

# VALLEYVIEW SOUTH MASTER PLAN

## DESIGN BRIEF

JANUARY 25<sup>th</sup> - 27<sup>th</sup>







**GROUNDWELL**  
PLANNING



**MODUS**



# TABLE OF CONTENTS

- INTRODUCTION ..... 1**
  - PROJECT TIMELINE
  - BACKGROUND REPORT
  
- WORKSHOP PURPOSE & AGENDA ..... 2**
  - VALLEYVIEW SOUTH MASTER PLAN OBJECTIVES
  - DESIGN WORKSHOP OBJECTIVES
  - DESIRED OUTCOMES
  - AGENDA
  - ATTENDEES
  
- WHAT WE HEARD ..... 4**
  
- DESIGN STRATEGIES ..... 6**
  
- NEXT STEPS ..... 7**

# INTRODUCTION

This Design Brief serves as a workshop guide for participants, communicating some baseline information about Valleyview South, summarizing the project process, detailing the workshop agenda, and providing an overview of the focus areas that will drive discussion. This document is meant to give a high-level summary of the streams of input leading into the workshop and promote critical thinking, creativity and collective reflection on the potential for these lands to serve the needs of the community.

## PROJECT TIMELINE



## BACKGROUND REPORT

The Valleyview South Master Plan Background Report was drafted at the start of December 2022 and consolidates important information toward a shared understanding of the site. This will be a vital resource for in-depth and well informed conversations during the workshop. This report recognizes that this area presents an exciting new development opportunity in the heart of Whitehorse. It also establishes several new precedents for the Yukon, including:

- A broad range of private, public and First Nation landowners co-planning and (potentially developing) residential lands; and
- The planning and creation of a relatively large-scale brownfield residential development.

This overarching context sets the stage for the key opportunities and constraints the Team will be attending to in its efforts to assist the Valleyview South development partners, adjacent landowners, nearby neighbourhoods, and the multiple publics involved (i.e., First Nation citizens and Whitehorse residents-at-large) arrive at a broadly supported final neighbourhood concept. These have informed the design strategies that will be utilized throughout the planning process.

# WORKSHOP PURPOSE & AGENDA

A design workshop is an intensive, multi-day meeting with stakeholders, staff and designers. The workshop allows the project team to engage quickly and effectively, ideate challenges and opportunities, and explore a broad diversity of design ideas.

## VALLEYVIEW SOUTH MASTER PLAN OBJECTIVES

- Help accommodate the growth of Whitehorse’s population and needs of future residents;
- Ensure the new development will fit in with existing neighbourhoods;
- Integrate the area with existing infrastructure, such as roads and water/sanitary systems;
- Identify and protect key environmental features;
- Provide direction on what types of land uses will occur, and where;
- Identify major future roads and active transportation corridors;
- Identify open space, parks, and trail connections; and
- Provide recommendations on all other relevant aspects of future development.

## DESIGN WORKSHOP OBJECTIVES

The design workshop will take place over 3 days and will consist of working sessions where participants work with a team of urban designers and architectural designers to:

- garner feedback from key stakeholders on specific topics and focus areas;
- discuss and visualize land use options and concepts;
- identify neighbourhood and land use characteristics; and
- work collaboratively to understand the potential for the study area.

The design team will explore and illustrate ideas through the creation of maps, drawings and preliminary concept directions.

## DESIRED OUTCOMES

- Draft two land use concepts that accommodate projected growth and reflect community values; and
- Draft concept and policy directions, maps, and form and character sketches and images related to the areas the design workshop is focusing its efforts on.

# AGENDA

## DAY 1

JANUARY 25TH

### INTRODUCTIONS & DIALOGUE

9:00 am - 12:00pm

participants are introduced to the consultant team and given a context-setting update on the process to date. Participants will break out into smaller groups and will be led through a series of facilitated exercises designed to better understand the challenges, opportunities, and potential of the site.

### DESIGN TEAM WORKING SESSION

12:00 - 5:00pm

begin to outline key areas within the site that will guide the development of a concept plan.

## DAY 2

JANUARY 26TH

### DESIGN TEAM WORKING SESSION

9:00 am - 2:00pm

continue developing concepts based on feedback, conversations and direction from participants.

