



 Residential Study Area

Ownership

 City of Whitehorse

 Government of Yukon

 Copper Ridge Place

Copper Ridge New Development Area

What We Heard
November 2023

Planning and Sustainability Services
City of Whitehorse



TABLE OF CONTENTS

Section 1 - Background	5
1.1 Project Overview	6
1.1.1 SITE CONTEXT	6
1.1.2 MASTER PLAN	7
1.2 Guiding Documents	7
1.2.1 OFFICIAL COMMUNITY PLAN	7
1.2.3 SUSTAINABILITY PLAN	8
1.2.3 ZONING BYLAW	8
1.2.4 NEIGHBOURHOOD CONCEPTUAL DEVELOPMENT PLAN	8
1.3 Feasibility Studies	9
1.3.1 MUNICIPAL SERVICING ASSESSMENT	9
1.3.2 GEOTECHNICAL ASSESSMENT	10
1.3.3 ENVIRONMENTAL ASSESSMENT	10
1.3.4 TRAIL ASSESSMENT	11
1.3.5 HERITAGE RESOURCE IMPACT ASSESSMENT	11
Section 2 – Engagement Overview	12
2.1 Engagement Overview	13
2.2 Notifications	13
2.2.1 NEIGHBOURHOOD RESIDENTS	13
2.2.2 FIRST NATION GOVERNMENTS	13
2.2.3 NEIGHBOURHOOD ASSOCIATION	13
2.2.4 COPPER RIDGE PLACE	14
2.3 Engagement Activities	14
2.3.1 ENGAGEWHITEHORSE.CA	14
2.3.2 PROJECT LAUNCH WEBINAR	14
2.3.3 PROJECT LAUNCH SURVEY	15
2.3.4 PLANNING CHARRETTE WORKSHOPS	15
2.3.5 PLANNING CHARRETTE OPEN HOUSES & SURVEY	15
2.3.5 PREFERRED CONCEPT & PLAN REPORT	15
Section 3 – Project Launch What We Heard	6
3.1 Overview	17
3.2 Demographics	17
3.2.1 LOCATION	17
3.2.2 FIRST NATIONS CITIZENSHIP OR BENEFICIARY	17
3.3 Current Use	18
3.4 Development Preferences	19
3.4.1 SUPPORTED USES	19
3.4.2 RESIDENTIAL USE DENSITY	20
3.4.3 MIXED-USE BALANCE	21
3.4.4 PARKS AND OPEN SPACE AMENITIES/FEATURES	22
3.5 Successful Development	23
3.5.1 DENSITY	24
3.5.2 LAND USE	24
3.5.3 TRANSPORTATION	24

3.5.4 DESIGN 24	
3.5.5 HOUSING.....	25
3.6 Concerns	25
3.6.1 TRANSPORTATION.....	26
3.6.2 GREENSPACE.....	26
3.6.3 DENSITY.....	26
3.6.4 ADJACENT IMPACTS.....	26
3.6.5 LAND USE	27
3.7 Key Takeaways.....	27
Section 4 – Planning Charrette What We Heard	8
4.1 Overview.....	29
4.2 Demographics.....	29
4.2.1 LOCATION.....	29
4.2.2 FIRST NATIONS CITIZENSHIP OR BENEFICIARY.....	30
4.3 Development Preferences.....	30
4.3.1 OVERALL SUPPORT & PREFERENCE	30
4.3.2 GREENSPACE.....	31
4.3.3 RESIDENTIAL USE AND DENSITY	32
4.3.4 TRAILS AND ACTIVE TRANSPORTATION	33
4.3.5 ROAD LAYOUT	34
4.3.6 OVERALL.....	36
4.3.7 WHAT'S MISSING.....	37
4.3 Key Takeaways.....	39
Section 5 – Next Steps.....	40
5.1 Land Use Concept & Report	41
5.2 Implementation	41
Appendix	42
Appendix A – Project Launch Survey	43
Appendix B – Planning Charrette Survey	46

LIST OF FIGURES

<i>FIGURE 1. STUDY AREA.....</i>	6
<i>FIGURE 2. CURRENT ZONING OF THE STUDY AREA.....</i>	9
<i>FIGURE 3. PROPOSED ACCESS LAYOUT OPTIONS.....</i>	10
<i>FIGURE 4. QUESTION 1. WHAT NEIGHBOURHOOD DO YOU LIVE IN? (N=166).....</i>	17
<i>FIGURE 5. QUESTION 2. DO YOU IDENTIFY MAINLY AS? (N=166)</i>	17
<i>FIGURE 6. QUESTION 3. HOW DO YOU CURRENTLY USE THE STUDY AREA? (N=166)</i>	18
<i>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).....</i>	19

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)	20
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).....	21
FIGURE 10. QUESTION 7. WHAT WOULD YOU LIKE TO SEE INCLUDED IN THE PARKS AND OPEN SPACES? SELECT ALL THAT APPLY: (N=166)	22
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).....	23
FIGURE 12 - QUESTION 9 WHAT CONCERNS MIGHT YOU HAVE ABOUT THIS POTENTIAL DEVELOPMENT? (N=166)	25
FIGURE 13. QUESTION 1. WHAT NEIGHBOURHOOD DO YOU LIVE IN? (N=206).....	29
FIGURE 14. QUESTION 2. DO YOU IDENTIFY MAINLY AS? (N=206)	30
FIGURE 15. QUESTION 3 & 4. OVERALL, HOW SUPPORTIVE ARE YOU OF THE LAND USE CONCEPT OPTIONS 1 AND 2? (N=206)	30
FIGURE 16. QUESTION 5. CONSIDERING THE GREENSPACES, WHICH LAND USE CONCEPT OPTION DO YOU PREFER? (N=206)	31
FIGURE 17. QUESTION 5. OTHER RESPONSES.....	31
FIGURE 18. QUESTION 6. CONSIDERING THE RESIDENTIAL USES AND DENSITY, WHICH LAND USE CONCEPT OPTION DO YOU PREFER? (N=206).....	32
FIGURE 19. QUESTION 6. OTHER RESPONSES.....	32
FIGURE 20. QUESTION 7. CONSIDERING THE TRAILS AND ACTIVE TRANSPORT NETWORK, WHICH LAND USE CONCEPT OPTION DO YOU PREFER? (N=206)	33
FIGURE 21. QUESTION 7. OTHER RESPONSES.....	34
FIGURE 22. QUESTION 8. CONSIDERING THE ROAD LAYOUT, WHICH LAND USE CONCEPT OPTION DO YOU PREFER? (N=206)	34
FIGURE 23. QUESTION 8. OTHER RESPONSES.....	35
FIGURE 24. QUESTION 9. OVERALL, WHICH LAND USE CONCEPT OPTION DO YOU PREFER?	36
FIGURE 25. QUESTION 9. OTHER RESPONSES.....	36
FIGURE 26. QUESTION 10. IS ANYTHING MISSING FROM THE LAND USE CONCEPT OPTIONS? (N=206)	38

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 6.65 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.

Section 1 – Background

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. Engagement was carried out in January and February (Project Launch) and May and June (Planning Charrette) 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 received during these periods.

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.

Section 1 – Background

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 6.65 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, 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

Section 1 – Background

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.

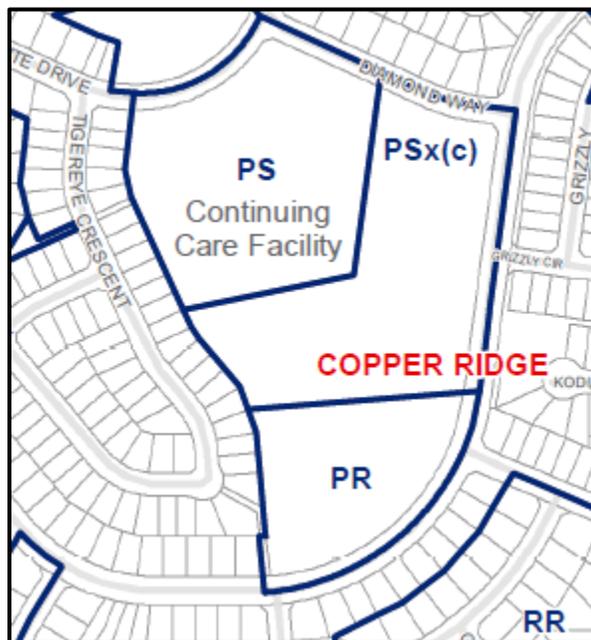


Figure 2. Current Zoning of the Study Area.

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.

