

Area 3 Master Planning Process

Presented by:
Land Development Branch

Presented to:
Mayor & Council, Village of Haines Junction



September 25, 2024

Planning Process

- Market Assessment
- OCP Direction
- Feasibility Assessments
- Geotechnical Suitability Mapping
- Concepts & Preferred Concept
- Next steps



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Market Demand

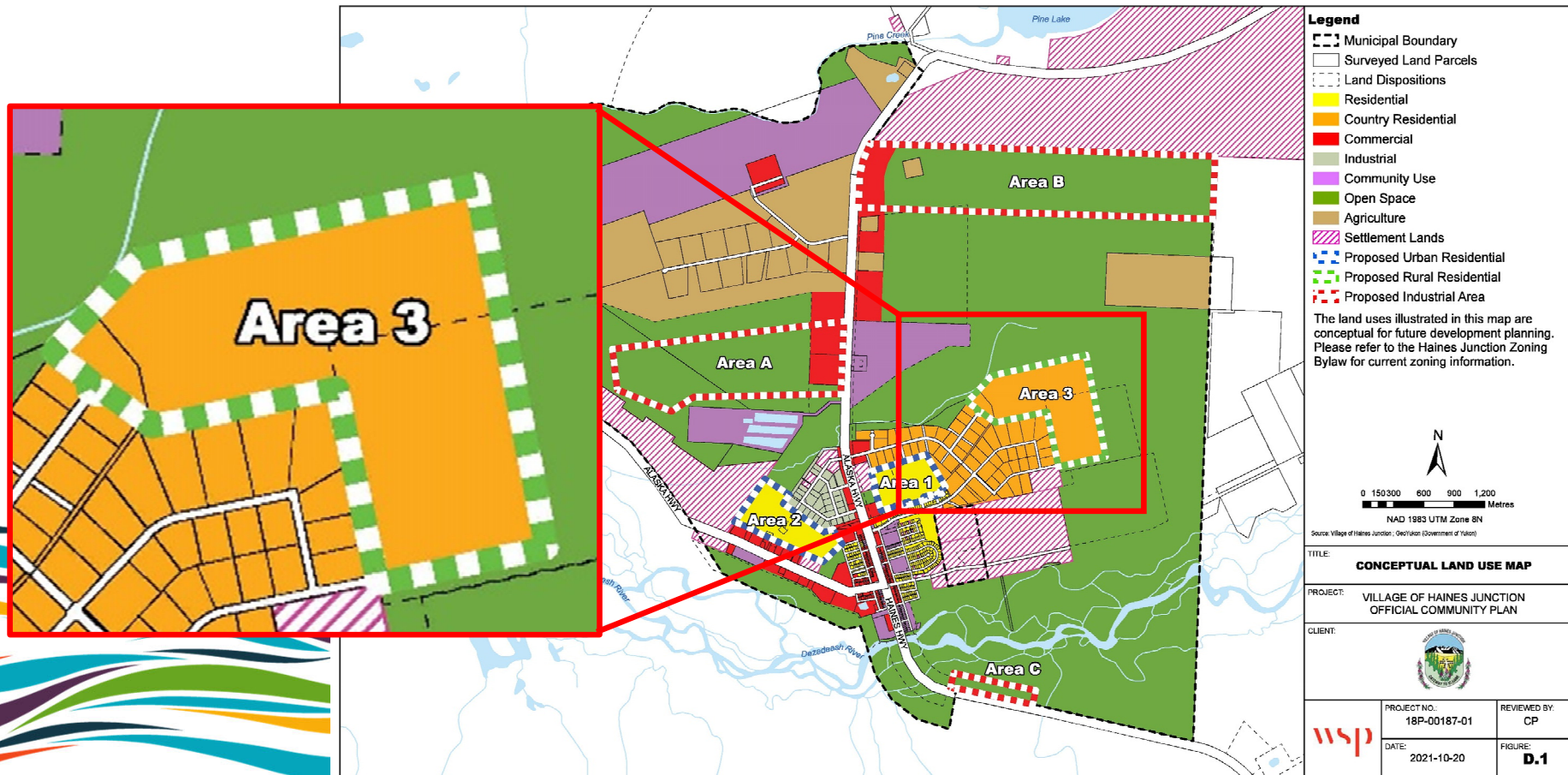


- New demand of about 263 housing units between 2023 and 2040
- ~30% of demand is for large lots (10,000 sq ft. or larger)
- Strong market preference for total costs (Lot & Construction) to fall below \$500,000

