# THE CITY OF DAWSON

### COMMITTEE OF THE WHOLE MEETING #CW21-22

STOP DAIly of the second secon

DATE: TUESDAY August 24, 2021 TIME: 7:00 PM

**LOCATION:** City of Dawson Council Chambers

#### 1. CALL TO ORDER

#### 2. ACCEPTANCE OF ADDENDUM & ADOPTION OF AGENDA

#### 3. MINUTES

- a) Committee of the Whole Meeting Minutes CW21-19 of July 27, 2021
- b) Special Committee of the Whole Meeting Minutes CW21-20 of August 9, 2021
- c) Special Committee of the Whole Meeting Minutes CW21-21 of August 10, 2021

#### 4. BUSINESS ARISING FROM MINUTES

- a) Committee of the Whole Meeting Minutes CW21-19 of July 27, 2021
- b) Special Committee of the Whole Meeting Minutes CW21-20 of August 9, 2021
- c) Special Committee of the Whole Meeting Minutes CW21-21 of August 10, 2021

#### 5. SPECIAL MEETING, COMMITTEE, AND DEPARTMENTAL REPORTS

- a) Information Report: Subdivision Application #21-031- Lot 38 & 39, C-4/B, Tr'ondëk Subdivision
- b) Information Report: Subdivision Application #21-096- Lots 1073-1, 1073-2, 1073-3 & 1073-4, Quad 116B/3 & Road
- c) Information Report: Subdivision Application #21-076- Lots 19 & 20, Block LA, Ladue Estate
- d) Information Report: Subdivision Application #21-089 Lot 1047-2, Quad 116B/3
- e) Request for Direction: Parking Agreement-Dawson City Museum
- f) Request for Direction: Parking Agreement-Klondike Kates
- g) Information Report: Dome Road Engagement
- h) Request for Decision: Budget Amendment (Hydrovac Truck Purchase)

#### 6. BYLAWS & POLICIES

- a) Workplace Violence & Harassment Prevention Policy
- b) 2021-12 Zoning Bylaw Amendment No.13 (1<sup>st</sup> reading)
- c) Procurement Policy

#### 7. CORRESPONDENCE

- a) Heritage Advisory Committee Meeting Minutes #HAC 21-11
- b) Debbie Nagano, Co-Chair, TKWHS Advisory Committee RE: Tr'ondëk-Klondike World Heritage Site ICOMOS Evaluation
- c) Jason Bilsky, CEO, Yukon Hospital Corp RE: YHC's Development of Strategic Plan 2022-27
- d) Yukon Advisory Committee on Missing and Murdered Indigenous Women, Girls and Twospirit+ People (MMIWG2S+) RE: Yukon's MMIWG2S+ Strategy

### 8. PUBLIC QUESTIONS

### 9. IN CAMERA

a) Legal Related Matter

### 10. ADJOURNMENT

## **MINUTES OF COMMITTEE OF THE WHOLE MEETING CW21-19** of the Council of the City of Dawson called for 7:00 PM on Tuesday, July 27, 2021, City of Dawson Council Chambers

PRESENT:	Mayor	Wayne Potoroka	
	Councillor	Stephen Johnson	
	Councillor	Bill Kendrick	
	Councillor	Natasha Ayoub	
	Councillor	Molly Shore	
REGRETS:			
ALSO PRESENT:	CAO	Cory Bellmore	
	EA	Elizabeth Grenon	
	CDO	Stephanie Pawluk	

The Chair, Mayor Potoroka called the meeting to order at 7:00 p.m.

#### Agenda Item: Agenda

**CW21-19-01** Moved by Mayor Potoroka, seconded by Councillor Ayoub that the agenda for Committee of the Whole meeting CW21-19 be accepted as presented. Carried 5-0

Agenda Item: Delegations & Guests

a) Dawson Regional Planning Commission (DRPC) RE: Draft Land Use Plan Briefing

Tim Sellers gave an overview of the draft plan.

- Plan excludes areas within the Dawson municipal boundaries
- Office for the DRPC is upstairs in the CIBC building
- In early 2019 the commission was established
- June 15, launched Draft Plan for review
- Engagement Includes:
  - Stakeholder meetings
  - Workshops in Dawson (August 4 & 5)
  - Chalkboard outside of DRPC office
  - o Survey
  - o Website
  - o Broader, larger community events after October 10<sup>th</sup>
- b) Greg Hakonson RE: Small House Development

Greg Hakonson gave a presentation on the need for the City's Development Incentive Policy (DIP) to include small starter homes. The current DIP pushes people towards renting as opposed to owning a home and home ownership should be encouraged. Greg proposed developing several lots on the property below Crocus Bluff.

