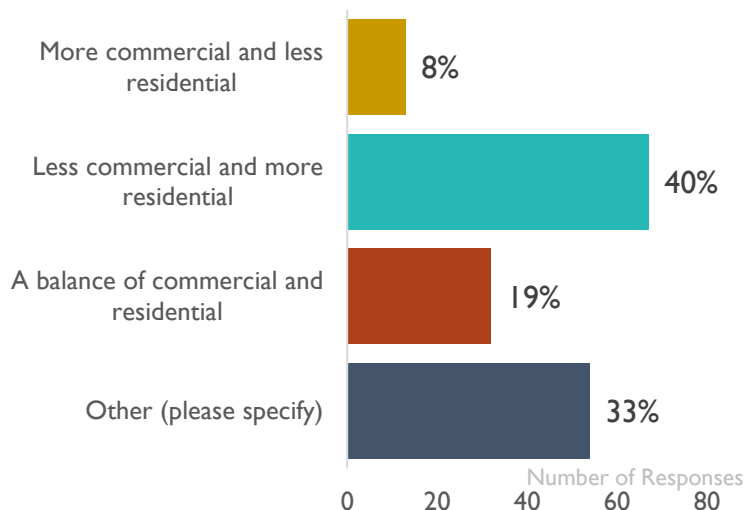


Figure 9. Question 6. If the City and YG were to develop the study area into a mixed-use development, what general mix would you support? (n=166)

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3.4.4 PARKS AND OPEN SPACE AMENITIES/FEATURES

Respondents were asked to identify which uses they would like to see in the parks and open spaces proposed within the Study Area.

The majority (78 per cent) of respondents indicated wanting to have natural greenspaces as part of any parks and open spaces. Nearly half (49 per cent) would also like to have trail connections, while 35 per cent indicated wanting dedicated cycling paths. Community agriculture, a playground, and a dog park were other options that were often chosen.

Other options specified by respondents include keeping the area as it is (nothing), benches, a covered gazebo, indoor racquet facilities, a fountain/garden centre piece, and a wildlife corridor.

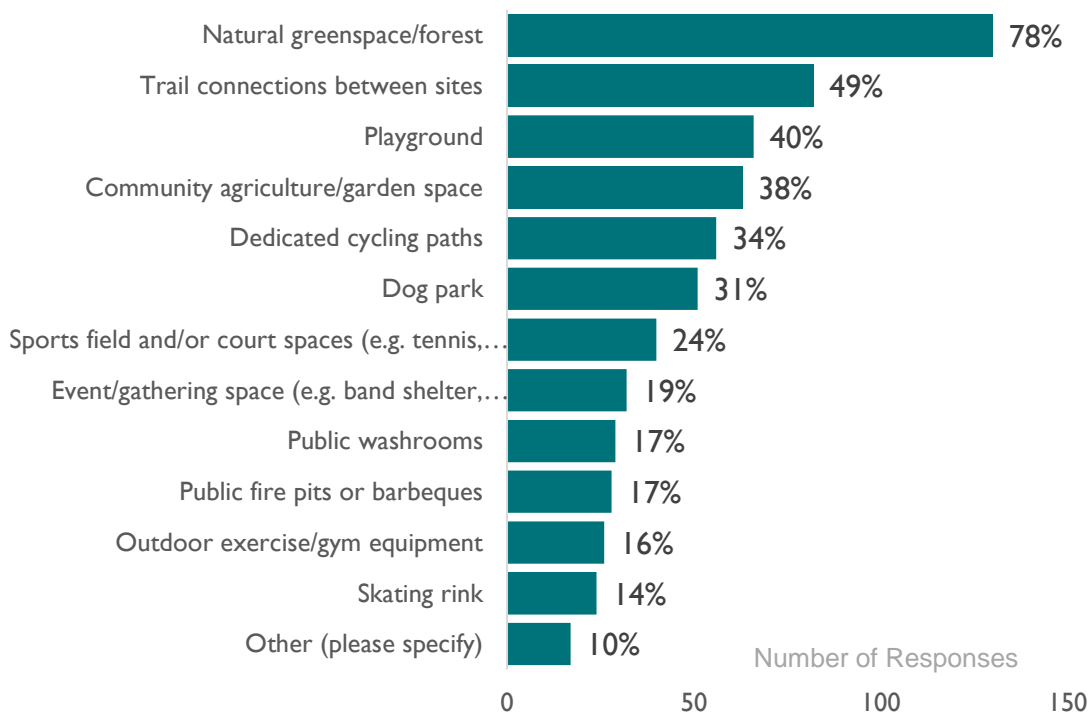


Figure 10. Question 7. What would you like to see included in the parks and open spaces? Select all that apply: (n=166)

3.5 Successful Development

Respondents were asked to describe how this project could result in a successful development, with things to consider being density, the transport network, park and open spaces, land uses and urban design. Figure 11 is a summary of the key themes and opportunities identified in the responses.

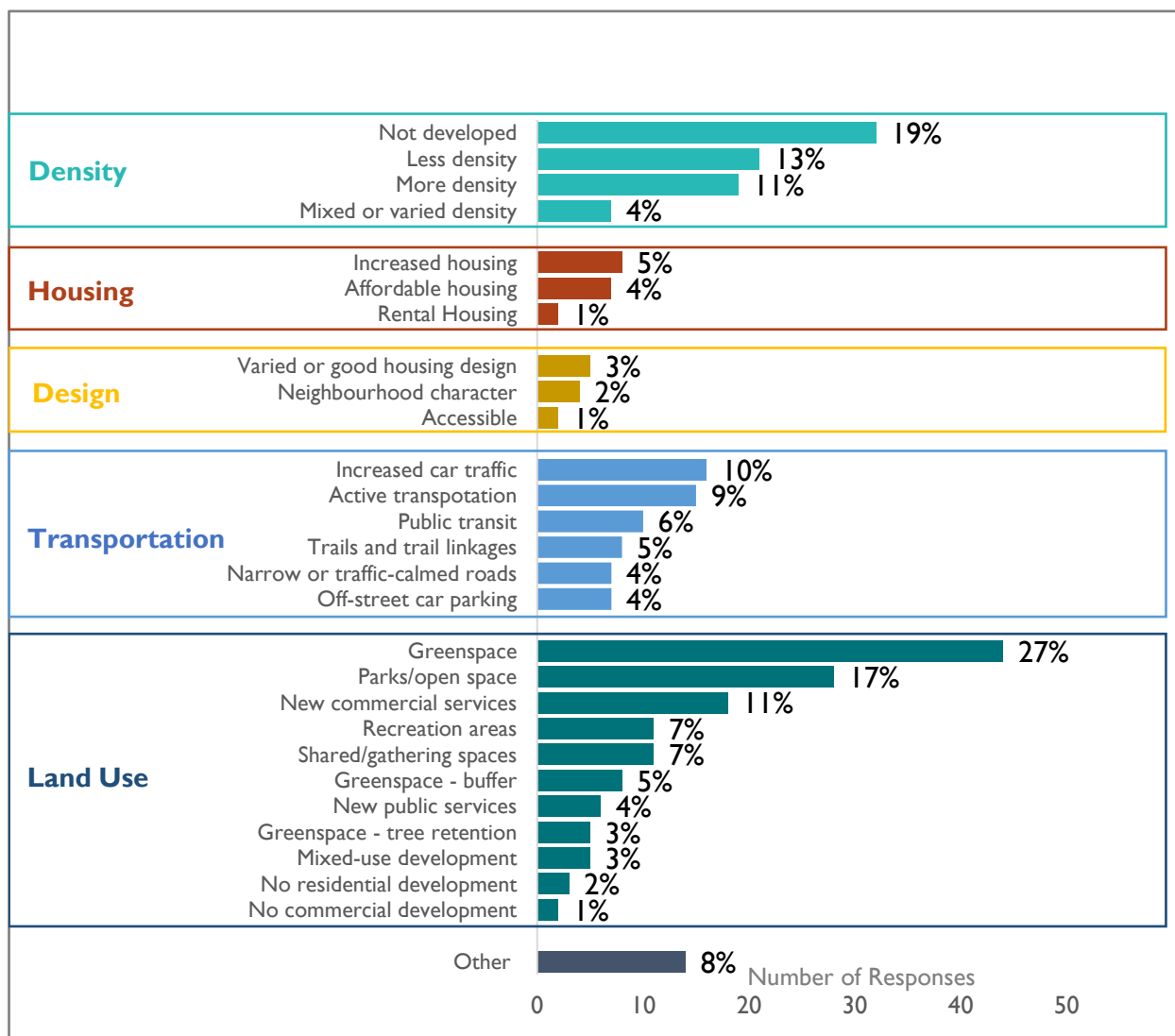


Figure 11. Question 8. What would make this a successful development? Things to consider may include density, transport network, park/open space, land uses, urban design, etc. (n=166)

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3.5.1 DENSITY

It was identified that 19 per cent of respondents would not like to see the area developed at all, while 13 per cent of respondents mentioned that less density would make this a successful development. On the other hand, 11 per cent would like to see more density. Finally, four per cent would like to see a mixed or varied density.