Section 1 – Background

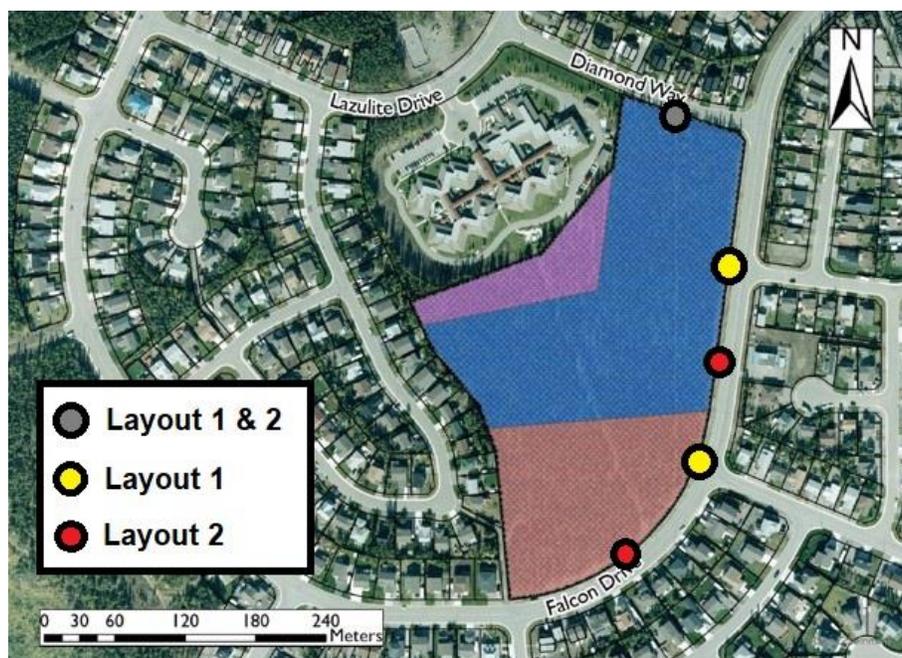


Figure 3. Proposed Access Layout Options

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

Section 1 – Background

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 – Engagement Overview

2.1 Engagement Overview

As part of the project launch in January and February 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.

A second round of engagement was held from May to August 2023, including three design workshops, two open houses, and a survey. The City advertised the open houses and survey and notified key stakeholders and government partners using similar methods to the project launch engagement.

2.2 Notifications

2.2.1 NEIGHBOURHOOD RESIDENTS

Letters were mailed to all residents of the Copper Ridge neighbourhood to advise them of the project launch. 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

Emails were 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

Emails were sent to the Copper Ridge Neighbourhood Association advising them of the project launch and upcoming webinar, survey and design workshops. 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.

Section 2 – Project Launch Engagement Overview

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

2.2.4 COPPER RIDGE PLACE

Emails were sent to Copper Ridge Place staff 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

Section 2 – Project Launch Engagement Overview

- the further clarification of comments made during the presentation.

2.3.3 PROJECT LAUNCH SURVEY

A survey was released on the project webpage on January 31, 2023 (Appendix A). 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.

2.3.4 PLANNING CHARRETTE WORKSHOPS

Following the project launch engagement, the City facilitated two design workshops in May 2023. The design workshops were held with the Study Area area landowners, Copper Ridge Place residents and staff, technical experts, and designers. The intent of the workshops was to allow the project team to engage quickly and effectively with these parties, to ideate challenges and opportunities, and explore a broad diversity of design ideas. Two land use concept scenarios were then developed by the project team, taking into consideration engagement and workshop input and guidance from policy documents and background studies.

2.3.5 PLANNING CHARRETTE OPEN HOUSES & SURVEY

A second round of engagement was held in May and June 2023. The two land use concept scenarios were posted on the City's engagement platform and the City hosted two open houses to present the scenarios and answer questions.

Questions and comments received related to:

- concerns with the proposed buffer with Tigereye Crescent residential properties;
- concerns with noise and potential impacts on the surrounding transportation network;
- lower density/greenspace preferred opposite houses that front Falcon Drive; and
- preference for no development and area being left as is.

Public feedback was again generally sought by way of an online survey (Appendix B), with physical copies available upon request. The questions aimed to receive input on which of the two land use concepts respondents preferred overall and regarding greenspace, active transportation, residential uses and density, and the road layout. A total of 206 survey responses were received.

2.3.5 PREFERRED CONCEPT & PLAN REPORT

Following the planning charrette engagement, the City facilitated a third design workshop in August 2023, with similar participants to the first two workshops. The intent of the workshop was again to engage quickly and effectively with these parties to explore a broad diversity of design solutions aimed at addressing engagement input and to arrive at a preferred land use concept.

A preferred land use concept was then developed by the project team, taking into consideration engagement and workshop input. Once the preferred land use concept was finalized, the project team developed the ancillary land use master plan report.

Section 3 – Project Launch What We Heard

3.1 Overview

The following is an overview of the input received from the project launch 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.

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.

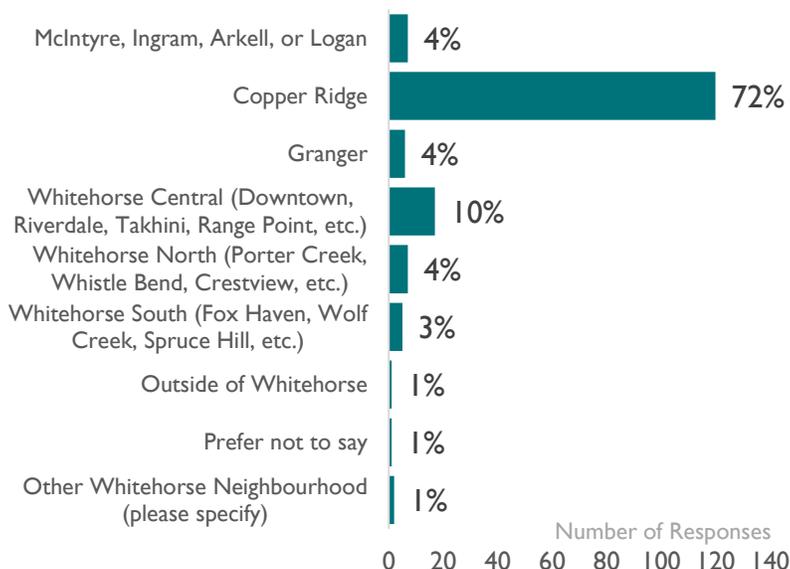


Figure 4. Question 1. What neighbourhood do you live in? (n=166)

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.

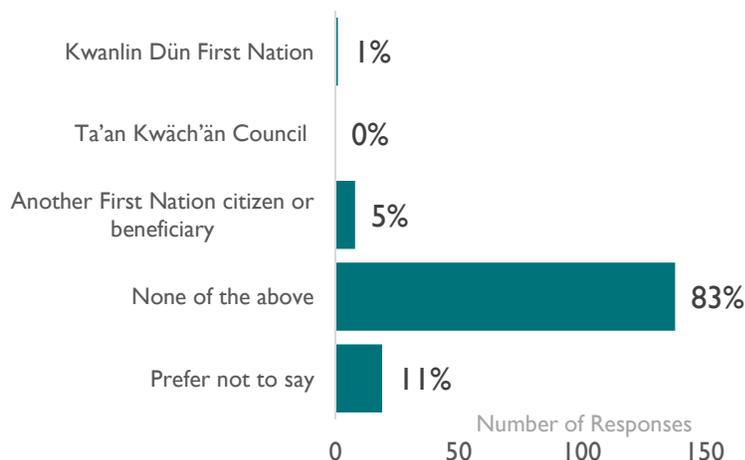


Figure 5. Question 2. Do you identify mainly as? (n=166)

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.

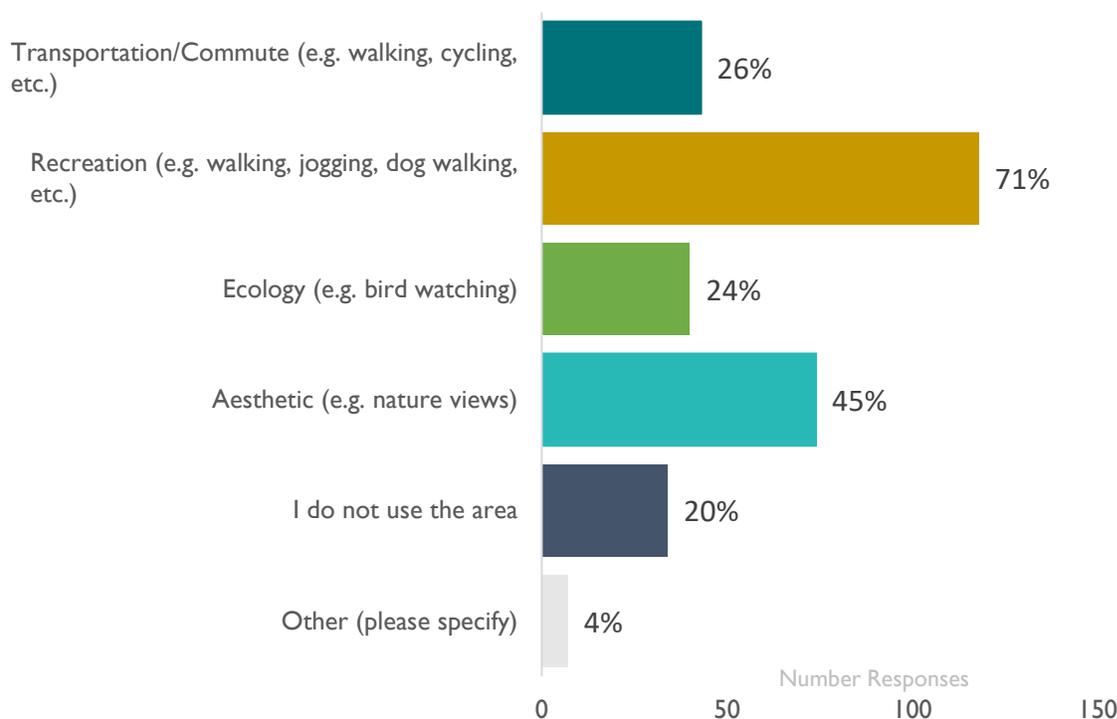


Figure 6. Question 3. How do you currently use the Study Area? (n=166)

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.