#### Agenda Item: Minutes

- a) Committee of the Whole Meeting Minutes CW21-13 of June 1, 2021
- **CW21-19-02** Moved by Councillor Kendrick, seconded by Councillor Ayoub that the minutes of Committee of the Whole meeting CW21-13 of June 1, 2021, be accepted as amended. Carried 5-0

- Move "Councillor Kendrick left the meeting at 8:05PM" before Resolution #CW21-13-02 and move "Councillor Kendrick returned to the meeting at 8:05PM" after Resolution #CW21-13-02.
- b) Special Committee of the Whole Meeting Minutes CW21-15 of June 15, 2021
- **CW21-19-03** Moved by Mayor Potoroka, seconded by Councillor Kendrick that the minutes of Special Committee of the Whole meeting CW21-15 of June 15, 2021 be accepted as amended. Carried 5-0
  - Move "5:34 p.m. Mayor Potoroka declared a conflict of interest and left the meeting" above Resolution #CW21-15-01.
  - c) Special Committee of the Whole Meeting Minutes CW21-16 of June 25, 2021
- **CW21-19-04** Moved by Mayor Potoroka, seconded by Councillor Johnson that the minutes of Special Committee of the Whole meeting CW21-16 of June 25, 2021 be accepted as presented. Carried 5-0
  - d) Committee of the Whole Meeting Minutes CW21-17 of July 6, 2021
- **CW21-19-05** Moved by Councillor Kendrick, seconded by Mayor Potoroka that the minutes of Committee of the Whole meeting CW21-17 of July 6, 2021 be accepted as presented. Carried 5-0
  - e) Special Committee of the Whole Meeting Minutes CW21-18 of July 20, 2021
- **CW21-19-06** Moved by Councillor Johnson, seconded by Councillor Kendrick that the minutes of Special Committee of the Whole meeting CW21-18 of July 20, 2021 be accepted as amended. Carried 5-0
  - Change "Claudi" to "Claudia"

Agenda Item: Business Arising from Minutes

- a) Special Committee of the Whole Meeting Minutes CW21-15 of June 15, 2021
- Infill Projects: OCP review should be done in September instead of October. Resolutions from meeting need to come to a Council meeting.
- d) Committee of the Whole Meeting Minutes CW21-17 of July 6, 2021
- Where is the Diversion Centre project at? Has fallen to the CAO now. Will be putting Project Management of the project out to tender.

Agenda Item: Special Meeting, Committee, and Departmental Reports

- a) Regional Landfill Briefing
- **CW21-19-07** Moved by Councillor Shore, seconded by Councillor Kendrick that Committee of the Whole forward to council to Direct Graham Lang, of Lamarche, Lang & Barrett LLB Law Group (shared solicitor for all municipalities) to enter into negotiations with Yukon Government on:

1) A lease agreement covering the current landfill site; and

2) Negotiate a regional landfill agreement with Yukon Government covering shared liability and regional waste disposal contributions; and

3) That once negotiated, to the satisfaction of the CAO, be brought back to Council for adoption and ratification.

Carried 5-0

- b) Klondike Development Organization- Proposed Commercial & Industrial Lot Needs & Demand Analysis 2021
- **CW21-19-08** Moved by Councillor Shore, seconded by Councillor Kendrick that Committee of the Whole forward to Council to direct Administration to contract the Klondike Development Organization to carry out a Commercial and Industrial Lot Need and Demand Analysis as per the attached proposal. Carried 5-0
  - c) Recreation Centre Project Next Steps
- **CW21-19-09** Moved by Councillor Johnson, seconded by Mayor Potoroka that Committee of the Whole consider the proposed next steps for project advancement for the new Recreation Centre and forward to Council:

1) Selection of amenities identified in Option 1 Dome Road Site from the Republic Architecture Final Feasibility Study Report

2) Direct administration to finalize reserve funds available for this project for internal contribution, and

3) Direct administration to set a meeting with Council and Yukon Government Minister of Community Services to discuss the steps forward for this project as presented. Carried 5-0

Agenda Item: Bylaws & Policies

- a) Draft Procurement Policy 2021
- **CW21-19-10** Moved by Mayor Potoroka, seconded by Councillor Johnson that Committee of the Whole review and provide feedback on new draft Procurement Policy. Carried 5-0
  - Council gave their feedback on the draft policy.

Agenda Item: Correspondence

- **CW21-19-11** Moved by Mayor Potoroka, seconded by Councillor Kendrick that Committee of the Whole acknowledges receipt of correspondence from:
  - a) Damien Burns, Assistant Deputy Minister, Protective Services RE: Council Input of the Structural Fire Services Review

b) RCMP Monthly Policing Report- June provided for informational purposes. Carried 5-0

Agenda Item: Adjournment

**CW21-19-12** Moved by Mayor Potoroka, seconded by Councillor Johnson that Committee of the Whole meeting CW21-19 be adjourned at 9:33 p.m. with the next regular meeting of Committee of the Whole being August 24, 2021. Carried 5-0

THE MINUTES OF SPECIAL COMMITTEE OF WHOLE MEETING CW21-19 WERE APPROVED BY COMMITTEE OF WHOLE RESOLUTION #CW21-20-\_\_\_ AT COMMITTEE OF WHOLE MEETING CW21-20 OF AUGUST 24, 2021.

Mayor Potoroka, Chair

Cory Bellmore, CAO

**MINUTES OF SPECIAL COMMITTEE OF THE WHOLE MEETING CW21-20** of the Council of the City of Dawson called for 6:00 PM on Monday, August 9, 2021, City of Dawson Council Chambers

PRESENT:	Mayor	Wayne Potoroka
	Councillor	Stephen Johnson
	Councillor	Bill Kendrick
	Councillor	Natasha Ayoub
	Councillor	Molly Shore
REGRETS:		
ALSO PRESENT:	CAO	Cory Bellmore
	EA	Elizabeth Grenon
Agenda Item: Call	to Order	

The Chair, Wayne Potoroka called the meeting to order at 6:10 p.m.