3.5.2 LAND USE

Adequate greenspace (27 per cent), park and open spaces (17 per cent) were among the most common land uses identified for a successful development. Retention of trees (5 per cent) and greenspace buffers between residential and non-residential land uses (3 per cent) were also mentioned as part of this.

New commercial services (11 per cent) and recreation areas (7 per cent) were also identified. The lack of commercial services within Copper Ridge was noted several times and the need for more dedicated indoor recreation spaces was also mentioned. Several respondents expressed a desire for racquet courts as an example.

A need for shared/gathering spaces was also noted by respondents (7 per cent). Some noted that this could be fulfilled through commercial uses (e.g. a coffee shop), while others would like more open spaces (e.g. fire pits or a community garden). New public services (4 per cent) were also mentioned as a desired land use (e.g. a school).

Finally, 3 per cent of respondents identified a desire for mixed-use developments. A small percentage of respondents wanted either no commercial development at all (2 per cent) or no residential development at all (1 per cent).

3.5.3 TRANSPORTATION

A development that did not significantly increase car traffic in the surrounding area was highlighted as an aspect of a successful development by 10 per cent of respondents. Many noted that the area was already under traffic pressure. Narrow or traffic-calmed roads were identified as a possible solution to this pressure by four (4) per cent of respondents.

Six per cent of respondents would also like to see transit linkages both within and to and from the new development, while nine (9) per cent would like to see active transportation included within and to and from the Study Area. Ensuring adequate trails and trail linkages were also identified (5 per cent).

3.5.4 DESIGN

Some responses relating to the design of the development include sufficient off-street car parking (4 per cent), development in line with the existing character of the neighbourhood (2 per cent), varied or good housing design (3 per cent), and accessible development (1 per cent).

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3.5.5 HOUSING

An increase in the housing stock (5 per cent) and affordable housing (4 per cent) were also mentioned by respondents as an aspect of a successful development. A small percentage (1 per cent) of respondents would like rental housing to be included.

3.6 Concerns

Respondents were also asked to describe any concerns they had about a potential development within the Study Area. Figure 12 is a summary of the key themes and concerns identified by respondents.

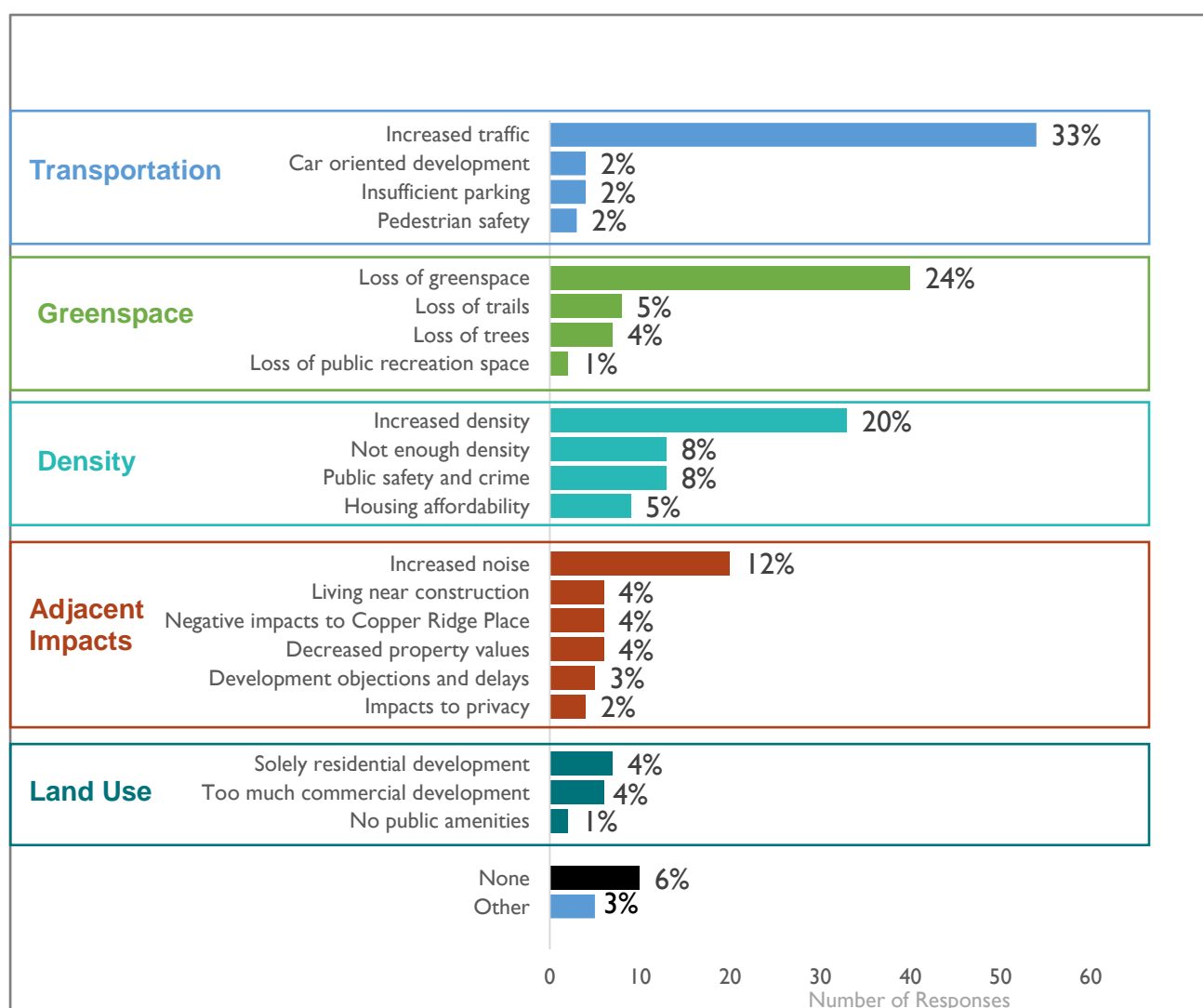


Figure 12 - Question 9 what concerns might you have about this potential development? (n=166)

Section 3 – What We Heard

3.6.1 TRANSPORTATION

The most common (33 per cent) concern identified by respondents was an increase in car traffic as a result of further development in the area. Many feel that Falcon Drive is already unsafe for pedestrians due to the speed and frequency of vehicle traffic. Others expressed concern about an increase in congestion during morning and evening commutes. Pedestrian safety (2 per cent) due to the speed and frequency of vehicle traffic was also associated with this concern.

Some respondents (2 per cent) also expressed concern with the project resulting in a car-oriented development. While others (2 per cent) were concerned there would be insufficient off-street parking.

3.6.2 GREENSPACE

Many respondents (24 per cent) also expressed concern about the loss of the existing greenspace. As previously noted, the majority of the users of this space are using it for recreation or aesthetic purposes. The loss of trees (4 per cent), trails (5 per cent), and recreation spaces (1 per cent) were also associated with this concern.

3.6.3 DENSITY

Twenty (20) per cent of respondents also have concerns with an increase in density above that of the surrounding area. Public safety and increased crime were also often mentioned (8 per cent) in association with this concern.

On the other hand, eight (8) per cent of respondents noted that they were concerned the development would not be dense enough to provide an adequate increase in housing supply or be financially viable for the City in the long term. Five (5) per cent of respondents expressed concern that no affordable housing would be included in the development.

3.6.4 ADJACENT IMPACTS

Multiple concerns were also raised in relation to the negative impacts the potential development may have on adjacent residents and property owners. Some respondents (12 per cent) expressed concern about an increase in noise, either from increased traffic, density, or construction. Living near construction was specifically mentioned as a concern by four (4) per cent of respondents.

Some respondents also voiced concerns that the potential development and associated loss of greenspace would negatively impact their property values (4 per cent) and privacy (2 per cent), while others noted the negative impacts to Copper Ridge Place residents (4 per cent).

Finally, some respondents (3 per cent) raised concerns with adjacent residents and landowners objecting to or delaying development within the Study Area.