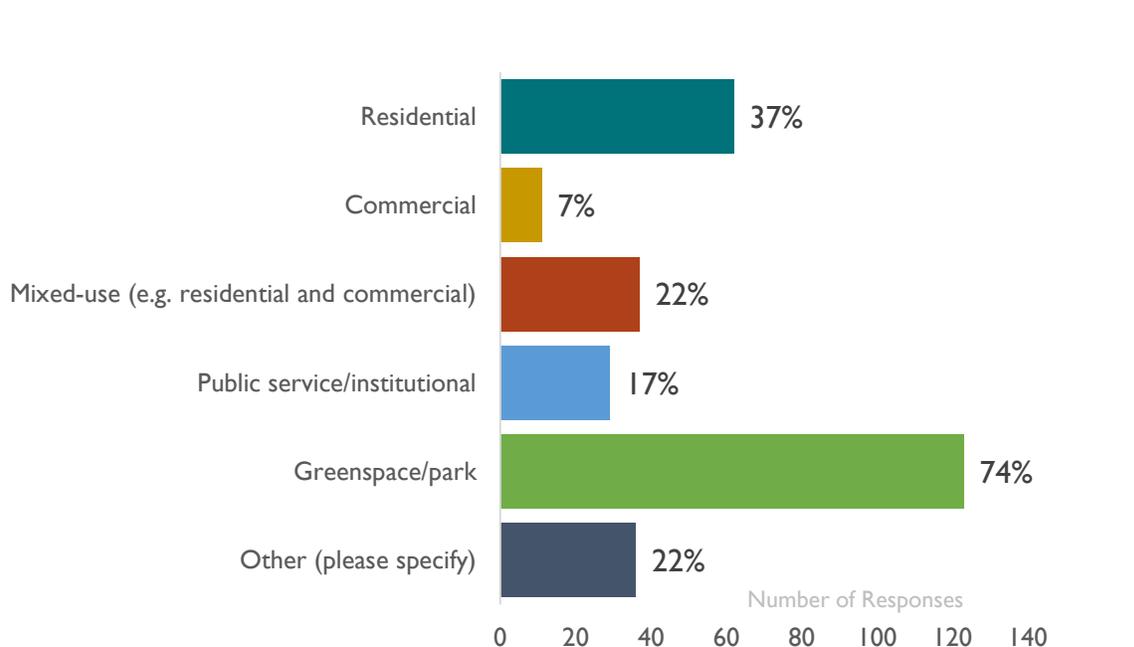


Figure 7. Question 4. If the City and YG were to develop the Study Area, what type of use would you support? Select all that apply: (n=166)

Section 3 – Project Launch What We Heard

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.

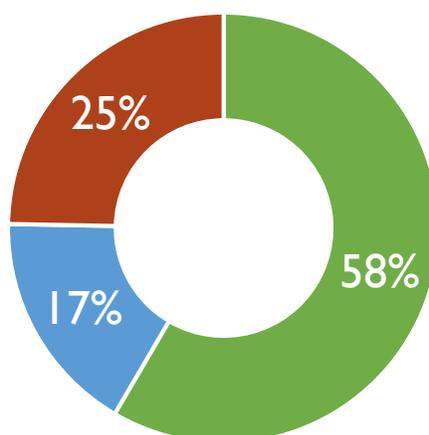


Figure 8. Question 5. If the City and YG were to develop the Study Area for residential uses, what type of density would you support? (n=166)

Section 3 – Project Launch What We Heard

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 indicated 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.

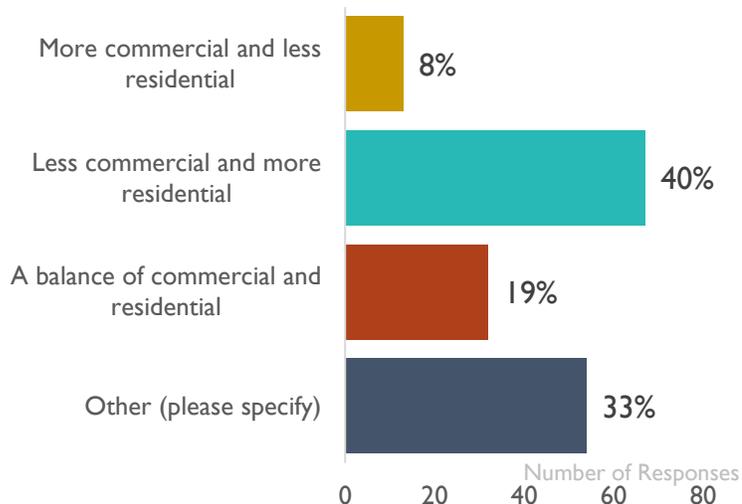


Figure 9. Question 6. If the City and YG were to develop the Study Area into a mixed-use development, what general mix would you support? (n=166)

Section 3 – Project Launch What We Heard

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.

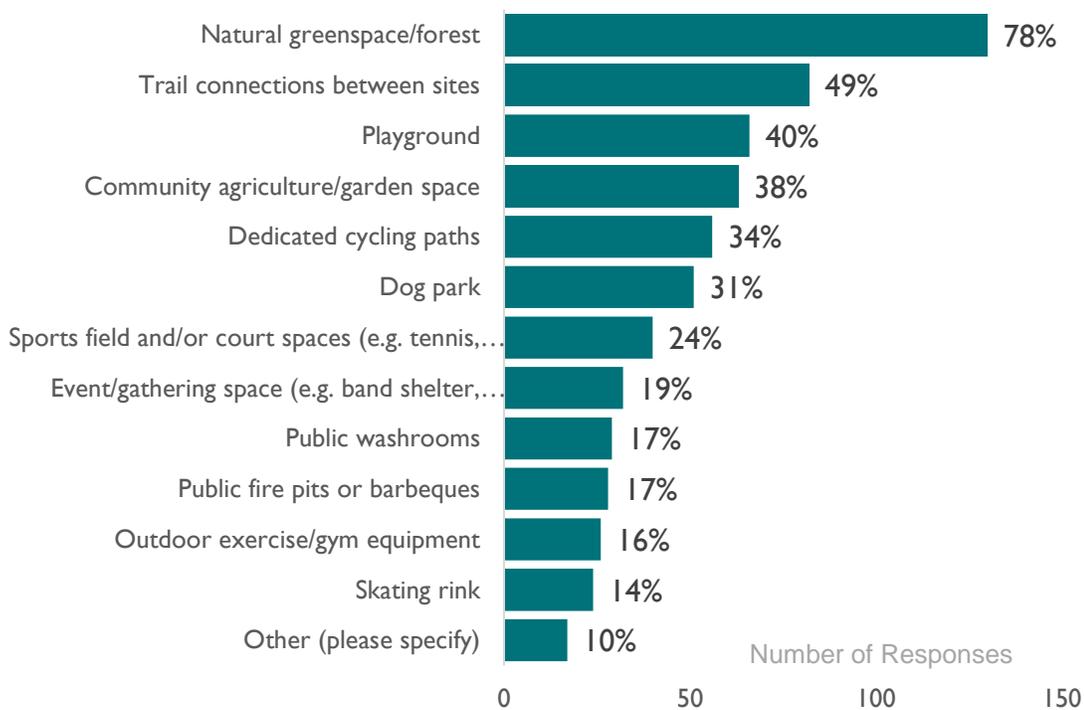


Figure 10. Question 7. What would you like to see included in the parks and open spaces? Select all that apply: (n=166)

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.

