

C-9B NEIGHBOURHOOD MASTER PLAN

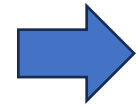


VISION + DIRECTION

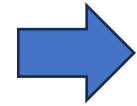
Ta'an Kwäch'än Council
Whitehorse – Quality Inn
October 2, 2024



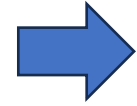
TONIGHTS AGENDA:



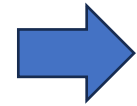
Who is 3Pikas?



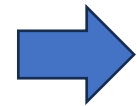
What is a Master Plan?



TKC C-9B Briefly



Warm Up Activity



Vision Board



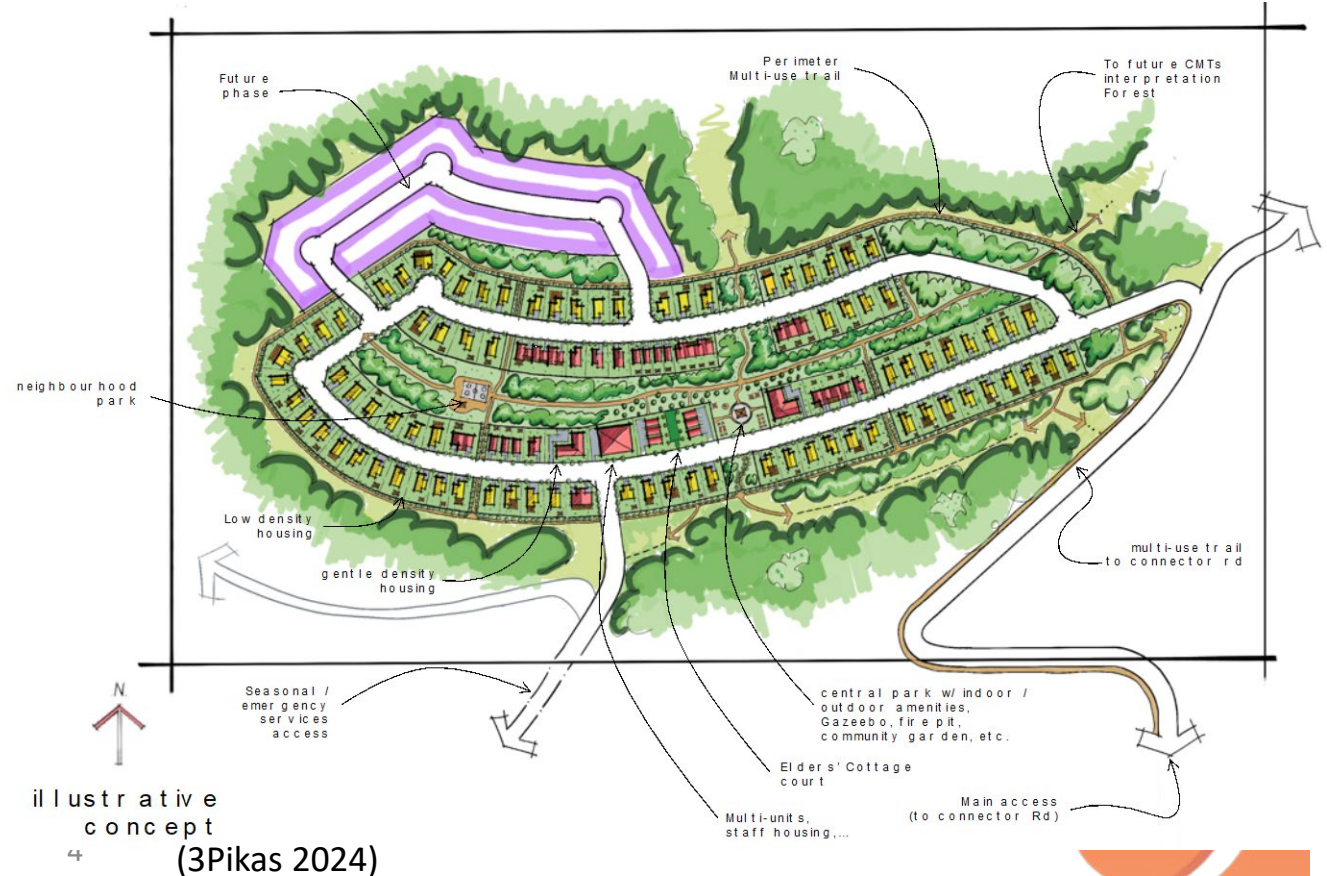
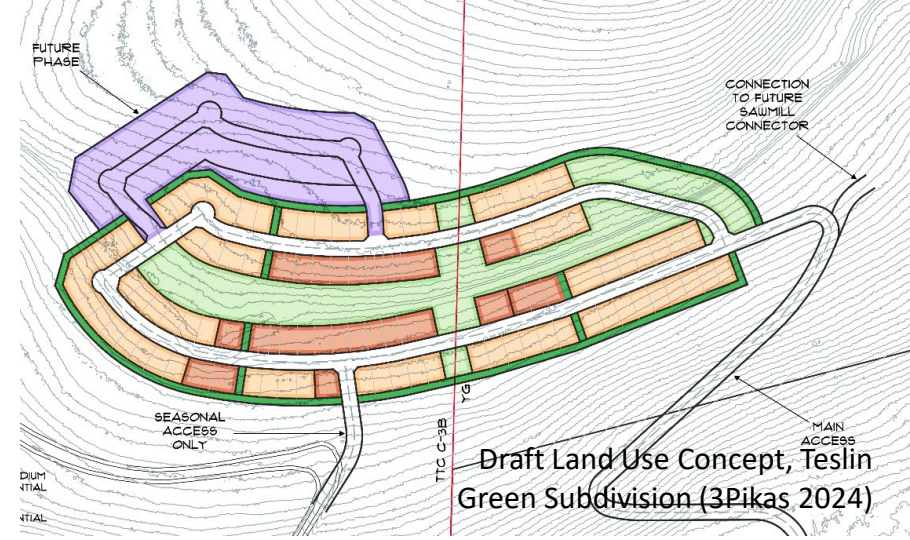
3Pikas is professional planning and design firm based in Whitehorse