Agenda	Item:	Agenda
--------	-------	--------

**CW21-20-01** Moved by Mayor Potoroka, seconded by Councillor Johnson that the agenda for Special Committee of the Whole meeting CW21-20 be accepted as presented. Carried 5-0

Agenda Item: In Camera

**CW21-20-02** Moved by Mayor Potoroka, seconded by Councillor Johnson that Committee of the Whole move into a closed session of Committee of the Whole, as authorized by Section 213(3) of the *Municipal Act*, for the purposes of discussing a legal related matter. Carried 5-0

Councillor Shore left the meeting at 7:39 p.m.

**CW21-20-03** Moved by Councillor Johnson, seconded by Mayor Potoroka that Committee of the Whole revert to an open session of Committee of the Whole to proceed with the agenda. Carried 4-0

Agenda Item: Adjournment

**CW21-20-04** Moved by Councillor Kendrick, seconded by Councillor Johnson that Special Committee of the Whole meeting CW21-20 be adjourned at 8:21 p.m. with the next regular meeting of Committee of the Whole being August 24, 2021. Carried 4-0

THE MINUTES OF SPECIAL COMMITTEE OF THE WHOLE MEETING CW21-20 WERE APPROVED BY COMMITTEE OF THE WHOLE RESOLUTION #CW21-22-\_\_\_ AT COMMITTEE OF THE WHOLE MEETING CW21-22 OF AUGUST 24, 2021.

Wayne Potoroka, Chair

Cory Bellmore, CAO

**MINUTES OF SPECIAL COMMITTEE OF THE WHOLE MEETING CW21-21** of the Council of the City of Dawson called for 7:00 PM on Tuesday, August 10, 2021, City of Dawson Council Chambers

PRESENT:	Mayor	Wayne Potoroka
	Councillor	Stephen Johnson
	Councillor	Bill Kendrick
	Councillor	Natasha Ayoub
	Councillor	Molly Shore
REGRETS:		-
ALSO PRESENT:	CAO	Cory Bellmore
	EA	Elizabeth Grenon
	CDO	Stephanie Pawluk

The Chair, Wayne Potoroka called the meeting to order at 7:00 p.m.

Agenda Item: Agenda

**CW21-21-01** Moved by Mayor Potoroka, seconded by Councillor Kendrick that the agenda for Special Committee of the Whole meeting CW21-21 be accepted as presented. Carried 4-0

Agenda Item: Special Meeting, Committee, and Departmental Reports

Councillor Shore arrived at the meeting at 7:10 p.m.

- a) 2021-10 Council Remuneration Bylaw (3<sup>rd</sup> reading)
- **CW21-21-02** Moved by Mayor Potoroka, seconded by Councillor Shore that Committee of the Whole forward Bylaw 2021-10, being the Council Renumeration Bylaw to Council for third and final reading as presented. Carried 4-1
  - b) Priorities, Projects, and Operations Update
- **CW21-21-03** Moved by Councillor Shore, seconded by Mayor Potoroka that Committee of the Whole accepts the Priorities and Departmental Operations and Projects Update for informational purposes. Carried 5-0
  - c) Tr'ondëk Hwëch'in Council Request RE: Development of Men's Shelter
- **CW21-21-04** Moved by Mayor Potoroka, seconded by Councillor Shore that Committee of the Whole forward to Council the recommendation to waive the load capacity charge as an in-kind contribution to the construction of the Tr'ondëk Hwëch'in Jëje Zho Men's Shelter. Carried 4-1
- **CW21-21-05** Moved by Mayor Potoroka, seconded by Councillor Ayoub that Committee of the Whole forward to Council the recommendation to waive the development application fees as an in-kind contribution to the construction of the Tr'ondëk Hwëch'in Jëje Zho Men's Shelter. Carried 4-1

- **CW21-21-06** Moved by Councillor Ayoub, seconded by Councillor Johnson that Committee of the Whole forward to Council the recommendation to approve a 10-year Standard Tax Grant for the Tr'ondëk Hwëch'in Jëje Zho Men's Shelter. Carried 5-0
- **CW21-21-07** Moved by Councillor Johnson, seconded by Councillor Shore that Committee of the Whole forward to Council the recommendation to not approve waiving of Water and Sewer connection charges as in-kind contributions for construction of the Tr'ondëk Hwëch'in Jëje Zho Men's Shelter. Carried 5-0
- **CW21-21-08** Moved by Councillor Johnson, seconded by Mayor Potoroka that Committee of the Whole forward to Council the recommendation to not approve waiving of parking stall requirements as in-kind contributions for construction of the Tr'ondëk Hwëch'in Jëje Zho Men's Shelter.
- **CW21-21-09** Moved by Mayor Potoroka, seconded by Councillor Johnson that Committee of the Whole Meeting CW21-21 be extended not to exceed one hour. Carried 5-0
- **CW21-21-10** Moved by Councillor Shore, seconded by Mayor Potoroka that Committee of the Whole forward to Council the recommendation to request Tr'ondëk Hwëch'in to consider the Heritage Advisory Committee (HAC) recommendations of the elements of the design flagged by the HAC that do not meet the "Guidelines for infill: The Dawson Style" but not require them to comply with these guidelines to receive their development permit for the Jëje Zho Men's Shelter. Carried 5-0

#### Agenda Item: Public Questions

Dan Davidson: Has Council come to a decision on the Darrell Carey appeal yet? Council: We are still working on it.