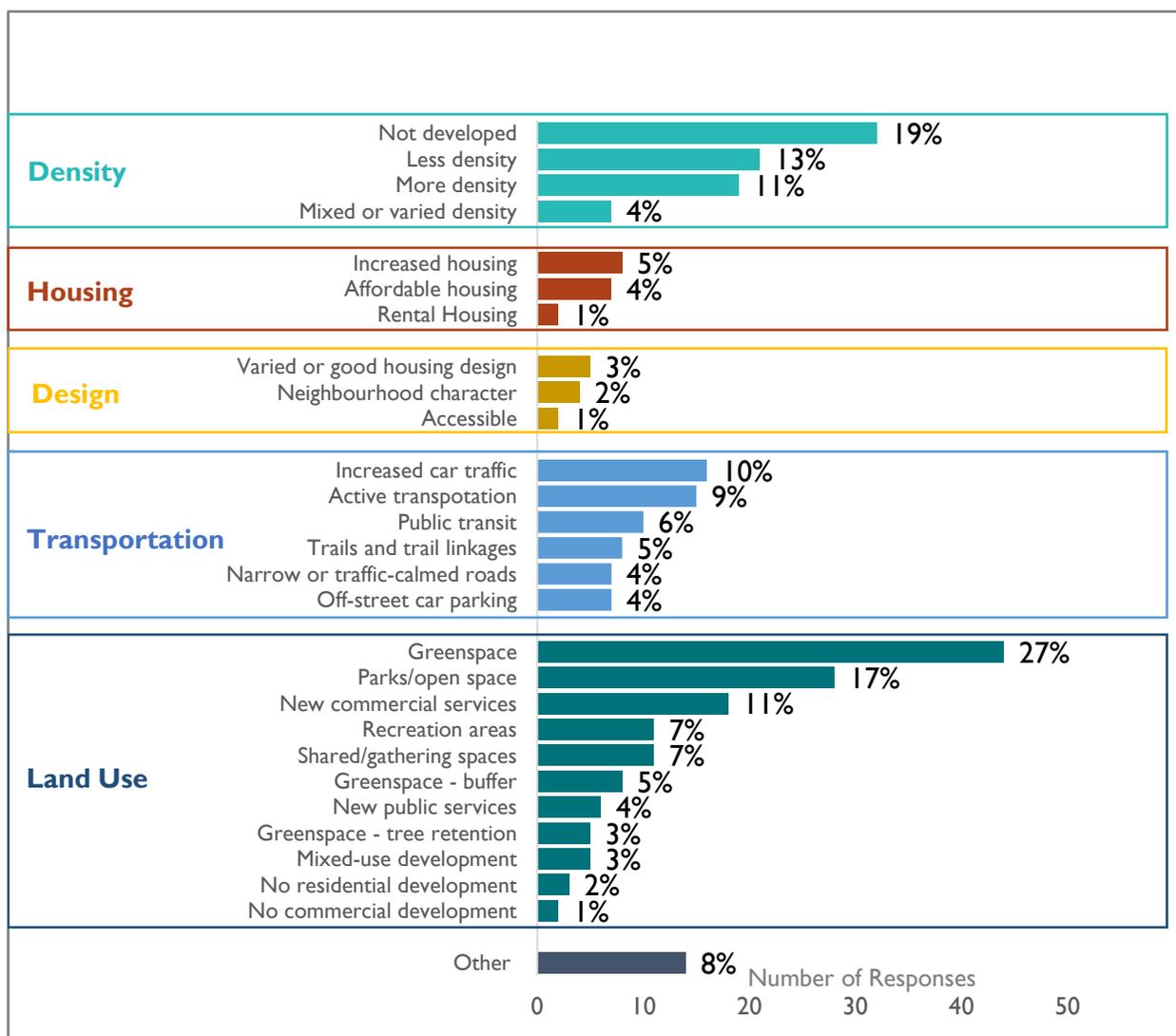


Figure 11. Question 8. What would make this a successful development? Things to consider may include density, transport network, park/open space, land uses, urban design, etc. (n=166)

Section 3 – Project Launch What We Heard

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).

Section 3 – Project Launch What We Heard

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.

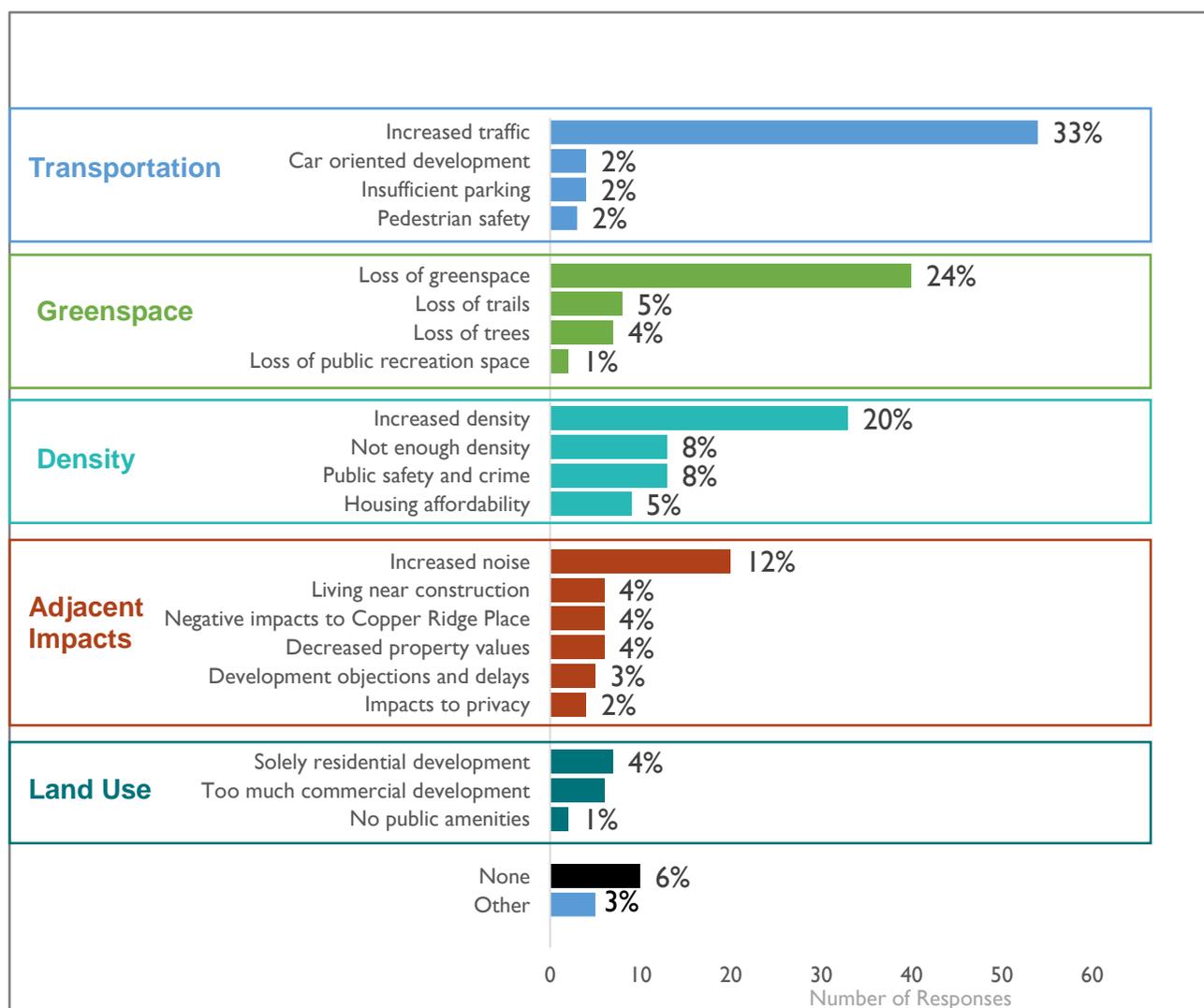


Figure 12 - Question 9 what concerns might you have about this potential development? (n=166)

Section 3 – Project Launch 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 – Project Launch 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 – Planning Charrette

What We Heard

4.1 Overview

The following is an overview of the input received from the planning charrette survey. Most questions allowed respondents to choose from multiple choice answers. Most questions also allowed respondents to choose an ‘other’ response and to specify their answer to the question.

4.2 Demographics

4.2.1 LOCATION

Respondents were asked to identify in which Whitehorse neighbourhood they reside (Figure 13). The majority (83.5 percent) of respondents live in the Copper Ridge neighbourhood. Some residents from the Granger (2.9 percent), and McIntyre, Ingram, Arkell, and Logan neighbourhoods (4.9 percent) also responded to the survey. While 7.8 percent of respondents indicated residing in Whitehorse Central, North, or South neighbourhoods.

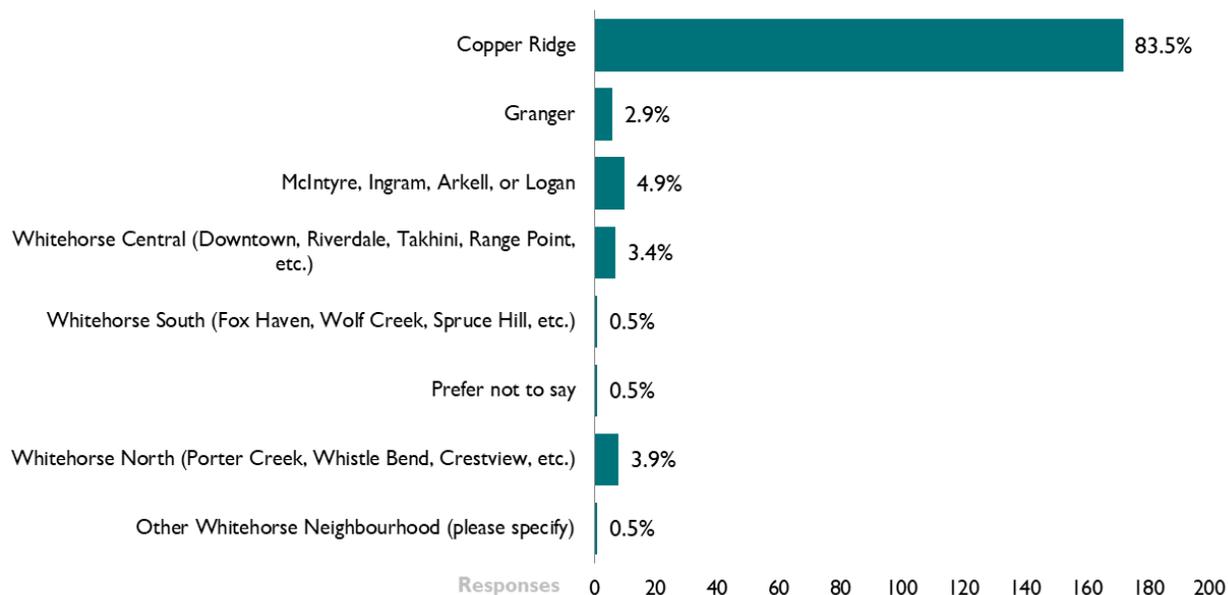


Figure 13. Question 1. What neighbourhood do you live in? (n=206)

Section 4 – Planning Charrette What We Heard

4.2.2 FIRST NATIONS CITIZENSHIP OR BENEFICIARY

Respondents were asked if they identify as First Nation citizens or beneficiaries (Figure 14). One per cent of respondents identified as Kwanlin Dün First Nation citizen or beneficiary, while 5.8 per cent identified as another First Nation citizen or beneficiary. A little less than 21 per cent preferred not to say and 72.3 per cent did not identify as First Nation citizens or beneficiaries. No responses were received from Ta'an Kwäch'än Council Citizens.