* Haines Junction Residential Opportunity Assessment, 2023, URBAN SYSTEMS

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Planning Area In OCP

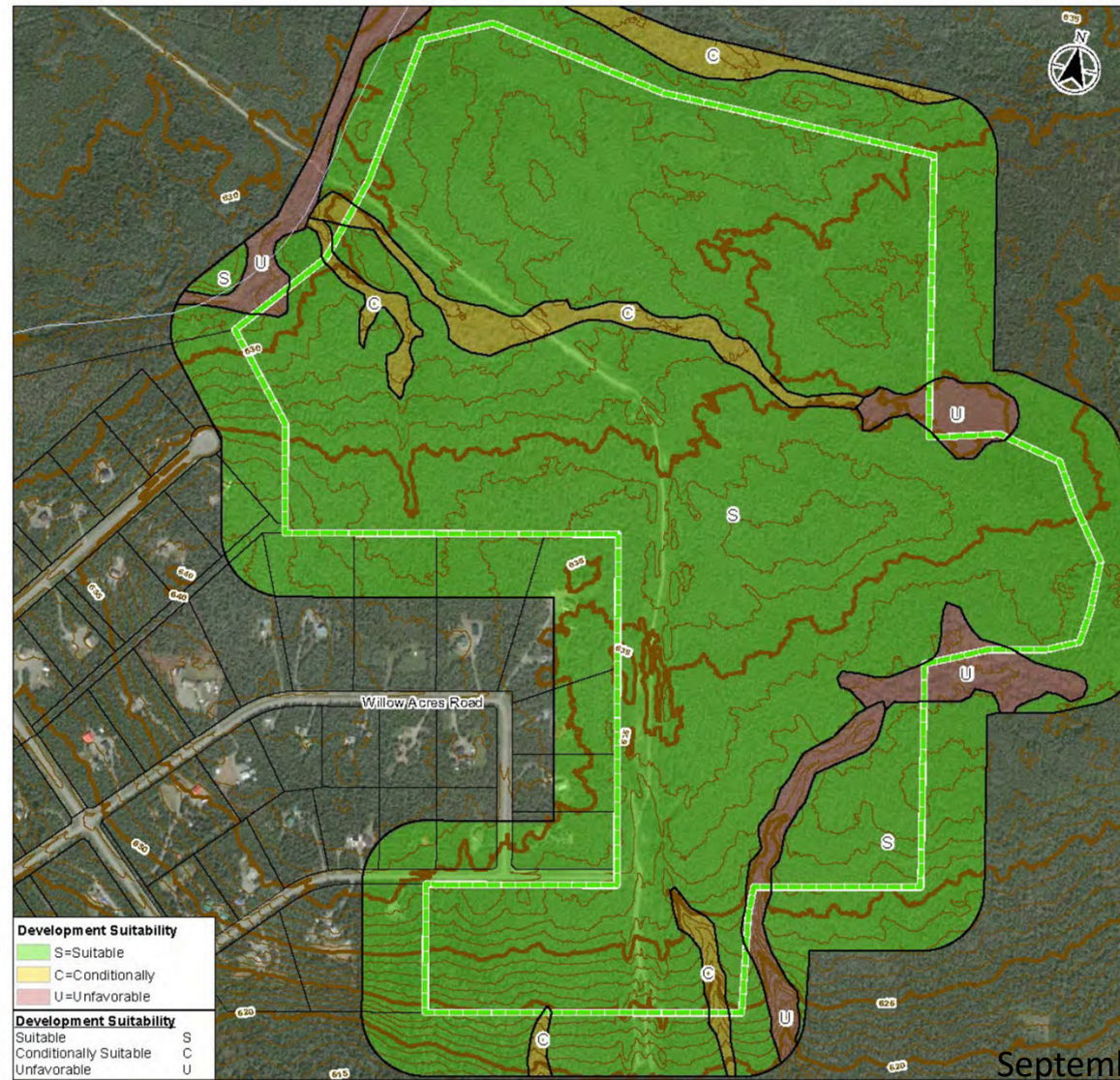


Feasibility Assessments

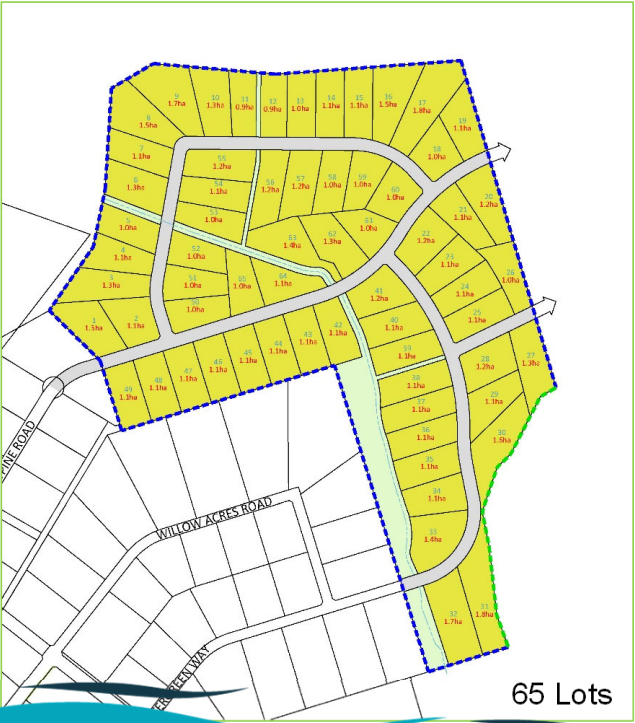
- Desktop Geotechnical Investigation