Section 3 – What We Heard

3.6.5 LAND USE

Some respondents expressed concern that only residential development would be included (4 per cent) or that there would be too much commercial development (4 per cent). The potential development not having any public amenities was also expressed as a concern by 1 per cent of respondents.

3.7 Key Takeaways

The key takeaways from the survey results are:

- The majority of respondents indicated that they would support greenspace/park uses within the Study Area;
- If the Study Area were to include residential uses, low density is preferred despite this resulting in less greenspace or public amenities;
- Many respondents indicated that the inclusion of greenspace and parks/open spaces as well as no development would result in a successful project; and
- The largest concerns include increased traffic, loss of greenspace, and increased density.

Section 4 – Next Steps

4.1 Planning Charrette

The next engagement opportunity relating to this project will be during the planning charrette period. This phase is expected to begin in April 2023. The planning charrette period will consist of two rounds of planning workshops, with a general public input period.

The first round of workshops will produce two land use concepts, which will be presented to the public for input. The second round of workshops will refine the concepts into a single preferred concept informed by the public input received.

Public engagement activities will consist of an in-person open house to discuss the land use concept options with City staff and an online survey to provide written input.

4.2 Master Plan

Once the preferred land use concept is finalized, a master plan will be developed for the Study Area. A draft master plan will be presented to the community in order to receive input prior to finalizing. The master plan is anticipated to be presented in Summer 2023 in the form of another online webinar.

Once the master plan is finalized, City staff will present it to the City Council for endorsement.

4.3 Implementation

Following the completion of the project, landowners will be expected to follow the recommendations of the master plan prior to and when developing their land. This may require undertaking further studies, such as transport impact assessments, amending the Zoning Bylaw, and undertaking on- and off-site infrastructure upgrades. The master plan will also guide future developer-led work, such as detailed engineering studies, YESAB applications, and subdivision layout plans

Appendix

Appendix A – Hillcrest Area 'D' Land Use Plan (1990)



Appendix B – Survey

Copper Ridge Development Area

Engage Whitehorse

Project Launch Survey

The City of Whitehorse is leading the development of a master plan for the area between Falcon Drive and Copper Ridge Place. The study area contains land owned by the City and YG, and is designated for residential use in the current and proposed Official Community Plan. The master plan will provide direction for the management of this piece of land.

Take our survey to give input on what you want to see in such a development. Your input will help inform the collaborative planning efforts between the two governments and ensure that the City can facilitate a final plan that meets the key interests of Whitehorse residents.

For more information about the project, please visit the [project page](#). Also, consider registering to the project page to stay informed throughout the process!

This survey takes about 5 to 10 minutes, and closes on Tuesday, February 28 at 11:59 pm.

Thank you for your time and input into this process.

What neighbourhood do you live in?

(Choose any 1 option) (Required)

- McIntyre, Ingram, Arkall, or Logan
- Copper Ridge
- Granger
- Whitehorse Central (Downtown, Riverdale, Takhini, Range Point, etc.)
- Whitehorse North (Porter Creek, Whistle Bend, Crestview, etc.)
- Whitehorse South (Fox Haven, Wolf Creek, Spruce Hill, etc.)
- Outside of Whitehorse
- Prefer not to say
- Other Whitehorse Neighbourhood (please specify)

Do you identify mainly as?

(Choose any 1 option) (Required)

- Kwanlin Dūn First Nation
- T'a'an Kwäch'än Council
- Another First Nation citizen or beneficiary
- None of the above
- Prefer not to say

How do you currently use the [study area](#)? Select all that apply:

(Choose all that apply) (Required)

- Transportation/Commute (e.g. walking, cycling, etc.)
- Recreation (e.g. walking, jogging, dog walking, etc.)
- Ecology (e.g. bird watching)
- Aesthetic (e.g. nature views)
- I do not use the area
- Other (please specify)

If the City and YG were to develop the [study area](#), what type of use would you support? Select all that apply:

(Choose all that apply) (Required)

- Residential
- Commercial
- Mixed-use (e.g. residential and commercial)
- Public service/institutional
- Greenspace/park

Copper Ridge Development Area

Engage Whitehorse

Other (please specify)

If the City and YG were to develop the [study area](#) for residential uses, what type of density would you support?

(Choose any 1 option) (Required)

- Low density (i.e. single detached, duplex, triplex on individual lots) with less greenspace and/or public amenities
- Medium density (i.e. fourplex, townhouses, 4-6 unit/2-3 storey apartment buildings) with some greenspace and/or public amenities;
- High density (i.e. 6+ unit/4+ storey multiple housing buildings) with more greenspace and/or public amenities.

If the City and YG were to develop the [study area](#) into a mixed-use development, what general mix would you support?

(Choose any 1 option) (Required)

- More commercial and less residential
- Less commercial and more residential
- A balance of commercial and residential
- Other (please specify)

What would you like to see included in the parks and open spaces? Select all that apply:

(Choose all that apply) (Required)

- Playground
- Dog park
- Outdoor exercise/gym equipment
- Community agriculture/garden space
- Natural greenspace/forest
- Dedicated cycling paths
- Skating rink
- Sports field and/or court spaces (e.g. tennis, basketball, baseball, etc.)
- Public fire pits or barbecues
- Event/gathering space (e.g. band shelter, amphitheater, large sheltered area, etc.)
- Trail connections between sites
- Public washrooms
- Other (please specify)

What would make this a successful development? Things to consider may include density, transport network, park/open space, land uses, urban design, etc.

(Required)

What concerns might you have about this potential development?

(Required)

Copper Ridge Development Area

Engage Whitehorse

Finally, how did you hear about this survey? Select all that apply:

(Choose all that apply) (Required)

- Engagewhitehorse.ca project update
- Radio or newspaper advertisement
- City social media
- City Newsletter
- Other (please specify)

Appendix C – ‘Other’ Responses to Questions

Question 1. What neighbourhood do you live in? (Other (please specify))
Riverdale
Several
Copper Ridge Place
Copper Ridge Place
Copper Ridge Place
Copper Ridge Place
Copper Ridge Place

Question 3. How do you currently use the study area? Select all that apply: (Other (please specify))
My back yard touches this land.
Sense of solitude, biking
Star gazing
Driving by on my way to Stope Way.
Berry picking
I am employed at Copper Ridge Place and I harvest traditional medicines at the back of the facility and surrounding areas. There are berries that we harvest as well, to allow residents to pick as part of the activities. All medicines plus berries are part of resident's quality of life and support sensory aspect of past activities.
Walk to work. Nature viewing at with residents.

Question 4. If the City and YG were to develop the study area, what type of use would you support? Select all that apply: (Other (please specify))
School
"Hospital or school
Services needed but while
Keeping most of the trees "
Leave it alone!
Recreation facility - pickle ball courts, turf field, running track, ball diamond, any recreation facility that saves driving to a different subdivision every night of the week for kids or adult sports. I want to be able to bike commute to mine and my children's sports activities without having to move to Riverdale.
Leave it as a walking trail.
Recreational
Some residential mixed with green space amenities for buffers such as green space, a park, maybe a dog park.
Residential being 1 story small starter or retirement homes
Walking trails, Single family residential (low impact keeping green space); not the entire study area. 1/3 should be developed for housing and 2/3 keep as green space.
Green space and community gardens near the old age home
If residential then single family units only. Nice looking ones. Not eye sores.
a School
Community garden, Community centre
No development
I'd really like it to stay as is.
Community centre and garden
None
Our family would like to see the space used for senior citizen low income housing. As everyone knows, there is a GREAT shortage of housing for seniors. If this were to be developed specifically for them then, right next door is the lodge where they can receive the care that they will require if and when the time comes for 'complete' care. I urge you to think about the seniors (as I am one myself) and continue to give them the feeling that they are very much needed and wanted in the community. Also, this will be a great opportunity for jobs up here in Copper Ridge. Seniors will require some form of assistant living.

Appendix

community centre
Multi Racket sport facility
"For the community
Racket sport community "
If it absolutely must be developed, I hope that it is used for VERY dense housing, like apartment blocks. To get rid of a nice accessible green space just to add a few extra houses feels silly.
High school or elementary school
This would be a great spot to build an indoor racquet facility (i.e. tennis, squash, badminton, pickle ball, table tennis)
This area should only be used to expand the nursing home
Indoor racquet facility
Would be great to build a Racquet Sport facility for people to engage more in Racquet sports.
Development of a racquet sports facility, specifically including squash courts.
Racquet sports facility
For a high school
Supportive SENIORS housing - next to Copper Ridge Continuing Care maybe resources could be shared??
Nothing
None, paws off
Please keep in mind that there is a fire pit which is used for events such as socializing, ceremonies, cook-outs, etc. The FN services also has in process to erect a tent for any residents as part of out on the land experience, ceremonies, socializing, and reminiscing on past experiences.
Accessible walking paths. Wheelchair users could benefit.
Keep some greenspace, especially right behind Copper Ridge Place (yellow area) for aesthetic purpose. The rest of the area for mixed us.
Keep some greenspace, especially right behind Copper Ridge Place and have some space for a school if needed or residential if needed.