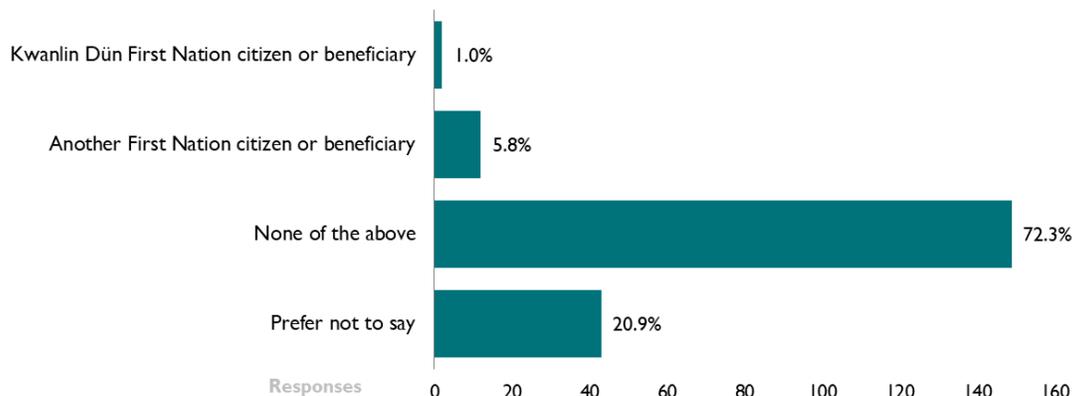


Figure 14. Question 2. Do you identify mainly as? (n=206)

4.3 Development Preferences

4.3.1 OVERALL SUPPORT & PREFERENCE

Respondents were asked to indicate their level of support for each land use concept scenario (Figure 15). Generally, the level of support for each opinion was similar. An equal amount (74.3 per cent) of respondents were either very opposed or somewhat opposed to both scenarios, while a minority of respondents were somewhat supportive or very supportive for Option 2 (19.4 per cent) and Option 1 (18.4 per cent).

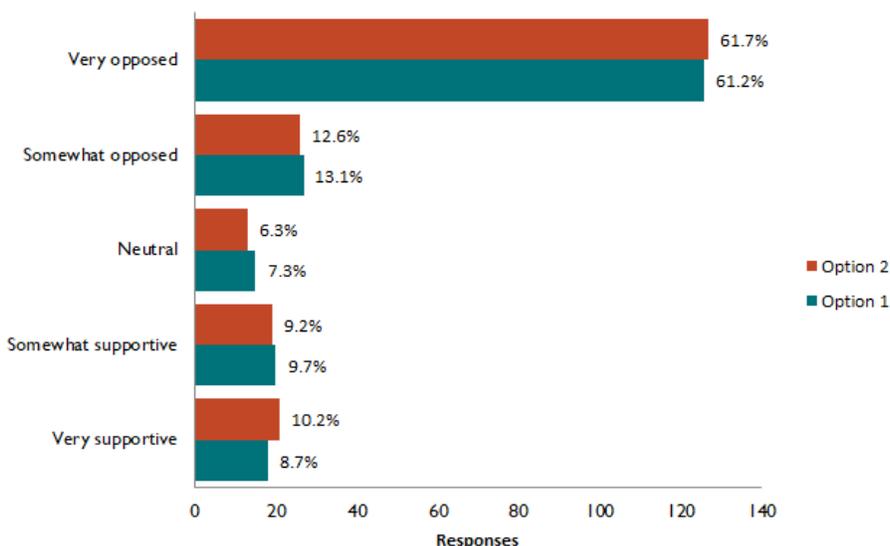


Figure 15. Question 3 & 4. Overall, how supportive are you of the land use concept options 1 and 2? (n=206)

Section 4 – Planning Charrette What We Heard

4.3.2 GREENSPACE

Respondents were asked to indicate which option they preferred regarding the greenspaces (Figure 16). Of those preferring one option over the other, Option 1 (20.9 per cent) was slightly more preferred than Option 2 (17.0 per cent).

Most respondents (62.1 per cent) however selected 'Other' (Figure 17). Nearly half (46.1 per cent) suggested that the entire Study Area should be left as greenspace. A quarter (25.0 per cent) suggested that there is not enough greenspace in either option. A quarter (25.0 per cent) suggested that there is not enough greenspace in either option. A common comment (29.7 per cent) was that neither option was satisfactory and that the options lacked significant differences to have a preference (10.9 per cent). Some respondents (7.8 per cent) also perceived that the options presented were a result of ignoring previous public input.

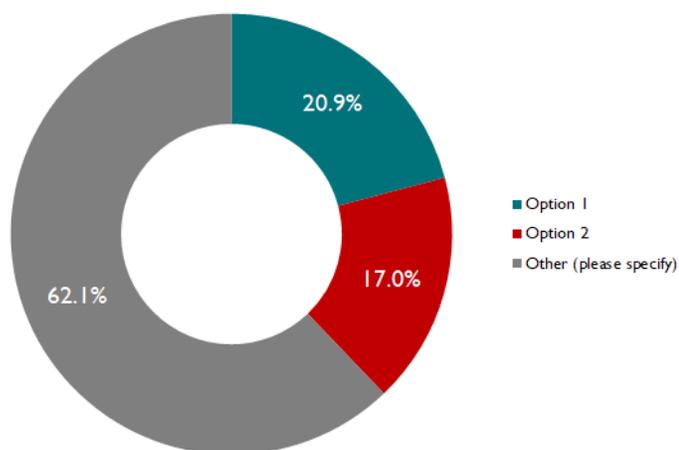


Figure 16. Question 5. Considering the greenspaces, which land use concept option do you prefer? (n=206)

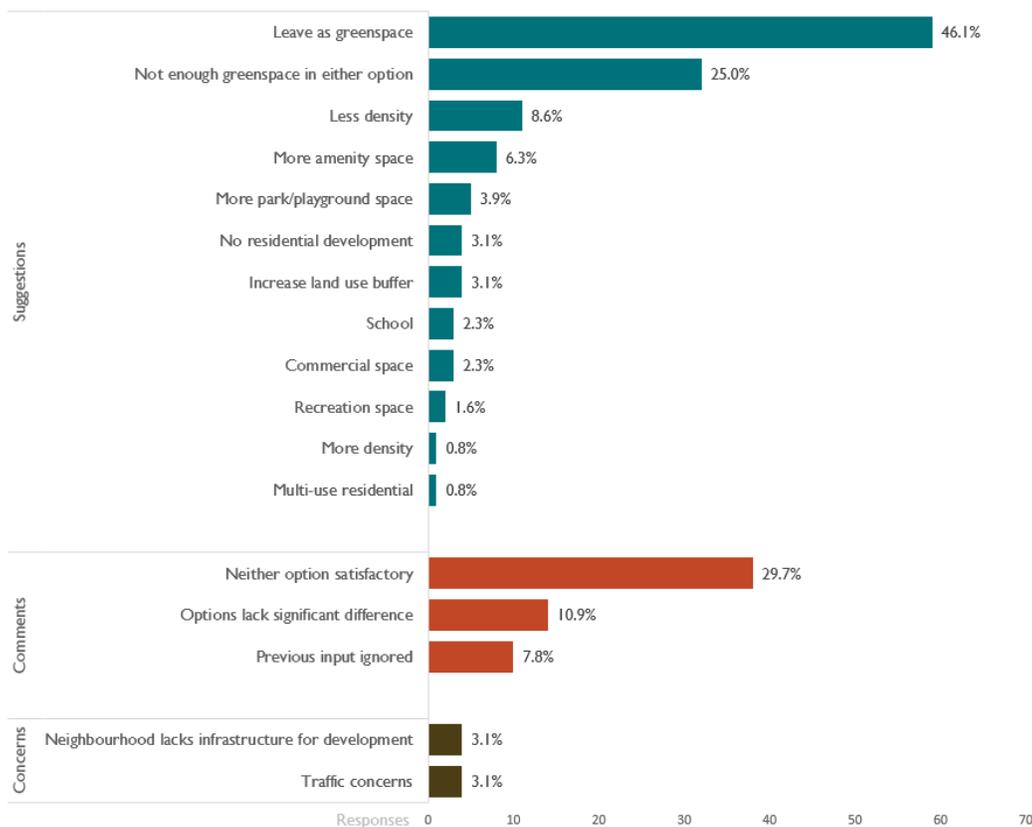


Figure 17. Question 5. Other responses

Section 4 – Planning Charrette What We Heard

4.3.3 RESIDENTIAL USE AND DENSITY

Respondents were asked to indicate which option they preferred regarding the residential uses and density (Figure 18). Of those preferring one option over the other, Option 2 (18.4 per cent) was slightly more preferred than Option 1 (18.0 per cent).