Dan Davidson: How are the negotiations going for the campground lease? Council: We are still working on it.

#### Agenda Item: Adjournment

**CW21-20-11** Moved by Mayor Potoroka, seconded by Councillor Johnson that Special Committee of the Whole meeting CW21-21 be adjourned at 10:29 p.m. with the next regular meeting of Committee of the Whole being August 24, 2021. Carried 5-0

THE MINUTES OF SPECIAL COMMITTEE OF THE WHOLE MEETING CW21-20 WERE APPROVED BY COMMITTEE OF THE WHOLE RESOLUTION #CW21-22-\_\_\_ AT COMMITTEE OF THE WHOLE MEETING CW21-22 OF AUGUST 24, 2021.

Wayne Potoroka, Chair

Cory Bellmore, CAO

# **Report to Council**



X For Council Decision	
------------------------	--

For Council Direction

For Council Information

In Camera

SUBJECT:	Consolidation Application #21-031: Lots 38 and 39, Tr'ondëk Subdivision	
PREPARED BY:	Stephanie Pawluk, CDO & Stephani McPhee, Planning Assistant	ATTACHMENTS: 1. Application & Supporting Documentation
DATE:	August 9, 2021	2. Public Hearing Flier
<b>RELEVANT BYLAWS / POLICY / LEGISLATION:</b> Municipal Act Subdivision Bylaw Official Community Plan Zoning Bylaw		

#### RECOMMENDATION

It is respectfully recommended that Committee of the Whole forward the decision to Council to grant subdivision authority to consolidate Lots 38 and 39 Quad 116 B/3 (Consolidation Application #21-031), subject to the following conditions:

- 1.1. The successful passing of a public hearing (scheduled for September 14<sup>th</sup>).
- 1.2. The applicant submits a plan of subdivision completed by a certified lands surveyor drawn in conformity with the approval.
- 1.3. The applicant shall, on approval of the subdivision plan by the City of Dawson, take all necessary steps to enable the registrar under the Land Titles Act to register the plan of subdivision.

#### **ISSUE / BACKGROUND**

Subdivision Application #21-031 is applying to consolidate lots 38 and 39. The final lot will be 1,200m<sup>2</sup> (12,917ft<sup>2</sup>). The application is scheduled for a public hearing on September 14<sup>th</sup>, 2021.

#### ANALYSIS / DISCUSSION / ALIGNMENT TO OCP & STRATEGIC PRIORITIES

#### Comments

Department heads have been asked to comment on this application for the purposes of assessing operational requirements such as access, lot grading, and slope stability, and at the time of writing this report, no concerns have been raised.

The application has been circulated to every property owner within a 1km radius of this property, inviting comments and questions. No comments have been received at the time of submitting this report.

#### Subdivision Bylaw

Subdivision Control Bylaw s. 3.01 states that every subdivision of land must be made in accordance with the Municipal Act, the Official Community Plan, the Zoning Bylaw, and the Subdivision Control Bylaw. The Analysis/Discussion section of this report is intended to discuss the proposal's conformity with the provisions outlined in the relevant legislation, policies, and plans.

#### **Municipal Act**

The Municipal Act s. 314 details the requirements for any proposed plan of subdivision to have direct access to the highway to the satisfaction of the approving authority. The existing vehicle access to the site is via Joe Henry Road and this will be unaffected by the consolidation application.



Figure 1: Existing and proposed lot configuration.



Figure 2: Context map showing location of lots under consideration within the Tr'ondëk Subdivision.

#### **Official Community Plan**

The property is currently designated as UR – Urban Residential. Uses associated with this designation include residential lots that are smaller in size than Country Residential lots. While the area predominantly consists of low- and medium-density residential uses, small-scale open spaces are also permitted in these areas. The consolidated lot would retain the same designation and any new use or development on the proposed lot would be required to conform to the OCP designation, or else apply for an OCP Amendment.

#### Zoning Bylaw

The Zoning Bylaw is intended to implement the goals of the OCP. The property is zoned P1 – Parks & Natural Space, after the successful passing of Zoning Bylaw Amendment No. 12 which changed the zoning from R1 to P1 to facilitate the development of a new playground. The new playground was issued a development permit (#21-022) on the condition of the successful consolidation of Lots 38 and 39. The purpose of the P1 zone as per the Zoning Bylaw is to permit parks and outdoor recreation facilities. This proposed lot conforms to the Zoning Bylaw. Any future development of the proposed lots must also conform with the Zoning Bylaw.

#### OPTIONS

- 1. Council grant subdivision authority to consolidate Lots 38 and 39 Quad 116 B/3 (Consolidation Application #21-031), subject to the following conditions:
  - 1.1. The successful passing of a public hearing.
  - 1.2. The applicant submits a plan of subdivision completed by a certified lands surveyor drawn in conformity with the approval.
  - 1.3. The applicant shall, on approval of the subdivision plan by the City of Dawson, take all necessary steps to enable the registrar under the Land Titles Act to register the plan of subdivision.
- 2. Council does not grant subdivision authority to consolidate Lots 38 and 39 Quad 116 B/3.