Question 6. If the City and YG were to develop the study area into a mixed-use development, what general mix would you support? (Other (please specify))
Do not develop the area
Something peaceful that would benefit Copper Ridge Place.
Commercial or school only but would prefer green space is left alone.
"Trails fields parks
Stop turning Whitehorse into a suburb "
No Development
Residential while maintaining roughly half of the forested area
Leave it alone!
recreation, and leaving nature be
None, leave it as is. You're taking away much beloved green space
Mostly recreation with some very dense housing. Say an apartment building over top of a rec centre/community hall
As is
No commercial
The city of Whitehorse lot can be developed but the remaining space should be kept as it is.
Absolutely no commercial and absolutely no high density!!! You're looking at a law suit with those! Further no development of these areas is preferable for all in the area who purchased specifically to have no apartments multiple. Or low income homes nearby!! Whitehorse of the many cities we have lived I. Has the most mismanagement of building and zoning. It's clear there is no thinking about community or pride of ownership when it comes to yg and the cities ideas. For the cost of lots and homes we constantly get shorted. It's absolutely unacceptable to call what goes on as planning. It's all about money and there is no thought about making nice neighborhoods that have any architectural standards. Further we don't get a say in it as taxpayers and citizens of the communities we champion. That needs to change. I vote for having architectural standards for areas.
None of the above. Only residential
No commercial, low density housing.
Schools

Appendix

Recreational/service
I don't want to see this area developed. Period. With the KDFN development and more developments south of Copper Ridge, there's cumulative effects such as increased demand on transportation, more noise, pollution, etc.
The location doesn't make it conducive for either of these options provided.
No commercial, only residential and green space
A few single home lots
A baseball field
Safe active transportation infrastructure. Pedestrians are being injured and killed while commuting!! Investment in Active Transportation Infrastructure is needed!!!!
I want it to remain a greenspace. I wouldn't support any commercial or residential development
Only greenspace
Do not support any kind of construction
I don't support any kind of construction
Leave it as green space
No commercial
The City and YG should not allow any commercial use of the study area
I would NOT SUPPORT mixed use development but low density residential only
Keep this area for the SENIORS Housing PLEASE.....
I support more residential than commercial ensuring there is still park space for communal community gathering
Community only
Park
For the community
Racket sport building
Copper ridge is an active neighbourhood and have a facility to let them move indoor will be a benefit for the health."
I wouldn't mind commercial, but I can't see what would go there that would be very useful.
I'm not sure.
Nursing home expansion only
Seniors housing
None of the above, I don't support developing every plot of green space we have left in our neighborhoods, if you need more development develop out not within
greenspace or park
no housing development
Greenspace
School plus residential
A balance of recreational and residential
Public use facility and residential
No commercial and less density
Nothing I don't want it developed
Nothing leave be
Not interested in having mixed use development.
For the space be used for seniors.
Accessible commercial for seniors. Coffee shop.
Have some res. And stores / coffee shops

Question 7. What would you like to see included in the parks and open spaces? Select all that apply: (Other (please specify))

Given the proximity to copper Ridge Place, I strongly support having a covered gazebo type structure with picnic tables and barbeque pits. Residents of Copper Ridge Place could then come and sit outside and be able to mingle with the community, see children playing, families picnicking, with open park spaces surrounding. It supports inclusivity across the lifespan. Also how lovely for visitors to be able to take out residents to this space for a visit. How wonderful for citizens in the area to interact with elders and see them in the local community.

Specifically, this would be a great spot to build an indoor racquet facility (i.e. tennis, squash, badminton, pickle ball, table tennis).

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None, as much housing as possible, the area is too small to accommodate parks and stuff.
Undeveloped for use as wildlife corridor
Community programs (i.e.: summer camps, day camps).
Ball diamond and soccer field
Investment in SAFE Active Transportation Infrastructure
Benches
None, there are immense swaths of greenspace 2 blocks away. We need housing.
AN AREA FOR SENIORS TO ENJOY WITH THEIR FAMILY ONCE THE HOUSING IS IN PLACE
A feature unique to this neighbourhood that encourages people to gather. E.g. - fountain/garden with seating spaces
Indoor racquet facility (tennis, pickle ball, badminton, squash, table tennis)
Leave as is..the trees are beautiful there
Cycling paths - should enable adaptive cycling program.
Nice to fill with commercial/residential buildings - keep some greenspace
Keep it the way it is. No development
everything

Appendix D – Questions 8 & 9 Open-ended responses

Question 8. What would make this a successful development? Things to consider may include density, transport network, park/open space, land uses, urban design, etc.
Please no more homes. Leave as a green space. There is too much traffic already.
Consultation with the Residents who live in Copper Ridge Place and their families. They need health care staff (nurses, allied health professionals, housekeepers, food service staff, etc.) and would like to see housing for staff that work at Copper Ridge Place. Many people are willing to work in the Yukon, but have no new, clean, quiet, affordable place to stay when they arrive. Many staff want to be within walking distance of work.
Keep in mind that this is a very family friendly area. A lot of children live in Copper Ridge and walk/bike to school. A high density housing structure would be awful in this space. Having the green space is so nice for everyone and provides a buffer for the heavy traffic and noise on Hamilton.
Houses only on Falcon drive
Leave as is.
No buildings on it
Retain green buffer between things & road. Link area to Lazulite park through walking path. Commercial day care. Tall high density building is great but locate it so it doesn't shadow others property. Don't follow WB or Ingram style design with small unfunctional backyards that are forced to be parking spots!! People don't seem to hang out in their front yards... City does a bad job of supporting snow removal for lanes and lanes add a whole 2nd area to maintain... That money would be better used to developer/maintain green leisure areas. Ideal: one large building in the middle with the rest of the space being usable for residents such as hang out space, shared gardens, kids natural play areas still, small trail system for dog walking etc. (similar to green space behind French school). If commercial is added, then have it service local residents like a daycare rather than shopping.
Leave it as a greenspace or limited development recreational area. That would be successful planning
The forested area behind CRP is well used by the community, and provides privacy and nature views for the residents of CRP. I think keeping a decent chunk (half of what's currently there) of forested buffer between CRP and the backyards of townhomes (facing Falcon drive) would work well? Similar to how the townhomes are situated along Olive May Way (first two blocks), with a back alley way for parking.
Park/open spaces combined with residential
Density, maybe some weed and off sales another pub would be nice.
Sufficient public transportation, open spaces and no street parking or sufficient on property parking
Copper ridge desperately needs some commercial space. It is a large neighborhood and has no services (food, gas, shopping, work, daycare, etc.) within it, meaning residents are often having to leave the area (which is time consuming, creates higher carbon emissions, contributes to traffic issues in Whitehorse). It is essential that commercial space be provided so that there can be some of these services within the neighborhood. Having commercial spaces not only helps with the issues noted above but also helps to build a better sense of community within the neighborhood.
N/a
Parks and open spaces are always nice to have in this area, but the city needs more housing
Do nothing with the space. Adding to the traffic on Falcon will be a nightmare. The intersection of Falcon and the extension is already a mess. Leave nature be. We are tearing down greenspaces at an alarming rate. Nature is important for physical and mental well-being.
leaving it be, add a park bench or 2 but leave nature be and stop destroying beautiful forests for ugly apartments
We don't support this development
Leave it as is. If anything, create a community garden.
Using this space for a rec centre. Adding very dense mixed housing over top of a facility such as a community centre. If housing must be built make it very dense and efficient. Small units for single or double occupancy is what this town is lacking. Most single professionals struggle to find housing without roommates. We need Rec facilities, to host future events such as the Canada games, senior's tournaments, ball diamonds, soccer tournaments, etc. we need better facilities in more areas of the town. Copper ridge has a ton of housing