Most respondents (63.6 per cent) however selected 'Other' (Figure 19). A little below thirty per cent suggested that the Study Area should be left as is. A little above twenty per cent suggested that there should be less density in the Study Area, while a little over nine (9) per cent of respondents suggested that there be more greenspace. Other suggestions were including more density (6.1 per cent), adding commercial services (4.6 per cent), and no residential development altogether (3.8 per cent).

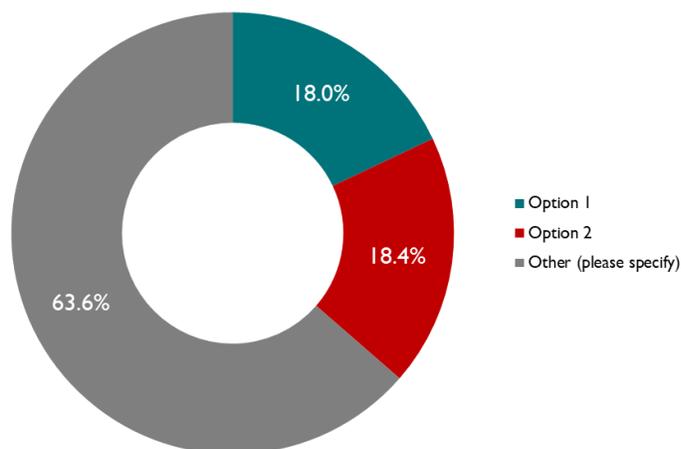


Figure 18. Question 6. Considering the residential uses and density, which land use concept option do you prefer? (n=206)

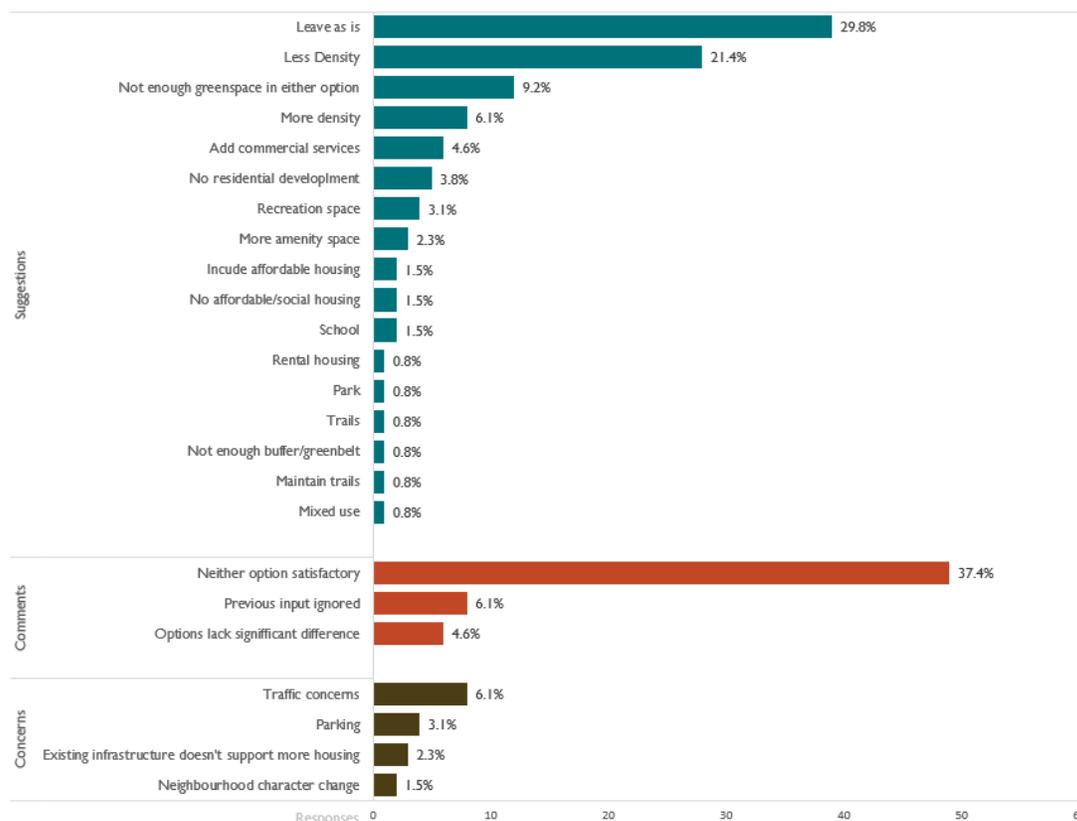


Figure 19. Question 6. Other responses

Section 4 – Planning Charrette What We Heard

A common comment (37.4 per cent) was that neither option was satisfactory. Some (6.1 per cent) also noted that previous public input was ignored since development is proposed. A little over 4 per cent of respondents complained that the options lacked significant difference to have a preference. Finally, traffic (6.1 per cent), parking (3.1 per cent), and existing infrastructure capacity (2.3 per cent) were some other concerns expressed by respondents.

4.3.4 TRAILS AND ACTIVE TRANSPORTATION

Respondents were asked to indicate which option they preferred regarding the trails and active transportation (Figure 20). Of those preferring one option over the other, Option 1 (21.4 per cent) was slightly more preferred than Option 2 (19.4 per cent).

Most respondents (59.2 per cent) however selected 'Other' (Figure 21). Just over one third (36.9 percent) suggested that the Study Area should be left as is. Some respondents also suggested that there should be more greenspace (7.4 per cent) and more trails (5.7 per cent). Ensuring active transportation infrastructure is safe for all users (4.1 per cent) and that there is year-round maintenance (3.3%) were also suggested by respondents.

Over one third of respondents (36.9 per cent) noted that both options are unsatisfactory, and some commented that previous input was ignored (3.3 per cent).

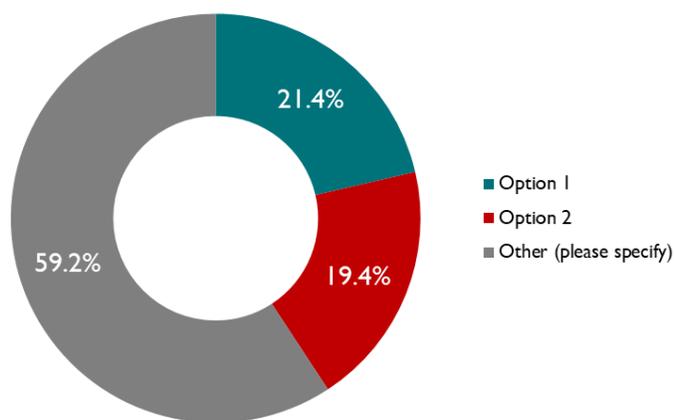


Figure 20. Question 7. Considering the trails and active transport network, which land use concept option do you prefer? (n=206)

Section 4 – Planning Charrette What We Heard

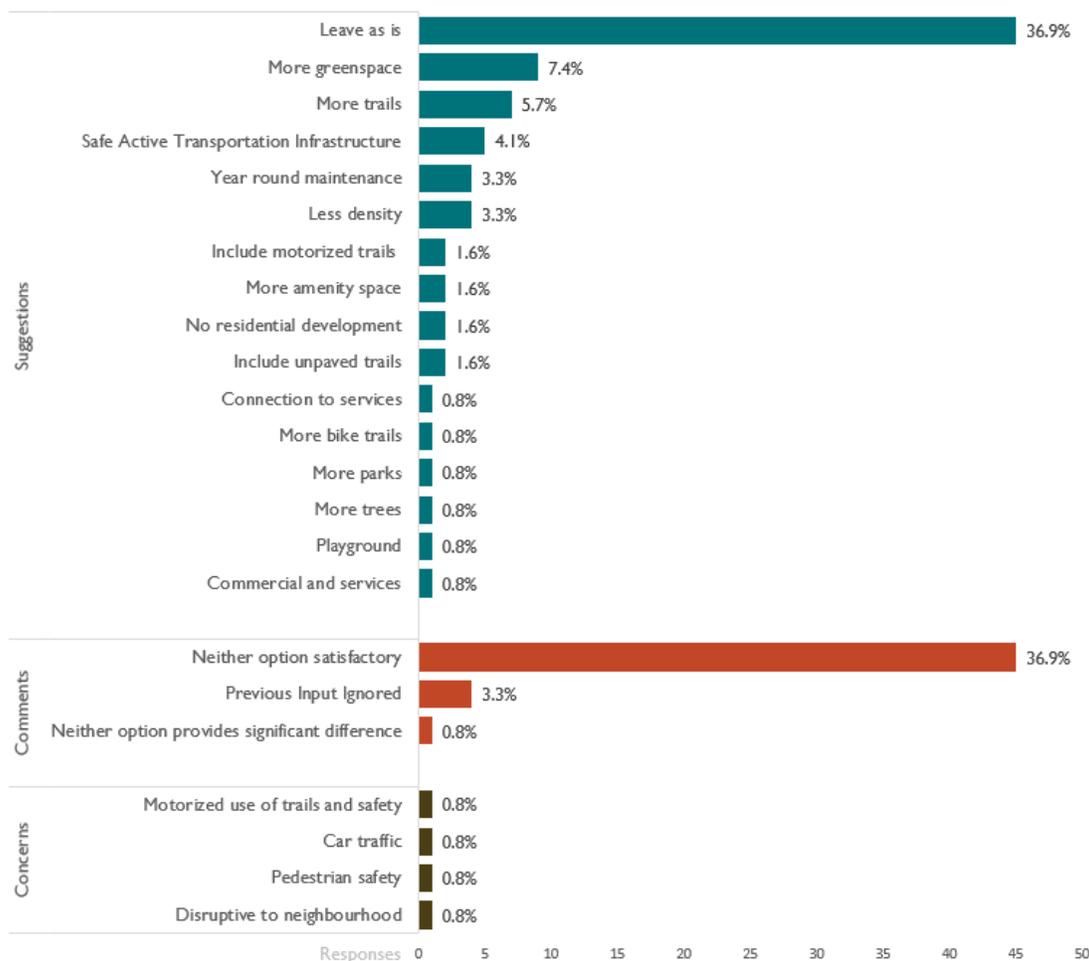


Figure 21. Question 7. Other responses

4.3.5 ROAD LAYOUT

Respondents were asked to indicate which option they preferred regarding the road layout (Figure 22). Of those preferring one option over the other, Option 1 (21.8 per cent) was slightly more preferred than Option 2 (19.4 per cent).