- Phase 1 Environmental Site Assessment
 - No site contamination or need for further assessment
- Historical Resource Impact Assessment
 - No heritage resources identified

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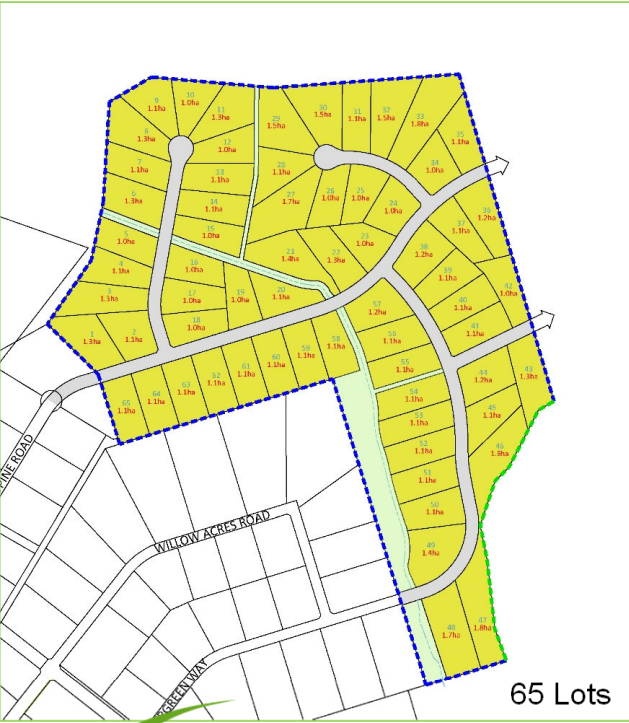
Geotechnical Suitability