Appendix

and densifying isn't an issue. But we need rec facilities to go with the housing or we all drive every where around the city. It's not sustainable or safe to bike commute down to Riverdale with small children several times a week.
Sufficient on-site parking for all development, rental housing that includes studi,1,2 bedroom units, minimal commercial property, minimal development of remaining green space after buildings added
Don't turn it into Whistle Bend
The green space is currently used by the community for dog walking, kids biking and commute/walking trails. So either leaving it as is or improving the current state mildly, would be a success.
Lot 520 should remain greenspace.
As is
Park space and desirable lot sizes that keep street impacts low and maintain the consistency with other lit sizes in copper ridge.
Increased use
Affordability
Not density. Diamond way can't handle any more traffic. Traffic increased when Big Way went in and you couldn't turn left leaving big way
A successful development would include a safe environment for all ages and physical abilities without sacrificing the entire proposed area. A place that would serve and be used by residents that are already living here.
No high density buildings Nothing higher than a single family home. There's lots of lots in whistle bend for that kind of row house look and people hate it in copper ridge. It in fact we specifically buy homes in areas to avoid those types of neighborhoods and nothing you can say will change our outlook on forcing it after the fact. Do I g so is appalling.
Some ground scaping and clean up. Clear natural earth trails.
It needs to stay a similar community to what it already is. The people who live there DO NOT want apartments or high density across from them. Similar community design. Single family units or duplexes if needed. NOT commercial. NOT low income high rises!!!
Leaving natural green space and pathways for residents between developments
I believe there is enough residential development in copper ridge.
Parks/open space but also apartments with affordable housing for rent.
no residences , Please build only a school here
Personally I would really like to see this space just left alone as we are already losing a lot of green space in this area however, being realistic I don't think that will happen even if a majority of the community supports that. It would be nice to see a wheelchair accessible green space/garden area with a trail through it and benches that folks from Copper Ridge Place could use. I understand there is a park/playground across from Copper Ridge Place but it is not very accessible for those with mobility challenges. A community garden would be really nice in addition there, I know Copper Ridge community members had previously proposed one at the corner of Falcon & Lazulite however there is no space for parking, the flow of traffic is very fast there, it is in close proximity to houses and could be disruptive and it generally is quite a small area. This current section (Falcon & Diamond) would be better suited to a community garden as there is space away from houses, space to create parking and develop the infrastructure (access to water) needed. I also think if a community garden was paired with multi-residential dwellings in the same area it would be a nice feature for people who likely won't have backyards or green spaces. If a mix of commercial & residential is decided a coffee shop would be a nice addition to the community as the only public gathering space in the community is a bar.
Park/open space, recreational. We are concerned that residential or commercial development will create More challenging traffic congestion and pressure on existing green spaces.
Design should be aesthetically appealing and demonstrate respect for the natural environment
A balanced use of the space. While keeping a portion for green space in a low density area.
I really think that community garden space is the best option if you must develop it but why not just leave the area alone?
Question 5 forced me to choose an option which makes me feel that a decision to develop has already been made since I can't express that option in that question.
Active transportation network to safely connect, year round, CR to Granger to Hillcrest.
High density residential, but integrated traffic calming measures- speeding is already a problem. Encouraging families to use the space (front yards and common areas)
Park/open space
Low to medium density with green space.
Keeping the area tranquil so the elderly can enjoy it in their prime years as it is closer to where their home is.
I hope my neighbours are as open as I am to high density residential development. I notice that people are very concerned (overly concerned?) about the loss of small pockets of green space. The potential for

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misunderstanding is high; it would be helpful if people are reminded that there is an abundance of green space in Copper Ridge, and a shortage of housing in Whitehorse. I also do not feel that the small number of increased homes in this area will create an unsafe traffic scenario. Falcon is already a busy road. Danger arises from drivers who ignore existing traffic regulations, which is not going to change with more houses.
A design that fits in with the current feel of Copper Ridge.
Pedestrian and cycling permeability of this site with transit linkages. Some commercial amenity space. Good trails. Density.
Treating the space for what it is, the last large undeveloped area in the heart of Copper Ridge and the last opportunity to construct anything that looks/feels/serves as a sort of centre to the neighbourhood. Ensure that it encourages active transportation, community engagement and the opportunity to gather.
public transportation
Keep it as green as possible. Which will never ever happen
Mixed use is my preference so that it can provide amenities nearby new and existing residences. Narrow streets and lanes with limited on street parking make for safer streets for all users. Separated active transportation connectivity throughout. Dense design to maximize public amenity spaces and maximize housing affordability.
Completion of Copper Ridge landscaping next to Falcon Drive.
park with some sheltered area
Lots of units for people to live in.
Parks and green area. A gas station would be great.
Houses along the existing roads because we need more homes but not too much traffic in what is a quiet neighborhood, and leave the greenspace in behind them as it's nice to have some naturally occurring forest behind the Copper Ridge Place it's healthy for people to see it and have a chance to take a convenient break in some nature without having to travel far.
Less homes. There are enough being squeezed in Copper Ridge and traffic is getting to be too much. Same with parking.
Understanding that Copper Ridge is already built up and using the last bits of greenspace found between blocks to plug more development are not welcome.
Ensure that public spaces and business are easily accessible by bike and foot. Ensure that public transit is available from the time the first resident come in. Start with the mix-used buildings/sections before building the purely residential building or commercial building. This will ensure that amenities are accessible from the start and that they have at least a minimal amounts of clients to start with.
Please make sure to leave some green space and a dog park would be awesome. Do not crowd us with a whole but of low cost housing
Please make sure to leave some green space and a dog park would be awesome. Do not crowd us with a whole but of low cost housing
Leave it the way it is
housing
Make it a community space - Copper Ridge is lacking effective spaces that offer public washrooms, a community garden space, a fire pit and picnic area. Lots of residents in the area actively enjoy the trails and being outside. This could be a fun space right in the neighbourhood without having to go downtown
Keep it as a green space
Preserving as much of the green space is possible
Maintaining as much natural forest at possible.
SAFE Active Transportation Infrastructure Investment
I'm positive most residents would prefer to maintain the project area as green space. It is certainly frustrating to understand that the original school zoning has been changed to suit YG & COW's development plans. If the area has to be developed, we would prefer to see a low density development with single family or duplex homes in keeping with the character of the existing neighborhood. Traffic safety would be a concern, especially onto Falcon Drive. This is an extremely busy road, and often drivers speed. Traffic control lights should be considered, and also for the Hamilton extension and Falcon exit south. The design here is extremely poor, creating a very dangerous intersection, which will only become more so with an increase in density. The greenspace is currently used heavily for walking and children biking. Maintaining some of the existing trails for residents to easily walk to see family members in Copper Ridge Place should be a consideration. Maintaining some greenspace buffer and trees instead of grubbing (i.e. Whistle Bend looks like a desert) the future lots should be of esthetic consideration.
Leaving it alone. It is quite successful already

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Copper Ridge residents need a place to gather and connect with one another. We do not need another skating rink - we can't even maintain the ones we already have.
Leave it the way it is why destroy something that is good
Greenspace. Traffic patterns already are horrific/ garbage/ noise/ congestion appalling Currently a most very functional space,
Leaving it the way it is.
Respecting the existing P and R zoning on the Park lot, with low density (single family or duplex) housing on the institutional zoned lot. Allow space for parking, balanced with keeping green space.
I don't support any kind of construction
No support any development, remain as it is.
Low density, park/open space.
High visibility cross walk on Falcon drive to the proposed lots.
Keep lots of trees, but thin them out (e.g. Fire smart). Clear area on south side for community agriculture/garden space.
Success will be measured by increases to the housing stock in areas already connected to city sewer and water.
Leave the area as green space. The area is very actively used by residents, with many trails throughout the space. Whitehorse is supposed to be The Wilderness City, but you are destroying all the Wilderness within.
I would like to see low density affordable housing - ideally smaller lots and homes a maximum of 1,500 ft2. Also a quota wheelchair friendly homes - we moved up here to be near CRP where a family member is in long-term care and had a very difficult time finding a wheelchair friendly house in the neighbourhood. Various walking trails would be maintained or new ones established. Green space would be maintained, e.g. along Falcon Drive, along the backs of houses on Tigereye, and behind Copper Ridge Place. The park/recreation lot would have a modest playground established.
Copper Ridge is densely built with more than enough traffic already and the study area should not be build on at all. If the City and YG go against this, it should be single detached homes only, without any commercial and with sufficient greenspace.
If it would not increase the density and traffic
With senior housing in place, a play area and gathering place for the senior's families would make this development successful.
Again, a covered outdoor gazebo space highly recommended. This gazebo space could also host outdoor concerts in the summer. Also, I highly recommend some commercial space as there is none in Copper Ridge itself since the new housing off of North star was rezoned. I would like to see a cafe/bistro idea as there are many seniors and at home workers and young mothers with young children who could benefit from being able to walk to a local cafe to meet and socialize. This could help alleviate the feeling of isolation for those living in the neighbourhood who do not have their own transportation and would likely not take a city bus downtown for a coffee with a friend. Also, there is a shortage of daycare in the Copper Ridge area so including zoning for daycare for our ever expanding population of children in the area is critical. It is important to keep trail access through any development for walkers/cyclists. This mixed with some residential development would work towards a good balance of land use. If there is room for an outdoor field space for recreation that would also benefit the community. Also, I am very supportive of Community Centres that local groups can book.
The circulation is already crazy , more citizen , would like option to have a round about Hamilton Falcon sud
This is a green space between the elders place and very high density car using area let this place like that
Copper Ridge consist of over 3000 of population and the zoning of lots is mostly residential. The development of Copper Ridge would require some commercial market in order to ease the commute for area residents. Copper ridge is fairly close to downtown which increases the chances of quick area development.
speed of development
Walkability and bike ability, with connections to existing trails and a dedicated path to downtown. Easy access to an efficient bus route. Park areas and trail systems through the neighbourhood.
More houses will not help the traffic on Hamilton and Falcon drive with out round about
Less commercial and residential, we have a population who uses green spaces to move and we should focus on people's health instead of adding more housing which has been the only focus for the city lately.
Anything that doesn't add too much traffic, which is already crazy in this area. Maybe if there were things like affordable grocery store, pharmacy, coffee place, bakery, etc. there would be less traffic as people could walk instead of driving downtown for any reason.
The new housing development along the ridge of Copper Ridge (Sapphire, Amethyst) will hopefully bring lots of DENSE housing that Whitehorse desperately needs, such as apartment buildings. Copper Ridge can certainly