Most respondents (58.7 per cent) however selected 'Other' (Figure 23). Nearly one quarter (24.0 per cent) suggested that the Study Area should be left as is. Keeping the proposed traffic circle (5.8 per cent), less density (5.8 per cent), and narrower/traffic calmed streets (4.1 per cent) were also suggested.

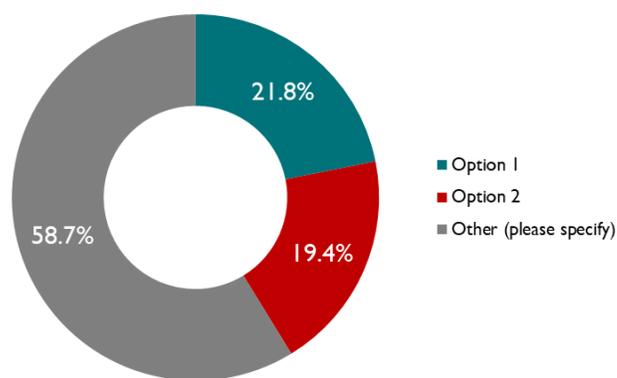


Figure 22. Question 8. Considering the road layout, which land use concept option do you prefer? (n=206)

Section 4 – Planning Charrette What We Heard

Almost half of respondents (44.6 per cent) also noted that neither option was preferred, with some commenting that the options did not have significant differences (5.0 per cent) and that previous input was ignored (4.1 per cent).

Traffic was the most common (14.0 per cent) concern expressed by respondents. This was largely in relation to increased congestion coming from and to Copper Ridge, which is already perceived to be too high.

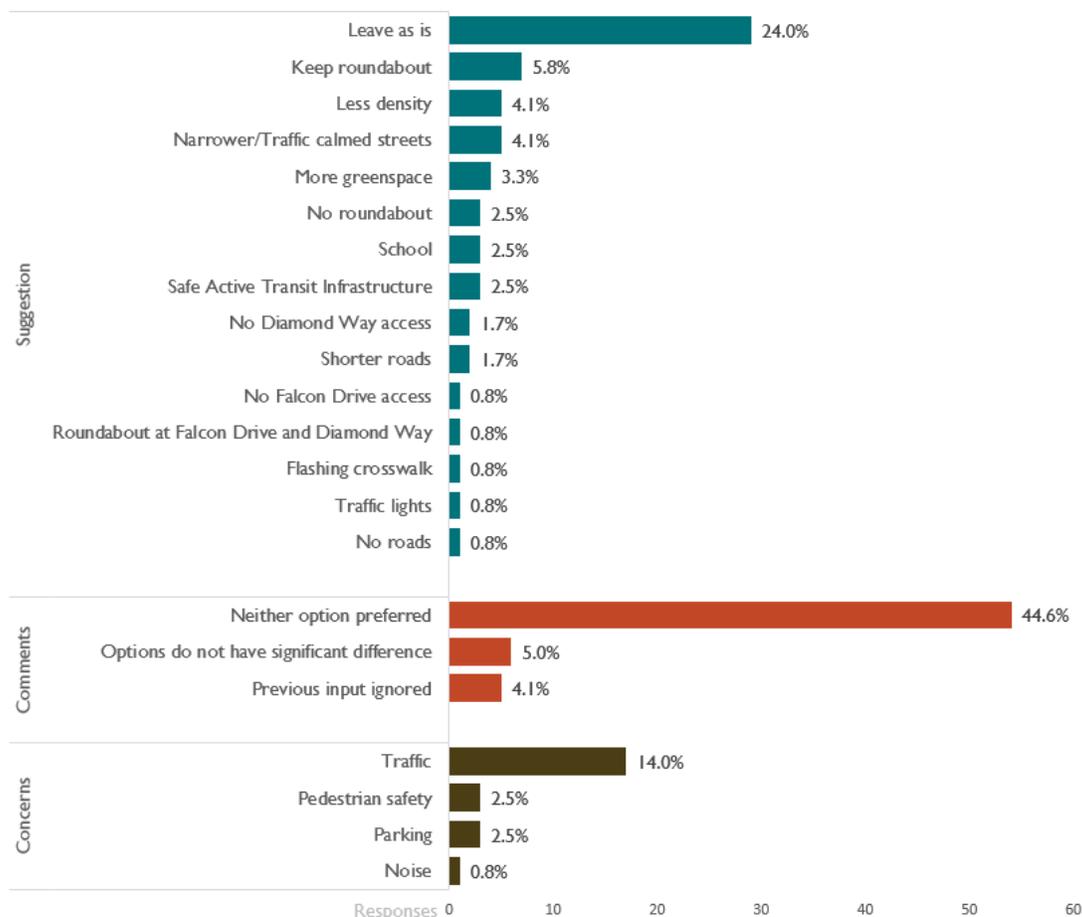


Figure 23. Question 8. Other responses

Section 4 – Planning Charrette What We Heard

4.3.6 OVERALL

Respondents were also asked to indicate which option they preferred overall (Figure 24). Of those preferring one option over the other, Option 1 (19.4 per cent) was slightly more preferred than Option 2 (18.0 per cent).

Most respondents (62.6 per cent) however selected 'Other'. About one third suggested leaving the site as it is, with some suggesting no residential development (9 per cent), less density (8 per cent), and more greenspace (8 per cent).

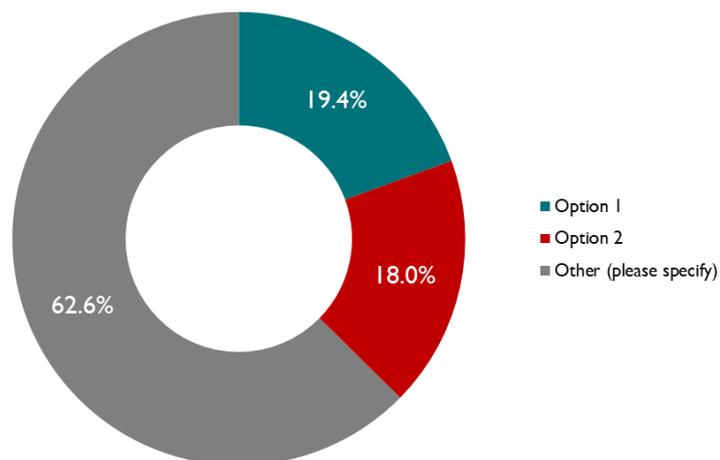


Figure 24. Question 9. Overall, which land use concept option do you prefer?

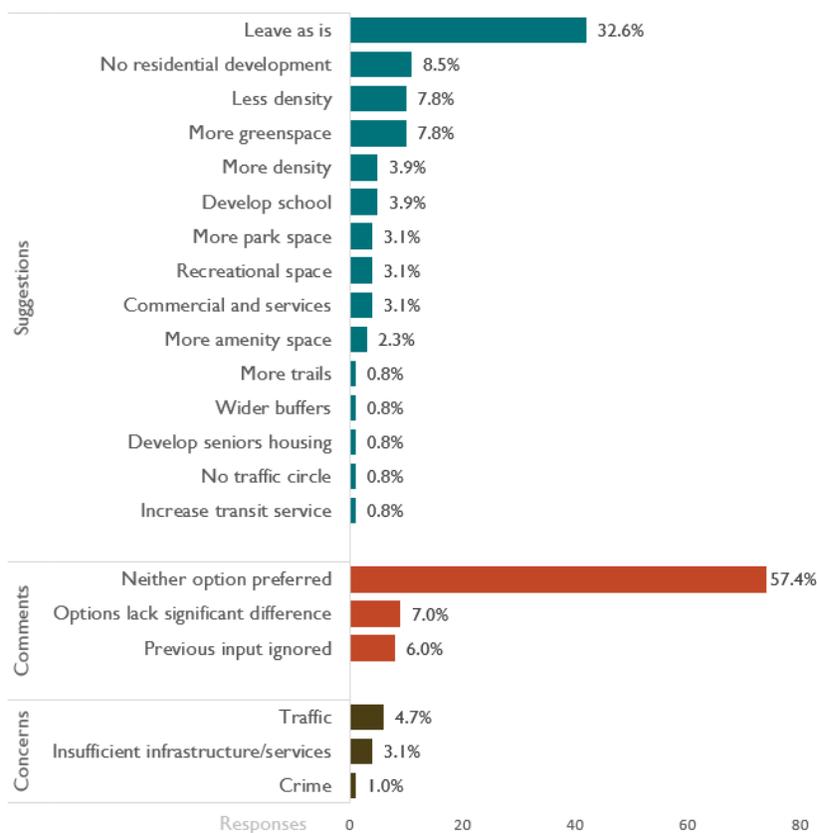


Figure 25. Question 9. Other responses

Section 4 – Planning Charrette What We Heard

Over half commented that neither option was preferred, with some commenting that the options lack any significant difference to have a preference (7 per cent) and that previous public input was ignored (6 per cent).