APPRO\	/AL	
NAME:	Cory Bellmore, CAO	SIGNATURE:
DATE:	August 20, 2021	KBellmore

demis with a	IL ID ALIAR CONNE	OFFICE USE ONLY	
<b>THE CITY OF DAW SON</b> Box 308 Dawson City, YT Y0B 1G0 PH: 867-993-7400 FAX: 867-993-7434		APPLICATION FEE:	\$105 + GST
		DATE PAID:	March 15,202
www.cityofdawson.ca		RECEIPT #:	37841
		PERMIT #:	21-031
SU PLEASE READ THE ATTACHED INSTRUCTI	BDIVISION APPLI IONS, GUIDELINES AND SUBMISSION R PROPOSED DEVELOPMEN	EQUIREMENTS PRIOR TO COM	IPLETING FORM.
Subdivision	Consolidation	Boundary Ac	djustment
civic address: 40 & 42 Joe Hei	nry Road VALUE OF I	DEVELOPMENT: \$310,000	
LEGAL DESCRIPTION: LOT(S) C-4/B (Lot 38 a	and 39) BLOCKESTATE	ordek Subdivision PL	AN# noul
PROPOSED DEVELOPMENT: Please provide proposed lots and their sizes. The ownerTr'ondëk Hwëchin Road would like to consolidate recreational space that can rea two lots are currently 15m x 40	First Nation Governmentof c these two sites to allow for th asonably accommodate usage	ivic addresses 40 and 4 e development of a play by approximately 77 ho	2 Joe Henry ground and buseholds. The
proposed lots and their sizes. The ownerTr'ondëk Hwëchin Road would like to consolidate recreational space that can rea	First Nation Governmentof c these two sites to allow for th asonably accommodate usage m each, and the owner is pro	ivic addresses 40 and 4 e development of a play by approximately 77 ho posing consolidation in	2 Joe Henry ground and buseholds. The
proposed lots and their sizes. The ownerTr'ondëk Hwëchin Road would like to consolidate recreational space that can rea two lots are currently 15m x 40 the area 30m x 80m.	First Nation Governmentof of these two sites to allow for th asonably accommodate usage of m each, and the owner is pro- APPLICANT INFORMATIC	ivic addresses 40 and 4 e development of a play by approximately 77 ho posing consolidation in	2 Joe Henry ground and buseholds. The
proposed lots and their sizes. The ownerTr'ondëk Hwëchin Road would like to consolidate recreational space that can rea two lots are currently 15m x 40 the area 30m x 80m. APPLICANT NAME(S): Daniel Green	First Nation Governmentof o these two sites to allow for th asonably accommodate usage m each, and the owner is pro APPLICANT INFORMATIO	ivic addresses 40 and 4 e development of a play by approximately 77 ho posing consolidation in	2 Joe Henry ground and ouseholds. The order to make
The ownerTr'ondëk Hwëchin Road would like to consolidate recreational space that can rea two lots are currently 15m x 40 the area 30m x 80m.	First Nation Governmentof c these two sites to allow for th asonably accommodate usage m each, and the owner is pro- APPLICANT INFORMATIC n Dawson City, YT	ivic addresses 40 and 4 e development of a play by approximately 77 hc posing consolidation in DN	2 Joe Henry ground and ouseholds. The order to make
The ownerTr'ondëk Hwëchin Road would like to consolidate recreational space that can rea two lots are currently 15m x 40 the area 30m x 80m.	First Nation Governmentof c these two sites to allow for th asonably accommodate usage m each, and the owner is pro- APPLICANT INFORMATIC n Dawson City, YT	ivic addresses 40 and 4 e development of a play by approximately 77 hc posing consolidation in DN	2 Joe Henry ground and ouseholds. The order to make
The ownerTr'ondëk Hwëchin Road would like to consolidate recreational space that can rea two lots are currently 15m x 40 the area 30m x 80m.	First Nation Governmentof c these two sites to allow for th asonably accommodate usage m each, and the owner is pro- APPLICANT INFORMATIC n Dawson City, YT	eivic addresses 40 and 4 e development of a play by approximately 77 ho posing consolidation in PN POSTAL CODE: PHONE #: 867-5	2 Joe Henry ground and ouseholds. The order to make
APPLICANT NAME(S): Daniel Green MAILING ADDRESS: P.O. Box 599, EMAIL: daniel.green@trondek.	First Nation Governmentof c these two sites to allow for th asonably accommodate usage m each, and the owner is pro- APPLICANT INFORMATIC n Dawson City, YT .ca	e development of a play by approximately 77 hc posing consolidation in PON POSTAL CODE: PHONE #: 867-5	2 Joe Henry ground and ouseholds. The order to make
proposed lots and their sizes. The ownerTr'ondëk Hwëchin Road would like to consolidate recreational space that can rea- two lots are currently 15m x 40 the area 30m x 80m. APPLICANT NAME(S): Daniel Green MAILING ADDRESS: P.O. Box 599, EMAIL: daniel.green@trondek. OWN	First Nation Governmentof of these two sites to allow for the asonably accommodate usage of m each, and the owner is pro- APPLICANT INFORMATION APPLICANT INFORMATION Dawson City, YT .ca ER INFORMATION (IF DIFFERENT FF chin First Nation Government)	eivic addresses 40 and 4 e development of a play by approximately 77 ho oposing consolidation in PON POSTAL CODE: PHONE #: 867-9 ROM APPLICANT) ent	2 Joe Henry ground and buseholds. The order to make Y0B1G0 993-7100 ext. 17
Tr'ondëk Hwëchin Road would like to consolidate recreational space that can rea two lots are currently 15m x 40 the area 30m x 80m. Daniel Green MAILING ADDRESS: P.O. Box 599, EMAIL: daniel.green@trondek. OWN OWNER NAME(S): Tr'ondëk Hwëc	First Nation Governmentof of these two sites to allow for the asonably accommodate usage of m each, and the owner is pro- APPLICANT INFORMATION APPLICANT INFORMATION Dawson City, YT .ca ER INFORMATION (IF DIFFERENT FF chin First Nation Government)	ivic addresses 40 and 4 e development of a play by approximately 77 ho posing consolidation in POSTAL CODE: PHONE #: 867-9 ROM APPLICANT) ent POSTAL CODE:	2 Joe Henry ground and buseholds. The order to make Y0B1G0 993-7100 ext. 17