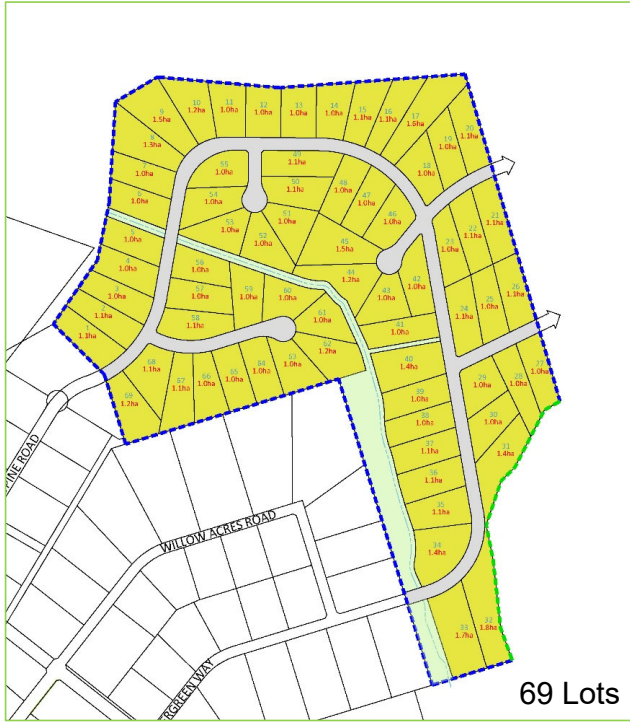
Concepts



65 Lots



65 Lots



69 Lots

Option A

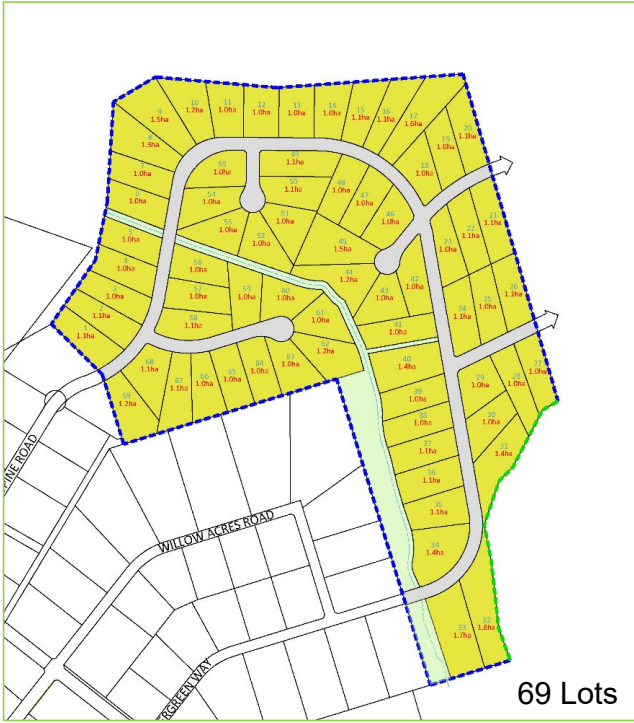
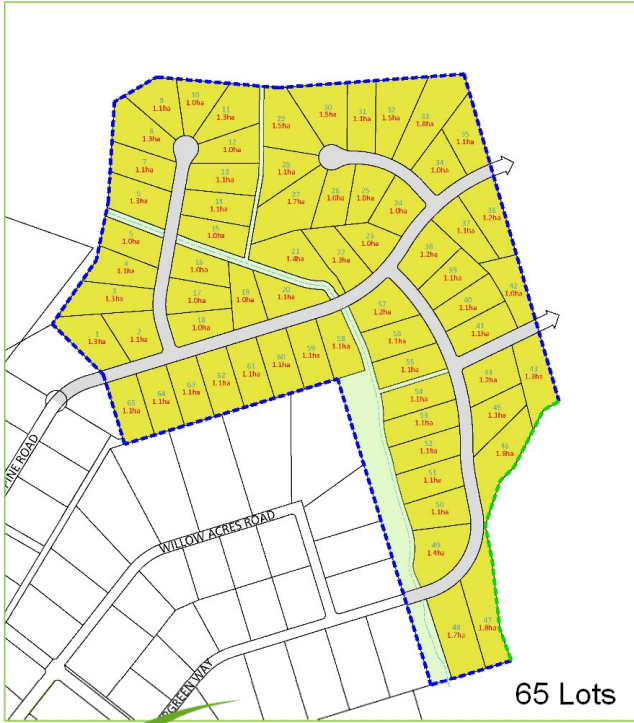
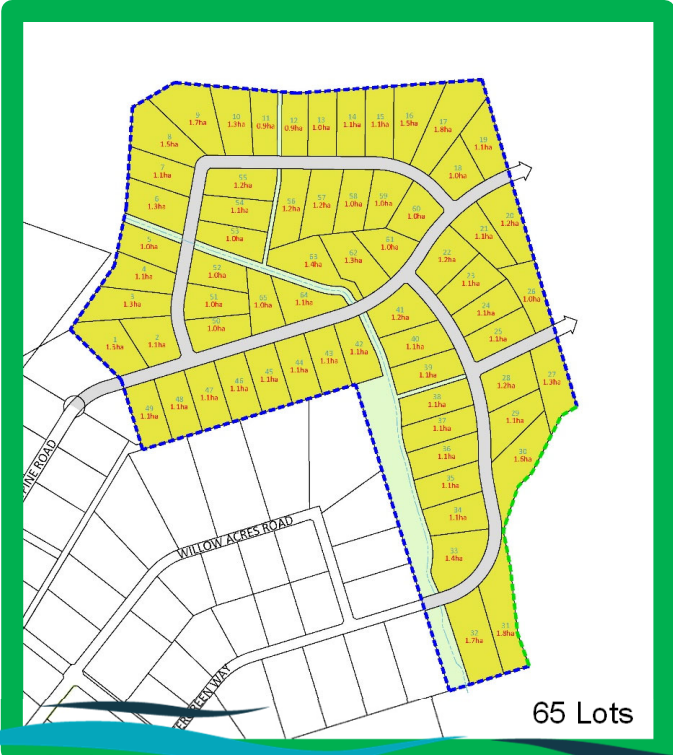
Option B