- ✓ Experience Master Planning neighbourhoods in Whitehorse and in Yukon Communities.
- ✓ Honoured to be helping Ta'an Kwäch'än Council with this important planning project.
- ✓ We also do feasibility, permitting, and support implementation.



WHAT IS A MASTER PLAN?

- ✓ A guiding document for all aspects of a new neighbourhood (vision, land use concept, transportation, servicing, trails and greenspace, landscaping).
- ✓ A City of Whitehorse Requirement for the development of parcels over 1.5 Hectares (C-9B is about 20 Hectares)
- ✓ A process that builds on **community engagement, prior planning, and technical information.**



WHAT IS A MASTER PLAN?

- ✓ Shows what the development should look like with illustrations, renderings, sketches, and example photos.



WHAT IS A MASTER PLAN?

- ✓ Governs the development
- ✓ Shows a vision for an area based on shared values, culture, history, etc.
- ✓ Is a guide to achieve the vision
- ✓ Creates harmony and helps avoid breakdowns
- ✓ Keeps things on track during construction & implementation



Commercial Mixed Use:

- Small office or commercial uses on ground floor, residential above.
- Oriented toward street & greenway
- Two storeys to maximize solar gain
- 25 residential units/ha



Residential Mixed Use:

- Focused on residential uses with some opportunities for ground-floor commercial
- Oriented toward streets & greenway
- Up to four storeys



Medium Density Residential (Townhouses / Apartments):

- Residential uses only
- Two storeys to complement surrounding development
- Townhouses: 30-40 unites/ha
- Apartments: 50-75 units/ha



Medium Density Residential (Apartments):