ACCESS: Does the proposed development require additional access to any public road or highway? If yes, please name the road and describe the location of the proposed access.

No, it does not require additional access.



**THE CITY OF DAWSON** Box 308 Dawson City, YT Y0B 1G0 PH: 867-993-7400 FAX: 867-993-7434 www.cityofdawson.ca

OFFICE US	SEONLY
PERMIT #:	21-031

WATER: Is the land situated within 0.5 miles of a river, stream, watercourse, lake or other permanent body of water, or a canal or drainage ditch? If yes, please name the body of water and describe the feature.

The land is situated near the Klondike River, a tributary of the Yukon. The land is also beside a desingated drainage ditch and a designated rock pit (C-4/B, Lot 37). According to Appendix A, the drainage ditch will run between the houses (once developed) and has a swell to the northeast. The rock pit is situated on Lot 37 (10m x 40m), which consists of tailing rocks and has a northeast swell for drainage.

**TOPOGRAPHY:** Describe the nature of the topography of the land (flat, rolling, steep, mixed), the nature of the vegetation and water on the land (brush, shrubs, tree stands, woodlots, etc., & sloughs, creeks, etc.), and the kind of soil on the land (sandy, loam, clay, etc.).

The land is flat, and consists of packed dirt.

**EXISTING BUILDINGS:** Describe any buildings, historical or otherwise, and any structures on the land and whether they are to be demolished or moved:

There are no existing buillings.

#### DECLARATION

- I/WE hereby make application for a Development Permit under the provisions of the City of Dawson Zoning Bylaw No. 2018-19 and in accordance with the plans and supporting information submitted and attached which form part of this application.
- I/ WE have reviewed all of the information supplied to the City of Dawson with respect to an application for a Development Permit and it is true and accurate to the best of my/our knowledge and belief.
- I/WE understand that the City of Dawson will rely on this information in its evaluation of my/our application for a Development Permit and that any decision made by the City of Dawson on inaccurate information may be rescinded at any time.
- I/WE hereby give my/our consent to allow Council or a person appointed by its right to enter the above land and/or building(s) with respect to this application only.

I/WE HAVE CAREFULLY READ THIS DE	CLARATION BEFORE SIGNING IT.
March 31, 2021	2lx
DATE SIGNED	SIGNATURE OF APPLICANT(S)
March 31, 2021	Rela

DATE SIGNED

SIGNATURE OF OWNER(S)



### THE CITY OF DAWSON

Box 308 Dawson City, YT Y0B 1G0 PH: 867-993-7400 FAX: 867-993-7434 www.cityofdawson.ca

OFFICE USE ONLY		
	PERMIT #:	21-031

#### COMPLETE APPLICATION SUBMISSION REQUIREMENTS

As per the Municipal Act s. 320(1), a subdivision will be granted, granted with conditions, or refused within 90 days of receipt of a complete application. An application is not deemed complete until the following information is submitted to the satisfaction of a Development Officer.

- - Application Form (completed in full)

Application Fee as per City of Dawson Fees and Charges Bylaw & Zoning Bylaw in

- Site Plan that includes:
  - o a north arrow and scale
  - property lines shown and labelled as per the most recent legal survey 0
  - dimensions and areas of all proposed lots
  - all easements and rights of way shown and labelled 0
  - the location and labelling of all abutting streets, lanes, highways, road rights of way, sidewalks, water 0 bodies, and vegetation
  - the topography and other physical features of the subject land 0
  - the location, size, type, and dimensions of all existing buildings and/or structures on the subject land, as well 0 as the distance of the buildings and/or structures from the proposed property lines
  - the location of retaining walls and fences (existing and proposed) 0
  - the location, dimensions, and number of onsite parking areas 0
  - the location of loading facilities 0
  - 0 the date of the plan
- Certificate of Title (if owner does not match Assessment Roll)
- Stormwater management plan V
- Other as required by the CDO: \_\_\_\_

	OFFICE USE ONLY	and the second sec
LEGAL DESCRIPTION: LOT(S) $C38 + C39$	DATE COMPLETE APPLICATION RECEIVED:	PLAN# 107064 CL& T
TYPE OF APPLICATION: Consolidation		
APPLICANT NAME(S): Daniel Gree	0	
OWNER NAME(S): Trondek Hw	échin Government	
APPLICATION REJECTED		

#### **APPLICATION APPROVED / PERMIT ISSUED**

A letter [ ] has OR [ ] has not been attached to this permit explaining reasons and/or permit conditions. If a letter is attached, it constitutes a valid and binding component of this permit.