Option C

Concepts originally presented to Village of Haines Junction Council October 11th, 2023

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Concepts



Option A

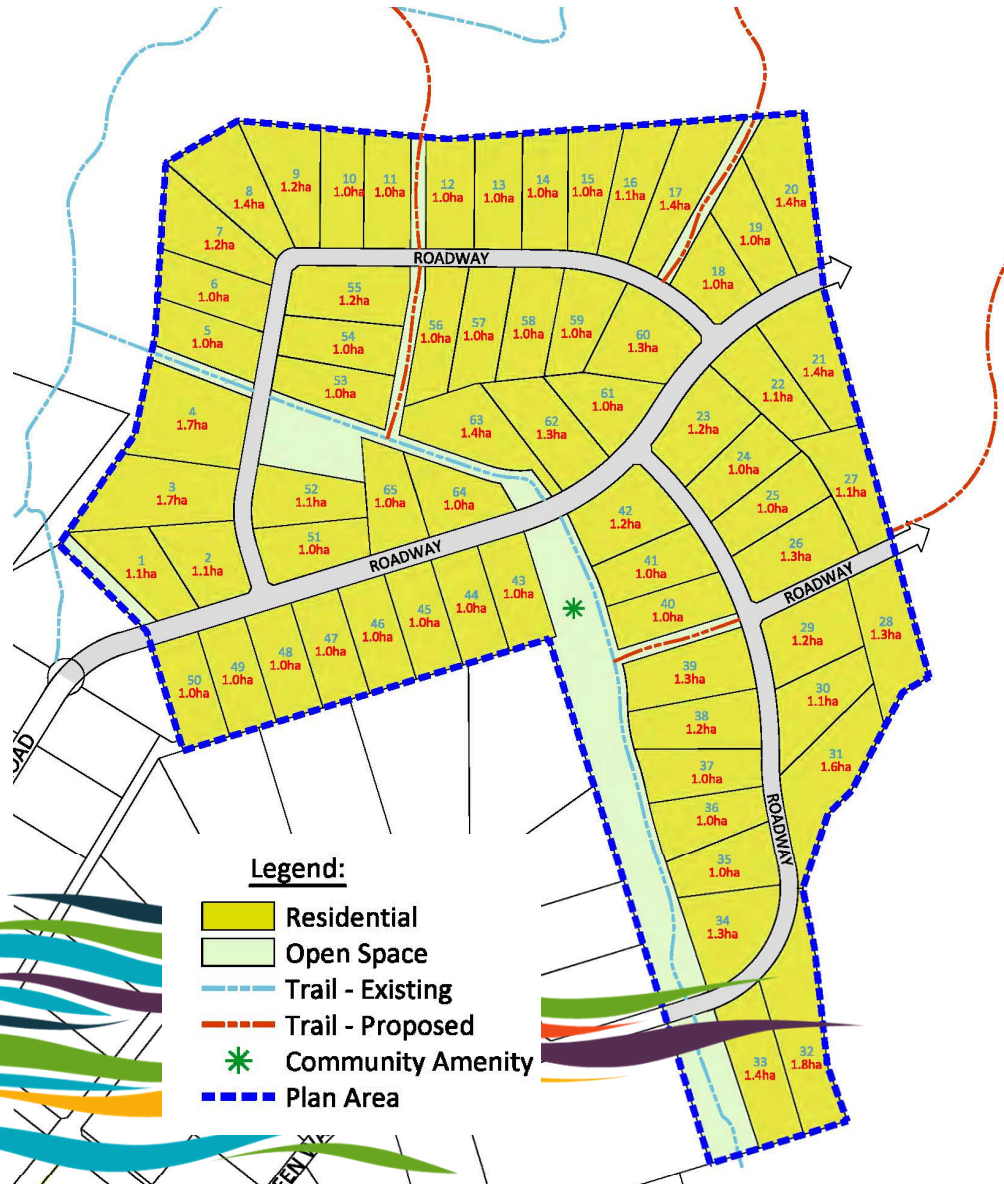
Option B

Option C

Concepts originally presented to Village of Haines Junction Council October 11th, 2023

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Preferred Concept



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Next Steps – Planning Area 3

- Review Draft Master Plan with VOHJ Administration
- Community Engagement
 - Public Open House & Council Workshop
- *Plan Revisions*
- Final Plan Presented to VOHJ Council for adoption
- Application for Official Community Plan Designation Change
- Application for Zoning Amendments
- YESAB Application

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Questions?



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