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handle further development, and both locations are on bus routes. However I think this greenspace should be saved as such, or at least developed as a park for children, dogs, etc. Whitehorse could also use another designated dog park. This area was also fire-smarted recently, so to develop it right away seems like a waste of time, energy and money of the fire- smarting.
Consideration of the development of KDFN lands as to whether this development is necessary
Copper Ridge is really in need of a dog park and Whitehorse is in need of baseball fields.
Turn it into a school with green space and baseball Diamond.
If you make this development high density, you need to give something in return (such as parks, racquet facilities and other recreation).
Not changing the nature and incorporating items into that area with minimal noise traffic
Provide for required increase in housing lots while retaining a substantial green space which is a major benefit for residents in the area who walk dogs, bike or walk.
It needs to be developed the same way as Copper Ridge.
Situating any multi-storey development closer to Falcon and Diamond Way so there's a buffer between existing residential and the senior's complex.
Urban design
This road is dangerous during morning and evening and routine accidents happen at this end of falcon turning onto Hamilton is a dangerous adventure at these times of day there is a blind hill on the south direction of Hamilton contributing to this. The traffic is a massive problem now with additional residents this will only worsen for both ends of Falcon drive.
a park would be nice.
Keep density low. This is currently a low density neighborhood and should stay as such.
Enhanced traffics calming
As much preservation of forestry as possible
Commercial, there are no stores or commerce of any kind in Copper Ridge, Arkell, Logan or Ingram
Assisted living for seniors. Creating a "village" where you can gradually age in place and if necessary end up at Copper Ridge place.
If it must be developed leave as many trees and natural features as possible.
High Density Housing, ideally with a significant portion being for low income individuals
Density and great urban design (i.e., narrow/walkable streets, multiple transportation options, a community within a community).
See above
Leave what little green space we have left within our neighborhoods alone.
park, open space
I don't support this section being developed. It is a well used green space currently.
Commercial sites to help develop a neighbourhood community - a cafe, a small restaurant, a convenience store/small grocer. Multi use green/park space with areas for recreation/arts.
We need to support the people experiencing the housing crisis. This should be the priority.
Leave the area alone. It is a quiet area and suitable for the old folks home behind it.
Keep it as is!!!!'
Question number 6 is not appropriate..., no development option should be there
The land set aside for a school should be developed for a school. Remaining land should be housing and green space
Transport network
Dense, intentionally design community with good place making. Focus on people first, make cars subservient - see Scandinavian style community development. Include a small commercial/amenities area such as corner store/coffee shop/restaurant. You will need to mandate/incentivize such a commercial use. Perhaps make it a transit oriented development?
Established groups with currently over 600 participants none of which have a suitable indoor facility would have a common location supporting healthy physical and social activity for all ages across the whole community. Potential for growth if have established facility to support it. User fees would provide main support.
If high usage - parking for patrons
Make indoor racket Center - perfect for a northern community
Transport and easy access
A place for the community to meet and play, including squash courts.
A facility to use in the long winter months.
If it is a residential space the ensure enough parking

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Need to honour the green space that already existing. This neighbourhood is needs more parks, public amenities and spaces that aren't on the greenbelt.
I think park/ open space would be the best.
a mix of high, medium and low density residential
Keeping the copper ridge place in mind when developing. Creating something that can benefit the neighbourhood but especially the elderly folks at CRP. Give them something nice to view from their windows or something that can encourage them to enjoy the outdoors when able to
What would make this a successful development is not to develop this green space. That being said how about actually making an effort to consult with the residents that live right near the proposed development area. These folks have to live with your decisions everyday. I was surprised that the survey closing date was Feb 28? Who would have known? No mention of this closing date in your initial mail out? Why was this survey not included in your mail out?
However if developed I am curious as to how high is electrical load projected at? Can we handle more electrical demand? Need I remind you of the power failure in Whistle Bend last December
What is the increase in traffic projected to be? I make reference to the dangerous intersection at Falcon and Hamilton Blvd. Impossible to see traffic coming up the hill at rush hour.
There is larger space to develop (ice lake, Lobird).What is the interest to put buildings in the small forest that make the space pleasant Density is an idea from Vancouver, I remember when they came to explain their plan more than 15 years ago. We need space and green.
no answer
High density, affordable housing units that are continuously occupied. Commercial property such as small local general store, studio space, childcare or restaurant.
The area should fit the style and scale of the surrounding neighbourhood, but should also be more density to help address the housing crisis and climate change.
Park/Green space with residential lots that are not to close together, stick with a standard size and feel that is already in Coper Ridge.
The right balance. Important to have a welcoming, warm and natural community feel.
Various apartments sizes
transport network
Nothing would make it a successful development. I like the area as it is
Leave it alone, we love the Forest it's been there my whole life many childhood memories
To continue with the same density as the surrounding areas with an emphasis on net-zero /passive buildings.
We are in desperate need of housing and amenities.
lots of implications concerning higher density, volume of people, traffic and our daily commuting rush minutes ...
It should be high density, but leave enough greenspace/park to ensure it is still liveable. Also ensure there is enough parking space for residents and a bus stop nearby.
Less density and traffic. Prefer the land is kept as natural space.
Senior Park
Open space
Keep in mind the quality of life of the residents (of copper ridge place). Ensure that residents are safe from surface development, e.g. traffic increases, noise increases, lack of privacy, when activities at the back is happening, complaints regarding fire from the public, complaints regarding fire put from the public, complaints of events are loud for example, drumming, singing, laughing, talking, national indigenous days or just enjoying being outdoors, enjoying the campfire smoke, etc.
cycling paths, enable adaptive cycling program
Have bus stops. Accessibility for everyone (wheelchairs and walkers) to walking paths and bus stops. Make it so it works everyone that lives around it,
Walking spaces
Keep it the way it is, no development.
Medium density with transportation network that includes park and open space. Including children, keep them occupied (something for children)