SIGNAIURE: DATE: //4 --

#white out from applicant



# THE CITY OF DAWSON

Box 308 Dawson City, YT Y0B 1G0 PH: 867-993-7400 FAX: 867-993-7434 www.cityofdawson.ca



## NOTICE OF PUBLIC HEARING: SUBDIVISION APPLICATION

Subdivision Application #21-031

Subject Property: Lot 38 and 39, C-4/B, Tr'ondëk Subdivision Date: September 14<sup>th</sup>, 2021 Time: 7:00pm Location: Council Chambers, City Hall Listen to Public Hearing: Radio CFYT 106.9 FM or cable channel #11

As per the Municipal Act, S. 319.4, upon receiving an application for a consolidation, Council must give public notice of the application. Therefore, the City of Dawson is now requesting input from the public regarding the consolidation of Lots 38 and 39, C-4B, Tr'ondëk Subdivision.

Joe Henry Road				
30m			,	
Lot 38		Lot 39		
			40m	

Ioo Honny Boad

For more information or to provide your input prior to the public meeting, please contact the Community Development and Planning Officer or Planning Assistant using the following contact information:

#### Stephanie Pawluk

Community Development & Planning Officer Box 308, Dawson City YT Y0B 1G0 <u>cdo@cityofdawson.ca</u> 867-993-7400 ext. 414

#### Stephani McPhee

Planning Assistant Box 308, Dawson City YT Y0B 1G0 <u>planningassist@cityofdawson.ca</u> 867-993-7400 ext. 438





For Coun

For Council Decision X For Council Direction

For Council Information

In Camera

AGENDA ITEM:	Boundary Adjustment Application #20-096: Lots 1073-1, 1073-2, 1073-3 and 1073-4 Quad 116B/3	
PREPARED BY:	Stephanie Pawluk, CDO	ATTACHMENTS: 1. Application & Supporting
DATE:	August 19, 2021	Documentation
<b>RELEVANT BYLAWS / POLICY / LEGISLATION:</b> Municipal Act Subdivision Bylaw Official Community Plan Zoning Bylaw		2. Letter addressed to Council

#### RECOMMENDATION

- 1. It is respectfully recommended that Committee of the Whole table Boundary Adjustment Application #21-090 until such a time that:
  - 1.1. An updated site plan be submitted and a full zoning assessment can be conducted; and,
  - 1.2. Yukon Government Environmental Health sewage disposal system permits are submitted for each structure that is plumbed and/or used as a residence for each lot.

#### **ISSUE / PURPOSE**

Subdivision Application #20-096 requests a boundary adjustment of Lots 1073-1, 1073-2, 1073-3 and 1073-4 Quad 116B/3 so as to improve building setback conformity with internal lot lines.

#### BACKGROUND

Subdivision Application #20-096 was received in 2020; however, the application was incomplete, thus was put on hold while awaiting information. Administration has made numerous information requests. Some submission requirements were received in July of 2021. Outstanding information includes the following:

- Yukon Government Environmental Health sewage disposal system permits for each structure that is plumbed and/or used as a residence for each lot (one permit has been received for one lot).
- An **accurate site plan**. The reasons for the requested submission of an updated, accurate site plan includes:
  - 1. Through conducting two site visits, it was found that buildings have since moved on the properties and Administration was advised that buildings move around frequently on the lot, thus rendering the 2020 site plan inaccurate. A subdivision cannot be approved without an accurate, up to date site plan. Structures cannot be moved without prior permission of the City via an approved building move permit. The City requires an accurate, updated site plan that shows the buildings in their physical locations, including accurate setback distances from all property lines and adjacent buildings so that a comprehensive and legitimate zoning assessment can be conducted.
  - 2. The use (eg. 'primary residence', 'secondary residence', shed, workshop etc.) of each building must be labelled on the site plan.

#### ANALYSIS / DISCUSSION

#### **Comments**

Department heads were asked to comment on this application for purposes of assessing operational requirements such as access, lot grading, and slope stability, and at the time of writing this report, no concerns have been raised.

The application was also circulated to every property owner within a 1km radius of this property, inviting comments and questions. No comments in opposition to this application were received. One adjacent property owner enquired about their continued access via 99-15 but administration confirmed that no change to this road is being proposed.

The public hearing was held and successfully passed on November 18<sup>th</sup>, 2020.

#### Subdivision Bylaw

Subdivision Control Bylaw S. 3.01 states that every subdivision of land must be made in accordance with the Municipal Act, the Official Community Plan, the Zoning Bylaw, and the Subdivision Control Bylaw. The Analysis/Discussion section of this report is intended to discuss the proposal's conformity with the provisions outlined in the relevant legislation, policies, and plans.