### MID-COURSE PIN-UP

2:00 - 4:00pm

a 'pin-up' will invite participants' review of the design team's progress in articulating and illustrating a vision for Valleyview South. As part of this mid-course review participants will provide feedback on concept sketches and site plans, with the purpose of either confirming the team's direction or 'course correcting'.

## DAY 3

JANUARY 27TH

### DESIGN TEAM WORKING SESSION

9:00 am - 1:00pm

continue to refine concepts and finalize draft set of drawings.

### FINAL PIN-UP

1:00 - 3:00pm

acknowledging that this workshop will produce preliminary concept plans, participants will be welcomed back and walked through a final pin-up that summarizes the discussions and feedback received.

# ATTENDEES

## ORGANIZATIONS REPRESENTED

- Alacrity Enterprises
- City of Whitehorse
- Government of Yukon
- Granger Community Association
- Guru Nanak Sikh Organization
- Hillcrest Community Association
- Kwanlin Dün First Nation
- P.S. Sidhu Trucking
- Shaw Satellite Services
- Ta'an Kwäch'än Council
- Valleyview Community Association

## CONSULTANT TEAM

- Jane Koepke, *Principal, Planner* (Groundswell Planning)
- Edward Porter, *Principal, Senior Urban Designer* (Modus)
- Valeria Perez Malvido, *Urban Designer* (Modus)
- Cal Srigley, *Illustrator, Placemaker*

# WHAT WE HEARD

Feedback from the first round of engagement will inform the direction of the Plan so that it addresses the Valleyview South (VS) neighbourhood's distinct needs - taking a sensitive approach to design and being mindful of the impacts of development. Below are the key takeaways from public engagement undertaken in Fall 2022. For a more detailed summary of engagement, refer to the *What We Heard Report*, available from the City of Whitehorse.

## **1. THE INCLUSION OF SAFE, WELL-CONNECTED ACTIVE TRANSPORTATION AND TRANSIT IS A HIGH PRIORITY.**

Some opportunities include:

- Possibilities for safer and/or separate crossings of the Alaska Highway
- Linkages to the Canada Games Centre (CGC)
- Completing the active transportation connections to Valleyview
- Use by/linkages to existing residents living "above the airport"
- Maintaining and/or enhancing the existing pattern of access into the VS area

## **2. THE PUBLIC WANTS US TO MAXIMIZE, INCORPORATE AND CONNECT TRAILS AND NATURAL GREENSPACES.**

Some opportunities include:

- Continuous trail corridors linking VS to adjacent neighbourhoods and greenspaces beyond (i.e., Mount Mac, Paddy's Pond, etc.)
- Retention of pockets of native forest and integration with trail corridors
- Inclusion and siting of medium and higher density building forms to retain more natural greenspace
- Servicing options that reduce the extent of grading and/or clearing required
- Strategies that maximize the retention of forested areas adjacent to existing neighbourhoods while achieving the overall density target for the area

## **3. THERE ARE DIVERSE OPINIONS ON THE APPROPRIATE LEVEL OF DENSITY, BUT HOUSING VARIETY AND GOOD URBAN DESIGN ARE GENERALLY SUPPORTED.**

Some opportunities include:

- Providing a range and mix of housing forms that encourages neighbourhood diversity and inclusion but avoids the repetitive expression of housing forms
- Potential inclusion of larger single family lots
- Strategies to address the Whistle Bend "shortcomings" noted by some survey participants that can be factored in at the master planning level
- Exploring whether the public's preference for a higher representation of single family homes can be achieved without compromising the priorities of greenspace and trails (and OCP density targets)
- Strategies to achieve density without a corresponding perception of overcrowding

#### **4. A COMMERCIAL/MIXED USE AREA IS SEEN AS A KEY STRATEGY TO MAKE THE NEW NEIGHBOURHOOD MORE LIVABLE AND LESS VEHICLE TRIP DEPENDENT.**

Some opportunities include:

- Strategic siting of a neighbourhood commercial node(s) (based on anticipated market demand)
- Integration of commercial uses with residential and/or other uses (e.g., mixed-use development)
- Establishing a relationship of commercial nodes to existing and future transportation network

#### **5. A MIX OF SMALL AND MEDIUM PARK SPACES IS PREFERRED.**

Some opportunities include:

- Integrating a mix of park spaces with active transportation, trail and greenspace corridors
- Responding to different housing forms with different nearby park spaces/types