Traffic (4.7 per cent) and insufficient infrastructure and services to support additional housing (3.1 per cent) were some of the other concerns expressed by respondents.

4.3.7 WHAT'S MISSING

Finally, respondents were asked to identify if they felt anything was missing from the proposed land use concepts. A little less than thirty per cent said that the Study Area should be left as it is, while fifteen per cent wanted more greenspace. Some respondents (8.3 per cent) felt that the options lacked commercial services to support both the infill residential housing and the wider Copper Ridge neighbourhood. Recreation space, both indoor and outdoor, was also noted as lacking in both options (5.8 per cent). Traffic calming, less density, and more parks/open spaces (4.9 per cent) were also noted as missing.

A common comment from respondents was the perception that previous public input was ignored (10.7 per cent) and that neither option was preferred (9.25 per cent), as both options proposed residential development and did not have any significant differences.

Finally, traffic congestion and pedestrian safety resulting from both concepts was raised as a concern by 13.1 per cent of respondents.

Section 4 – Planning Charrette What We Heard

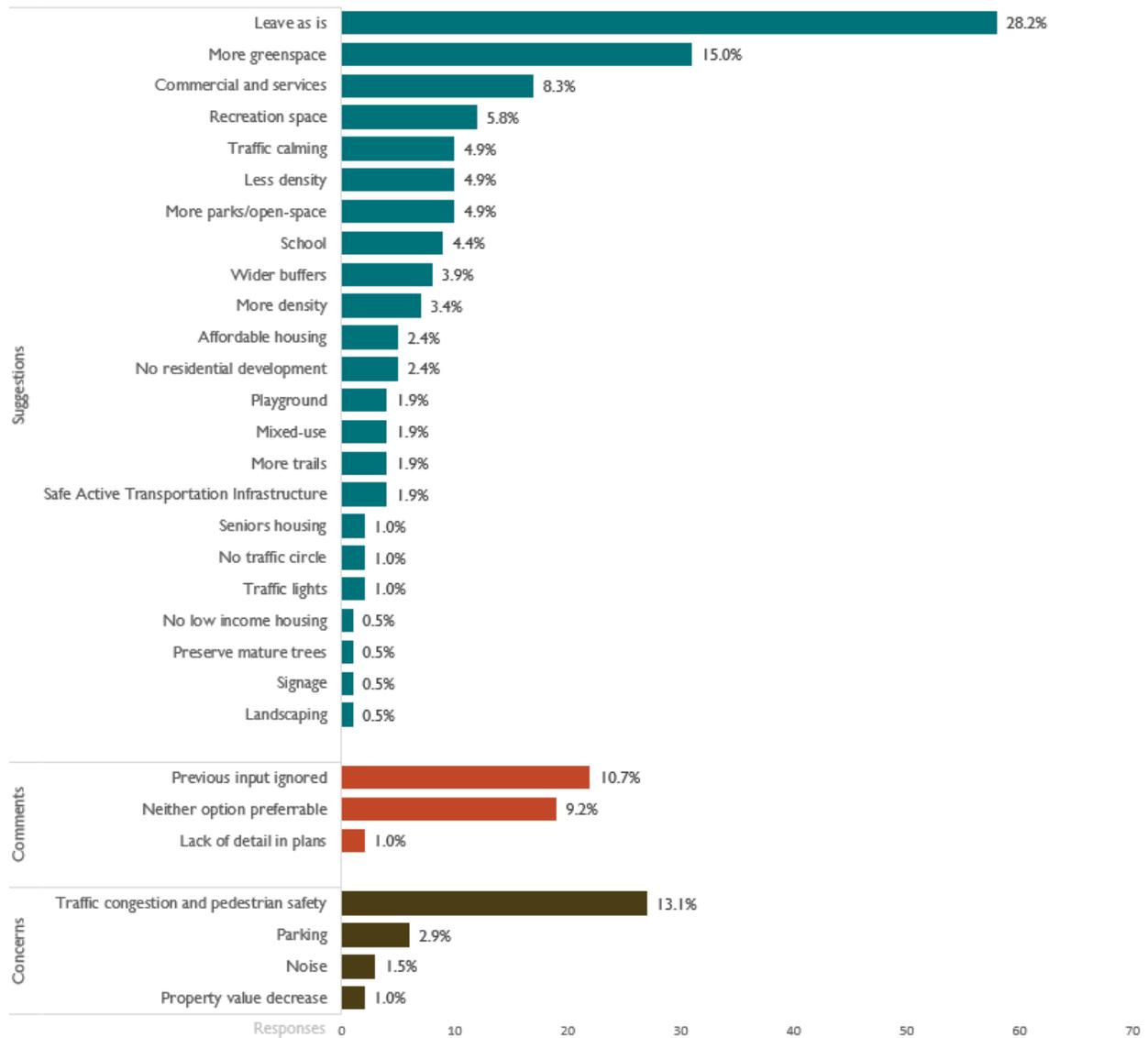


Figure 26. Question 10. Is anything missing from the land use concept options? (n=206)

4.3 Key Takeaways

The key takeaways from the survey results are:

- Similar levels of overall support between options 1 and 2;
- Option 1 was slightly preferred for its greenspace, trails and active transportation, and the road layout;
- Option 2 was slightly preferred for its residential uses and density; and
- Concerns with potential impacts on pedestrian safety and the surrounding transportation network were often noted.

Most respondents also indicated that neither option is preferred. Some of the reasons given are:

- Preference is that the area is not developed and left as it is;
- Both options are too similar to have a preference;
- More greenspace should be included in both options; and
- Previous public input was ignored and not included in either option.

Section 5 – Next Steps

5.1 Land Use Concept & Report

Once the land use concept is finalized, an ancillary land use master plan report will be developed for the Study Area. A draft master plan will be presented to the community to receive input prior to finalizing. Once the master plan is finalized, City staff will bring it forward for Council consideration.

5.2 Implementation

Following the completion of the project, landowners will be expected to follow the recommendations of the master plan prior to and when developing the 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, zoning and subdivision layout plans

Appendix

Appendix A – Project Launch 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 options) (Required)

- McIntyre, Ingram, Arkell, 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 options) (Required)

- Kwanlin Dūn First Nation
- Ta'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

Page 1 of 3

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 options) (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 options) (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 B – Planning Charrette Survey

Copper Ridge Development Area

Engage Whitehorse

Planning Charrette 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 Official Community Plan. The master plan will provide direction for the development of this piece of land. The project team has been busy turning your initial input into [two land use scenarios](#) for the Copper Ridge Development Area.

Take our survey to provide input on the [two land use concept options](#). Your input will help inform the creation of a preferred land use concept for the master plan. This survey takes about 5 to 10 minutes, and **closes on Monday, June 12 at 11:59 pm**. Please note, the City is hosting two open houses to provide information on the [two land use scenarios](#) and to provide an opportunity to ask questions directly to the project team.

- **Tuesday, May 30** – Canada Games Centre Green Room, 4 to 8 pm
- **Wednesday, May 31** – Canada Games Centre Green Room, 4 to 8 pm

Subscribe to [this project page](#) to stay informed throughout the process!

What neighbourhood do you live in?

(Choose any 1 options) (Required)

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

Do you identify mainly as?

(Choose any 1 options) (Required)

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

Overall, how supportive are you of the [land use concept option 1](#)?

(Choose any 1 options) (Required)

- Very supportive
- Somewhat supportive
- Neutral
- Somewhat opposed
- Very opposed

Overall, how supportive are you of the [land use concept option 2](#)?

(Choose any 1 options) (Required)

- Very supportive
- Somewhat supportive
- Neutral
- Somewhat opposed
- Very opposed

Considering the greenspaces, which [land use concept option](#) do you prefer?

(Choose any 1 options) (Required)

—

Page 1 of 2

Copper Ridge Development Area

Engage Whitehorse

- Option 1
- Option 2
- Other (please specify)

Considering the residential uses and density, which [land use concept option](#) do you prefer?

(Choose any 1 options) (Required)

- Option 1
- Option 2
- Other (please specify)

Considering the trails and active transport network, which [land use concept option](#) do you prefer?

(Choose any 1 options) (Required)

- Option 1
- Option 2
- Other (please specify)

Considering the road layout, which [land use concept option](#) do you prefer?

(Choose any 1 options) (Required)

- Option 1
- Option 2
- Other (please specify)

Overall, which [land use concept option](#) do you prefer?

(Choose any 1 options) (Required)

- Option 1
- Option 2
- Other (please specify)

Is anything missing from the [land use concept options](#)?

(Required)

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)