- Residential uses only
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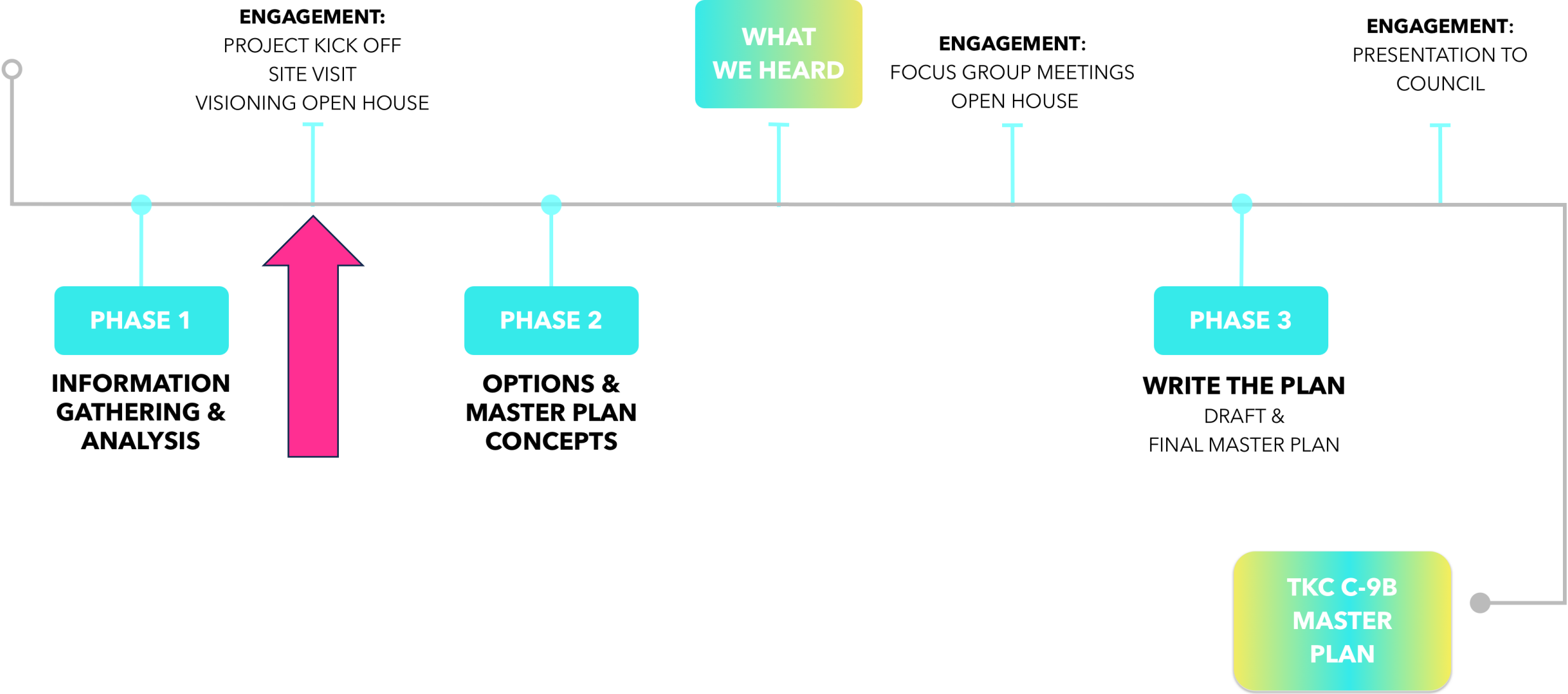


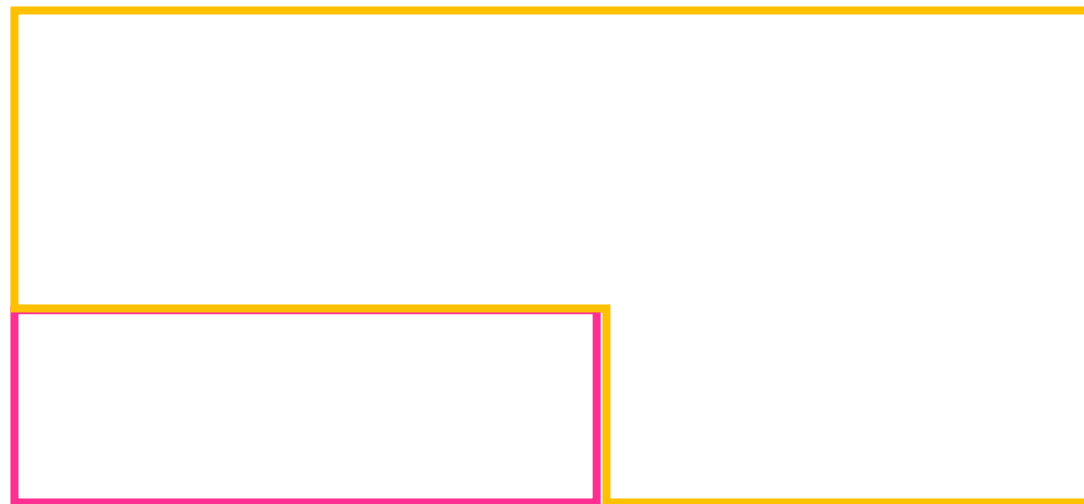
Civic / Mixed Use:

- Range of public uses (e.g. library or community centre)
- Oriented toward the town square (2-3 storeys)