#### **6. OFF-SITE AND ON-SITE TRAFFIC CIRCULATION IS BOTH A MAJOR ISSUE AND OPPORTUNITY.**

Some opportunities include:

- A road network layout that reduces pressure on Hamilton Boulevard and Two Mile Hill/Hamilton Boulevard intersection
- A road network layout that avoids routing significant new traffic volumes into Hillcrest
- Creating pedestrian friendly streets while ensuring adequate road widths for circulation and parking
- Improving Sumanik Drive for safety and integration with Alaska Highway

#### **7. NEW DEVELOPMENT IN GREENSPACES ADJACENT TO HILLCREST AND VALLEYVIEW IS GENERALLY OPPOSED BY EXISTING RESIDENTS, BUT THERE COULD BE ACCEPTABLE "TRADE-OFFS".**

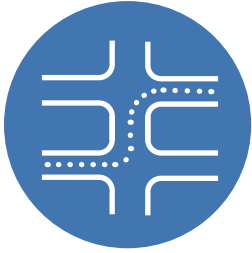
Some opportunities include:

- Consideration of alternative use of these areas is warranted based on servicing potential, location, strategic importance to coherent layout or development, potential contribution to high-priority greenspace and trails, OCP direction and density targets, etc.
- (If alternative use is warranted) providing compensatory greenspace nearby (with connections) and/or enhanced functioning of a downsized greenspace
- (If alternative use is warranted) strategies to maintain neighbourhood feel and character
- (If alternative use is warranted) strategies to avoid negative transportation network impacts



# DESIGN STRATEGIES

The design team will explore, test and potentially apply the following “design strategies” through design concepts over the course of the workshop. These were informed by central principles of urban design, as well as, the key takeaways from the first round of engagement.



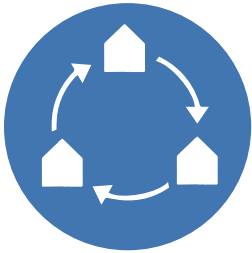
## **Interconnected transportation networks.**

Support a range of transportation modes that connect well to existing networks and create paths to improve overall accessibility.



## **Complete communities.**

Meet the needs of all residents through integrated land planning and by locating basic services within a 5 min walk.



## **Meet the market, keep it flexible.**

Create appropriate levels of development flexibility that allow market absorption and community needs to influence residential typology.



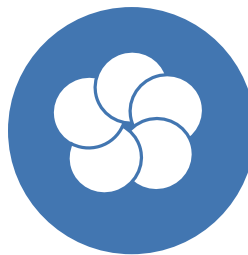
## **Good neighbours, good fit.**

Ensure that the concept integrates well with the surrounding neighbourhoods, connects well to existing systems, and fulfills the direction of the OCP.



## **Connected greenspace.**

Highlight park locations, ensure pedestrian connections between them and add parks where possible.



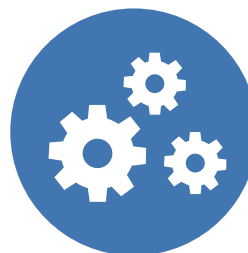
## **Collaboration is key.**

A range of landowners and perspectives for these lands offers exciting opportunities for collaboration to drive forward this process.



## **Commercial activity.**

Small-scale commercial space should be incorporated to increase neighbourhood vibrancy.



## **Servicing efficiencies.**

Consider ways in which to efficiently tackle the servicing challenges of these lands.

# NEXT STEPS

With this design workshop, we are initiating Phase 4 of this process by meeting with landowners and development partners. The development of two land use concept options is a critical part of the iterative process in pursuit of a final Master Plan that is reflective of all input streams. The workshop discussions on key focus areas will aid in determining the types of uses that are appropriate on this site and in establishing policies and guidelines that guide development.

Focusing on urban design and built form, the team will translate what they heard over the course of the design workshop into drawings (plans, sections, vignettes) and policy directions to test and elaborate on the two concepts.

Once those concepts have been refined by the design team, and reviewed by workshop participants, a second round of engagement with the public will create an opportunity for the community to voice their opinions on a preferred concept.

With this feedback, the land use concept will be further edited and a Final Master Plan will be developed. This report and land use plan will be presented to City Council at the end of the summer 2023.