Appendix

Question 9. What concerns might you have about this potential development?
Taking away green space that is well used by local residents. There are plans to build behind Falcon Drive already. Leave this space as a quiet place for local residents
Noise. Because it will be next to the Residents at Copper Ridge Place.
That we would be living beside a huge construction site for years...
Elimination of green spaces
Most resident purchased properties with green space areas where we could enjoy nature. Ever tree doesn't need to be cut down. Build more toward the edge of city limits.
People don't have houses because they are too expensive not because they are not available! Stop building please
Kids lose their outdoor play area- for bikes, building forts, etc... That too much pavement is put in. That the space gets so split up that it becomes all private and fenced everywhere with nothing drawing people outside.
Direct financial consequence on current homeowners, depressed value. Noise during and post construction, increase traffic, short sighted planning that does not support community wellness, unnecessary densification, breach of trust by negatively impacting an established residential neighborhood
Impacts on residents of CRP, including lack of privacy and increased noise. I also enjoy this space, personally, and walk the trails with my dog and child. It's the only nearby forested space that doesn't come with the risk of wildlife encounter (bears, coyotes), such is the case with the perimeter trails. I'd be bummed to lose this option, but recognize the benefit of more housing. Hoping for a compromise.
Too much density and removal of usable green space.
I'm worried about the NIMBYs and fear it may not be developed enough or quickly enough.
Do plans fit within existing community
My concerns are than the few people living right next to the area will be very locally against any development (especially anything high density), and that the City will cave to the pressure from these few individuals rather than doing what is best for the overall community.
increase in traffic and noise
I bought my property on the basis that this was not to be residential or commercial development. There will be large traffic ramifications to this development.
loads of extra traffic on falcon, I don't want some one in an apartment building looking into my back yard, I graduated school few years back where I was told how important trees and nature are, yet the government endorsing that message doesn't even care them selves and it's willing to cut down every tree in sight
Main concerns are: Losing of that beautiful and very popular green space + the overcrowding of the area with low income units that will decrease the value of properties surrounding it.
Safety, noises, density.
Not building Rec. facilities and just building housing.
Insufficient parking leading to more street parking in the area, focus on owner housing instead of rental housing, too much commercial development
You'll cram apartment buildings in that area.
I live directly across of this space and the green space has always been a positive point of living here. We live on a busy corner with already a lot of traffic so we would prefer not to increase the traffic here. We also own a dog who loves these trails, so to see them destroyed would be very sad. Also the construction noise would be a huge disturbance to our life as we have a baby who would be woken up by it.
It's important to keep pockets undeveloped greenspace throughout the developed residential areas for aesthetic reasons and for wildlife protection.
No access to trails
Maintaining a green space buffer between existing housing lots as well as copper ridge place.
Urbanization of an already densely populated area - what makes Whitehorse special is the green space
Affordability
Medium to high density
Increased traffic, loss of green space, possibility of more break-ins into residences.
See above. Destroying the look of the area for people who invested in living across from peaceful green space.
If reused as residential, additional traffic, impact on existing surrounding infrastructure, loss of green space, and disruption during construction.
It concerns me that the city of Whitehorse sticks high density housing into established neighborhoods where people bought to stay away from high desire housing. Put them in new neighborhoods and whistle bend where people expect that sort of thing.
That any residential/ commercial development would mean natural green space would be gone

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There is already a traffic issue and congestion problem in the area.
Housing cost
Traffic increases , Neighborhood was designed for this to be school
I have a few concerns regarding the potential development of this space: -With the new Copper Ridge West subdivision going in behind Falcon drive of 150-195 proposed lots my concern is the increase in traffic in such a small area (specifically Falcon, Lazulite & Diamond Drives) as there is already a bit of an issue at busier times (turning onto Hamilton) and the current water & sewer infrastructure. -The further loss of green space in this area. -The disruption to Copper Ridge Place residents and surrounding homeowners.
Please note in Q.5 I don't agree with any of the options but had to select 1 to submit my responses. Adding density and congestion in the hood. Trails and green spaces are already heavily used and suffering wear and erosion. Developing this space in addition to FN development on the ridge will put additional pressures on traffic, and existing green space.
Loss of trees
Increased traffic
I've already mentioned that it would increase traffic congestion, noise, air pollution, etc.
Density
Few services around (only Big Way)
More traffic, hazardous speeding on falcon- already unsafe for kids to bike. Ruining a community feel by being too commercial. Some business would be inappropriate (too noisy to integrate into a residential area, bars, etc.)
Too many people
High density residential or commercial would bring too much new traffic to Copper Ridge.
Because the location is behind a residence used by the elderly, they deserve peace and quiet and some sort of tranquility in outdoor areas close to them. Multiple unit dwelling will not achieve that and there is a lot of space in the Yukon to build housing. Density in Copper Ridge is already high without a lot of greenspace that's close so people don't have to venture out on trails if they are not comfortable.
I do not support commercial development. I would prefer high density residential, but I understand that municipal services will limit this to low density.
Lack of parking. Residential homes need two parking stalls. Public spaces needs a parking lot.
Need to respect surrounding land uses. More housing is needed and residents will likely not want to see this area developed.
I'm concerned that additional low-density housing will only create residential uses for people who can already afford it and not help abate the housing shortage for middle or low-income people.
I am principally concerned about dangerous traffic. Both Lazulite and Falcon are renown for speeding, dangerous driving and a high collision rate - both within the neighbourhood and at the Hamilton intersections. Something serious must be done before additional residences and traffic can be added, especially as the KDFN land is developed, increasing traffic volume considerably. My secondary concern is that the site development will be focussed exclusively on housing need, and that Copper Ridge will forever be deprived of the opportunity to have a little centre - whether a cafe, community garden, gathering space. Imagine the impact on Copper Ridge place residents if their family members could take them a short distance off site for a healthy, outdoor visit.
Too much commercial
Overdevelopment
That it will end up being more existing sprawly type single family home which costs a lot infrastructure and service wise, doesn't provide safe streets for non-car users, and isn't affordable for most people.
I am concerned about increased traffic noise on Falcon Drive and accessing Hamilton Drive via Falcon Drive south and Lazulite Drive.
its a space for late night kids looking for trouble to hang out in
None, just do it.
Too much density adding to traffic and congestion.
Question #5 is VERY poorly worded. I picked the least-worst answer because I could not leave it blank, however my answer chosen on #5 DOES NOT REFLECT MY REAL ANSWER. My vote is low density housing along the existing road with more greenspace left on the rest.
Same as above. It would be nice to leave it as green space for people to walk and enjoy.
Judging by what it sounds like you are proposing - this will destroy the peaceful and quiet lives of those living around, plus will eliminate this forested area, which is very heavily used and enjoyed by people living in the neighboring/surrounding blocks.
That it will be built in a way that continues to encourage car use at all time for everything.
It will bring down the value of the neighborhood

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It will bring down the value of the neighborhood
Squeezing a subsidized housing there would be bad for the neighbourhood, devalue properties around and make the area not enjoyable (which is why partially we pay the property taxes).
Complete loss of the existing forest and the trail network. Also concerns around traffic and the high speeds already observed along that portion of Falcon Drive.
Increase in traffic, turning Copper Ridge into a construction zone for many years..Making the dangerous crossings on Falcon even worse
Loss of green space
Losing all the trees and only seeing buildings. Losing the walking paths that lead to Falcon drive.
Increased pedestrian injuries and deaths!!! There is NO safe infrastructure for pedestrians in City of Whitehorse
Children and walkers losing easily accessible greenspace to enjoy.
Doing a high density development not in keeping with the character of the neighborhood and increase in traffic.
There is already a lot of traffic on this street. If you added more housing or businesses traffic would increase as well as noise. I enjoy being able to look out of my kitchen window and see the trees. An apartment building or other housing would ruin that. There has been a lot of complaining about speeders on falcon drive as is, my children's school bus stop is on falcon drive, and we don't need more traffic and risk. Whitehorse is surrounded by open space where you could plan new developments, there is still a lot of room in the whistle bend development. Green spaces within neighbourhoods are important, not just for our wellbeing but other animals as well. Birds, rodents, foxes even insects. It provides a safe place for them to move through. Removing this greenspace in my opinion would cause more harm than good. I don't want to see any development there. And as for question 5, I don't support any of the answers but apparently I had to choose one to submit the survey.
I know that we are in a housing crisis, so support using some of the space for housing, but please don't waste this opportunity on big single-family units for the wealthy. Create medium-density housing for lower-income families, and include a space for residents to gather as well as outdoor space.
Adding more traffic than what we already have
Greed Diamond way " duplexes " AKA " commercial Condo (HA-) an example of knee-jerk city poor planning and development compromising (solo water and sewer system per duplex thus condo) ... Prostitution of process as developers and construction workers will greedily Use inexperienced workers, cheap materials and already over the top government grants that have no follow up just within budget timelines to spend and horrific amount of money. Loving come housing... Please how are they going to get from point A to point B you need a decent vehicle and we don't need anymore vehicles up there... Let alone the grocery store up there although very handy is exceedingly expensive. Most spot because of the green space and have paid very high prices the last couple of years and now you want to diminish that... It'll turn into a freaking ghetto... No thank you no thank you no thank you Traffic, noise, crime, pollution , NOISE, congestion , travesty of why people live in this area
Number six question is a joke... I refuse to answer it but had no choice... Such as the way of Whitehorse democracy... Very expensive and obviously slanted to get what you want... Disgusting
Squeezing a block of "affordable" a.k.a "subsidized" housing into a well-established reputable area - it says it all and definitely no further comments are necessary.
Commercial development that is not in keeping with the area. Too high of density development leading to traffic congestion. It is also very concerning if there is a new trend to develop land zoned as parks and recreation into commercial or residential. New housing development is very much needed, however, this creates a lot of uncertainty for people who bought houses next to parks in good faith.
Not being able to use the green space.
Visual contamination, it is the only green in the area. Please don't make kill it.
Traffic congestion. Aesthetics.
Falcon Drive is a main artery in Copper Ridge. If a park or residential homes are built. Crossing Falcon Drive will be a hazard for pedestrians.
Loss of central greenspace.
Traffic, crime, and the removal of a very actively used greenspace. People who purchased housing in the area did so with an understanding of possible future use of the site, which did NOT include housing or commercial space. The neighborhood, especially the kids, use that space a lot. Kids need a place to just be kids, to hang out in nature and explore. The greenspace is used by residents to enhance their physical and mental well-being, and should be left as such. We cannot urbanize our entire city footprint and expect to maintain people's mental and physical health. One