C-9B MASTER PLAN PROCESS





PHASE 1 & 2



PHASE 1 & 2



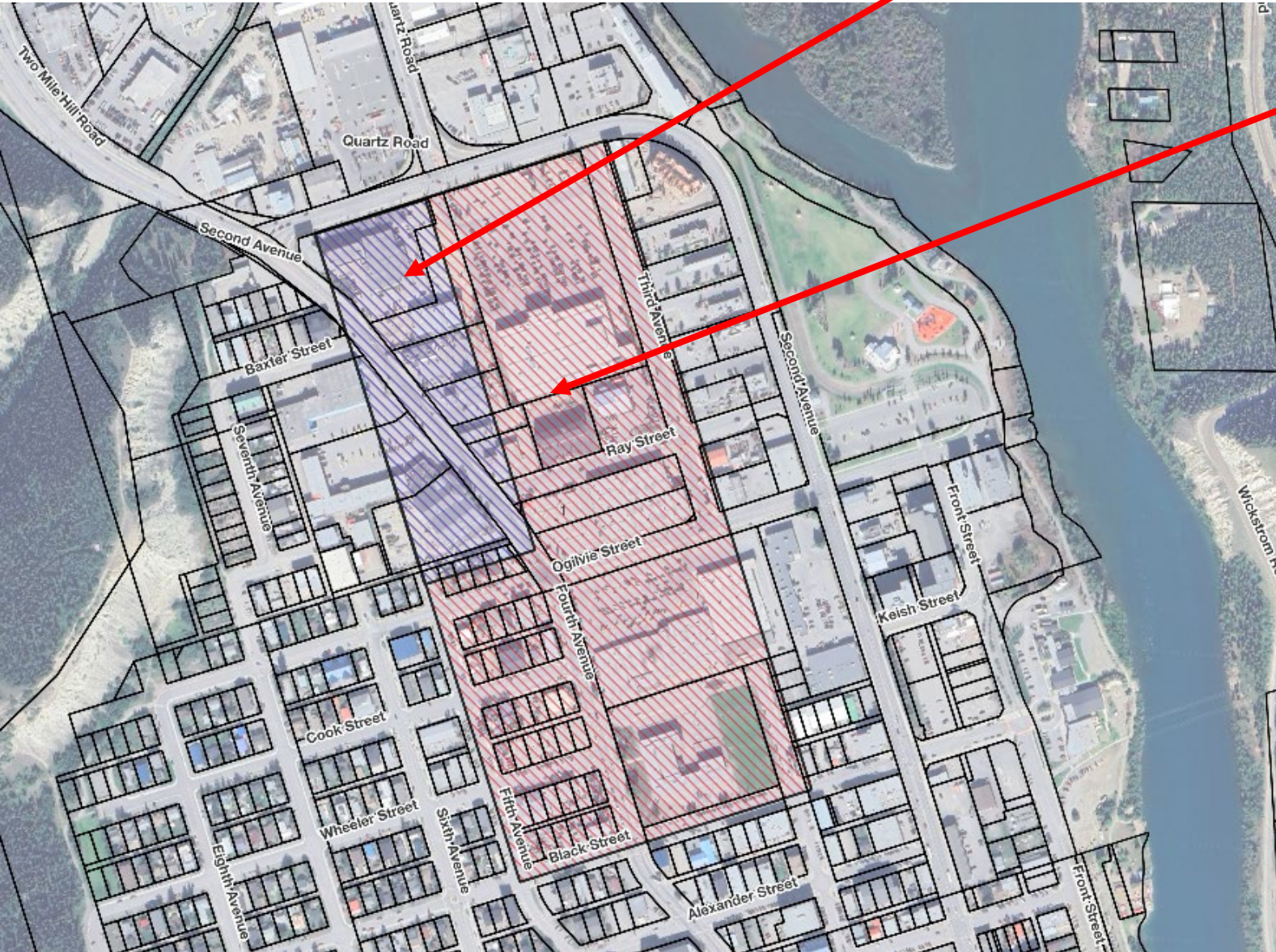
MASTER PLANNING AREA



HOW BIG IS C-9B?

4.1
Hectares

15.9
Hectares



- From 2nd and 4th to Black St. and 3rd
- SuperStore, Independent, Old Bay, WH Elementary, +++ all fit in 15 hectares



PLANNING AREA: CONNECTION TO YUKON RIVER

About 500m north...



PLANNING AREA: CONNECTIONS WITH WHISTLE BEND

Connections to:

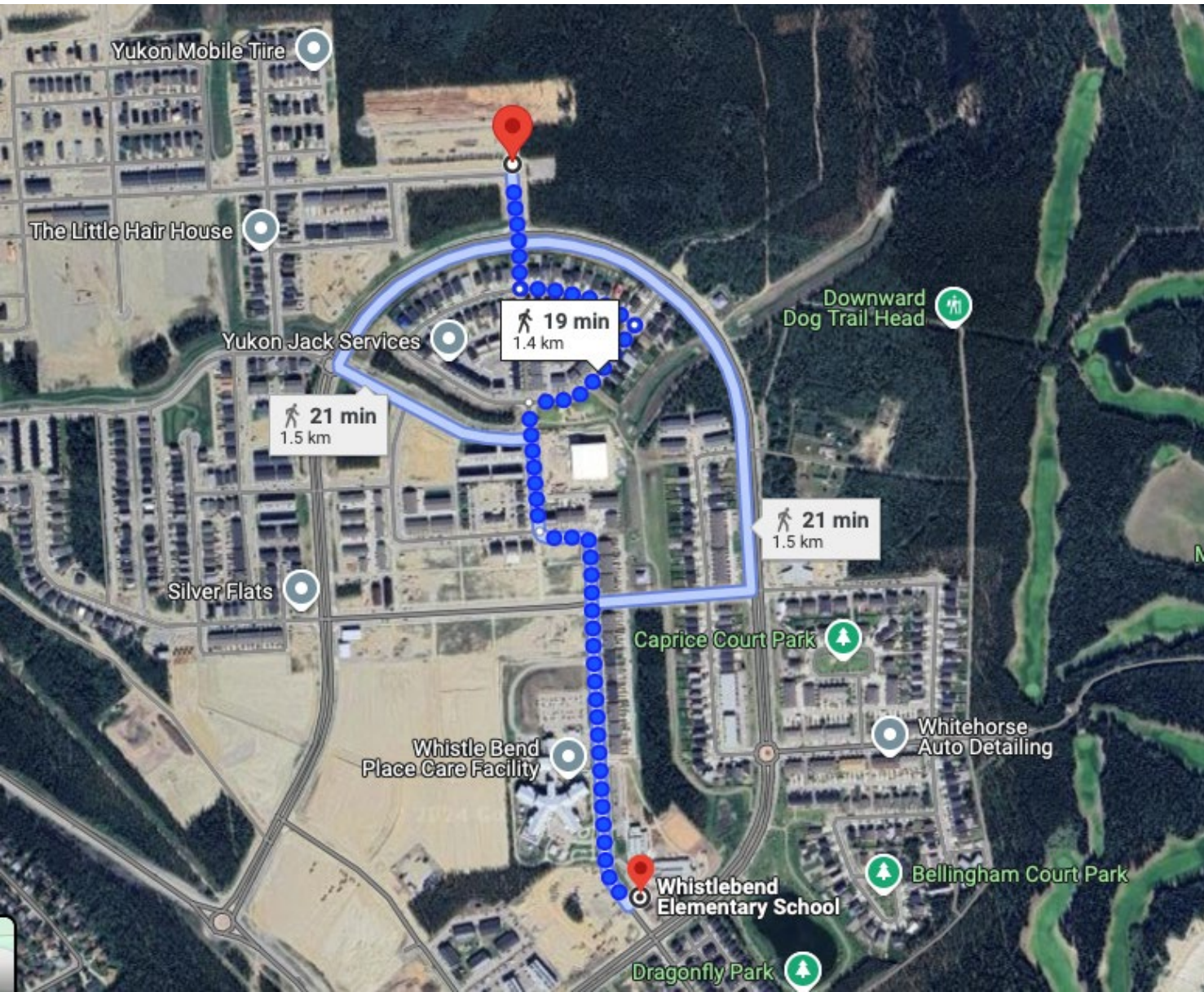
- Previous planning & development
- Pedestrian / Cycling routes
- Streets, roads, and traffic
- Water and sewer pipes
- Trails and parks / greenspace
- Stormwater system
- Recreation and amenities



— Future Area Boundary
— Whistle Bend Boundary

Please Note: All roadway connections to the Tara Kwachlin Council C-96 parcel are conceptual and will be confirmed at the time of land use planning for this Parcel.

PLANNING AREA: CONNECTIONS WITH WHISTLE BEND



Most of Whistle Bend is a 20-minute walk, 5-minute bike, or short drive away:

- Elementary School
- River Bend
- Continuing care facility
- Town square (under construction)
- Whistle Bend Multi-Use Facility (under construction)
- Commercial areas (under construction / future)



PLANNING AREA: CONNECTIONS WITH WHISTLE BEND

City maintained single track trail



Paved Trail



Visioning Activity 1:

- After being away for 15 years, you visit the completed C-9B neighbourhood. What do you see?





TKC C-9B MASTER PLAN

Imagine you return to the C-9B neighbourhood after being away for 15 years... add your ideas:

**What do
you see?**

E.G., BEAUTIFUL
HOUSES, ICE
RINK...

**What is
the purpose?**

E.G., IT PROVIDES
HOUSING
FOR ELDERS AND
PEOPLE IN NEED

**What are the
values?**

E.G., IT IS SUSTAINABLE

**What is it
called?**

WHAT IS THE
NEIGHBOURHOOD'S
NAME?