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<p>should not have to get in a car and drive somewhere in order to walk through nature. The neighborhood association has spent a substantial amount of money fire smarting the area over the past two years, only to have the space razed for development? Doesn't make sense.</p>
<p>Removal of too much green space leaving no green corridors. Commercial development generating too much traffic, building large luxury homes.</p>
<p>Copper Ridge is densely built with more than enough traffic already and the study area should not be build on at all.</p>
<p>High volume of traffic, higher chances of accidents</p>
<p>If the City of Whitehorse and the Yukon Government have to realize that if this area becomes low to high density then the break ins, thefts, etc. will climb. This will be most unwelcomed here.</p>
<p>Please research how increased residential development at this site - along with the new Kwanlin Dun lots soon to be developed will impact transit and transportation. It is imperative that a TRAFFIC CIRCLE finally be build at Falcon and Hamilton Blvd ASAP. This is a very dangerous corner with such poor visibility to the south. Be sure to maintain bicycle routes for transportation.</p>
<p>Circulation!</p>
<p>Noisy. More density of traffic</p>
<p>The commercial development in Copper Ridge would might be bit expensive because of high public demands to live in one of best area of Whitehorse.</p>
<p>none</p>
<p>Increased traffic volume along my commute to work, specifically as it impacts cyclists. An increase in the type of housing that is out of reach for renters/single income individuals. This would likely impact the cost of rent in my neighbourhood, and not help to overcoming existing challenges in finding housing.</p>
<p>More houses will not help the traffic on Hamilton and Falcon drive with out round about</p>
<p>Too many people, traffic, more crime happening, less safety feeling in our neighbourhood.</p>
<p>Traffic</p>
<p>In my elder years, theoretically a resident of assisted living, I would have selected Copper Ridge Place based on its close proximity to "safe" nature and walking trails. If it must be developed into residential housing, it should absolutely not be just 20 more big houses with yards. It would not help the city's housing problem, and would take away yet another chance for people to enjoy some nature close to home.</p>
<p>I live directly across from the proposed site. Traffic flow and safety are my priorities</p>
<p>I think it is important to keep green space available to the community, and there are lots of areas that can be developed on the outskirts of copper ridge, instead of cramming more people into an already populated area.</p>
<p>Infill of high density or medium density housing- traffic infrastructure will not support it.</p>
<p>Traffic issues.</p>
<p>Low income crowding which will increase crime and vandalism</p>
<p>Total destruction of a valuable park area for walking dogs and walking. Otherwise this area loses an important benefit/attraction for living in the area. It also provides residents of Copper Ridge Place with a quieter area with less noise coming from residents.</p>
<p>High density, low income housing.</p>
<p>Excess noise from having a parking lot for a multi-unit building.</p>
<p>Traffic during construction</p>
<p>The neighborhood is safe, relatively quiet, for the most part everyone that lives there has to be employed to do so. The neighborhood does not need to be densified, it is well spaced desirable place to be unlike Whistle Bend which is probably the worst place to live- too densified and no trees. Our neighborhood has been classified as the most desirable neighborhood in Whitehorse and the taxes reflect that, it appears to develop low income housing in an upscale area is not acceptable anywhere.</p>
<p>traffic and density</p>
<p>Too much noise, big increase in traffic. Already difficult enough to get out of this neighborhood area in the mornings. Not supportive of creating residential area here. Live here because of the green spaces in the neighborhood. Understand need for housing but this area is so used by children to explore forested areas in their neighborhood. Would really prefer to leave as is.</p>
<p>Increased vehicle traffic</p>
<p>Environmental damage and the lack of green spaces for many residents</p>
<p>None</p>
<p>Large homes built that no one can afford.</p>
<p>The traffic upland down falcon is significant and people go pretty fast. There are no crosswalks in copper ridge which makes crossing at some key areas dangerous</p>

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That it will just be low density single detached housing
A concern would be the building of just more single family homes.
That it turns out like whistle bend. Tones of people with zero public transportation or amenities
The fact that since the high density development at North Star and Keewenaw that area is no longer safe for children to play at that playground anymore.
Taking away a well used recreational area for the neighbourhood. Taking away the calmness from our Elders/ seniors that live at Copper Ridge Place. Overcrowding the neighbourhood.
Loss of flat green space for people with mobility issues. Increased population density and strain.
That there isn't a balance between space for additional housing units and for the amenities that make a neighbourhood inviting and build healthy communities. I.e. if the area was only residential.
I am concerned about NIMBYism amongst the neighbours. I am on Lazulite and strongly believe that housing is a human right.
Too much traffic
Pollution, garbage , Congestion, traffic, crime, parking, Noise, night prowlers, leave as is
Need a buffer between Copper Ridge Place and any development. Another concern is that the space designated for a school becomes housing, with the result of neighbourhood kids having to be bussed
None
That is perpetuates auto-eccentric development and automobile usage.
Parking
Sketchy people in residential area
Not being heard! We truly need more commercial sports space. Sports= good health.
Increase in traffic - design needs to encourage people to access by walking, cycling, etc. by linking into the trail network.
Whitehorse already has enough car centric suburban development. Any new housing should be downtown. If the land gets developed the only thing I would support is facilities and businesses for people already living in the neighbourhood. I would not support facilities that draw residents from across the city as this would only increase Whitehorse's car dependency.
I'm concerned it will be turned into another convenience store or a liquor store. We have enough of those. Indoor activities during the winter would be so much more healthy and fun.
Copper ridge needs more amenities especially if the trailer park is going to be expanding. We need a high school
Creating too much residential density and increasing traffic. We do not need another Whistle Bend where everything is crammed together. The City of Whitehorse is bad at including public spaces, parks and green areas in high density neighbourhoods.
I think that future development would increase traffic, crime and noise in the area. It would also decrease value of houses in the area.
Nothing, I like that we may have more neighbours in the area
Getting rid of too much green space
Residents in the area purchased homes here because of the green space. These spaces are valuable small ecosystems that are needed for the planet and people
This development does will not solve the housing problem in Whitehorse. It is a drop in the bucket so why destroy what was originally planned as a green space?
No more green space at CRP, noise, jam on the road. Where will people go for short walk? On the ridge? Not appropriate for everybody
I am concerned that the neighbours feel entitled to greenspace that they are used to but not entitled to and will oppose development here, as well as NIMBYism such that they will oppose high density housing, which is what is needed, out of unfounded fear about the "kind of people" who would live in high density housing.
The roads in and out of copper ridge. Too many people might create more delays in travel time fore people.
Increase in traffic and traffic flow.
Clear-cuts
Too much commercial
Traffic Kids use that area to play People walk there dogs Leave the trees

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That it will lower way of life for self but not only people at the copper ridge place. It allows privacy for those residing within copper ridge place. This area has also always been a place for children to gather with more housing it could become bothersome for those living in copper ridge place. It will take away from walking trails, bike trails ext.
That the lots are the same size as Whistle Bend.
That it will only house a tiny number of people and have no amenities
two mile hill commuting & the loss of easy access wilderness trails
My concern is that people in the neighbourhood will veto any type of high density residential development. This type of development needs to be done throughout the city, so that it is not concentrated in one area.
Added population and traffic concerns. There is already traffic congestion getting in and out of Copper Ridge.
Under water streams flooding houses near by if land is disturbed Loud traffic Crime if more houses are built Traffic in any given day being able to leave Copper Ridge would be a hindrance at any given day! Regular basis would take longer to exit Copper Ridge! Emergency personnel being able to get on time to the Copper Ridge Seniors place! Also reaction time others in the area of homes that are already living in the Copper Ridge Neighborhood!
Pricing
Too crowded for the facility, residents will be affected, activities outdoors will be affected, this being said, residents quality of life will be affected.
Noise, traffic, length of time to complete. Obstruction and decreased view from nature from rooms at CRP.
It might create noise that you can't buffer. Nice to have quiet at night here.
Loss of nature view. Increase of traffic.