#### Municipal Act

The Municipal Act S. 314 details the requirements for any proposed plan of subdivision to have direct access to the highway to the satisfaction of the approving authority. The applicant's proposal does not alter the access to Lots 1073-1 and Lots 1073-2 (City owned Road 99-15 will remain unchanged). Lots 1073-3 and 1073-4 will continued to be accessed as they are now but the road will be shortened (it is not City owned).



#### Figure 1: Existing and Proposed lot configuration





#### **Official Community Plan**

The existing titled property is currently designated as CR – Country Residential. Uses associated with this designation primarily include low-density residential uses that do not rely on being connected to municipal water and sewer. Therefore, the subdivided lot would be required to retain the same designation. Any new use or development on the proposed lots would be required to conform to the OCP designation.

#### Zoning Bylaw

The subject property is currently designated as Country Residential (R3). The Zoning Bylaw is intended to implement the goals of the OCP. Therefore, the R3 designation is intended to permit low-density single detached housing in a rural setting. The setback requirements in the R3 zone are 4.57m / 15ft for all setbacks including the distance between buildings. This application has numerous noncompliant setbacks such as the following:







**Figure 6**: The setback between the unpermitted outhouse and residential structure on Lot 1073-3 does not meet the setback requirement.



She



The second residential structure and wall tent on Lot 1073-2 do not meet the setback requirement.

In addition to a primary residential structure, one secondary residential structure (termed 'Garden Suite' -see definition ZBL p.9) is permitted per lot (S. 8.8.3). Garden suites must have a minimum floor area of 256 ft<sup>2</sup> (S. 8.8.7). The second residential structure on Lot 1073-3 does not meet this minimum floor area requirement (it is 218 ft<sup>2</sup>).

A comprehensive zoning assessment will be conducted upon receipt of an accurate, updated site plan.

Administration recommends including compliance remedies as conditions in a subdivision approval, should Council wish to approve the application.

#### Heritage Bylaw

As the property is located in the Bowl Character Area, a Heritage Assessment and review by the Heritage Advisory Committee is not required.

#### **Applicant Request**

As per the attached letter from the applicants dated August 9<sup>th</sup>, 2021, the applicants are requesting a variance for the noncompliant building setbacks.

As per the Municipal Act (M.A), a variance application is decided upon by the Board of Variance (BoV) and a variance must meet all four tests of a variance outlined in the M.A for the BoV to accept it. The four tests of a variance can be found in Division 5: Variances; S. 307(2). The four tests are as follows:

#### 1. The unusual condition is the result of the applicant's or the property owner's action

It is believed that it is the property owners' actions that have caused the 'unusual condition' i.e. the desire for smaller setbacks. Most of the buildings on these lots do not appear to have development permits, or have been moved without an approved building move permit; thus, the setbacks have not been regulated and adhered to in numerous cases. There is a significant amount of underutilized space on the lots; thus, it is not an unusual lot shape or size that is causing the setback constraints. This test likely cannot be met.

2. The adjustment requested would constitute a special privilege inconsistent with the restrictions on the neighbouring properties in the same district

Every property owner is required to adhere to the requirements of the Zoning Bylaw. Allowing a property owner to not have to adhere to the Zoning Bylaw requirements would constitute a special privilege. Further, a variance could set a precedent going forward and may encourage other property owners to seek similar arrangements with the City of Dawson to remedy instances of zoning bylaw noncompliance. This test likely cannot be met.

- 3. The variance or exemption would be contrary to the purposes and intent of the official community plan or zoning bylaw and would injuriously affect the neighbouring properties
  - The property is designated as Country Residential which allows for low-density residential uses and accessory structures. This variance is not contrary to this purpose.



- The purpose of the zoning bylaw is to provide "orderly, efficient, economic, environmentally and socially responsible development" (ZBL, pg. 1). As described above, much of the development on these lots has not occurred through approved development permits, and there are environmental concerns associated with not having valid Yukon Government Environmental Health sewage disposal system permits for each structure that is plumbed and/or used as a residence for each lot.
- S. 7.6 of the ZBL states that: "No building or structure is permitted in a required front, rear, or side yard unless otherwise specified in this bylaw."
- Table 11-3 outlines the setback requirements in the R3 zone, which are 4.57m / 15ft for all setbacks including the distance between buildings.
- It is not believed that these setbacks would injuriously affect neighbouring properties; however, there is a noncompliant setback on Lot 1073-1 that is close to neighbouring Lot 1072.

Figure 7: Neighbouring property: Lot 1072

4. The variance or exemption would allow a change to a use that is not similar to a permissible use in the area

The use would not be changed with this variance and the CR use is compliant; therefore, this test can be met.

Administration's recommendation would likely be to not approve a variance as the variance requested does not appear to meet all four tests of a variance outlined in the Municipal Act S. 307(2).

#### OPTIONS

- 1. Council table Boundary Adjustment Application #21-090 until such a time that:
  - 1.3. An updated site plan be submitted and a full zoning assessment can be conducted; AND,
  - 1.4. Yukon Government Environmental Health sewage disposal system permits are submitted for each structure that is plumbed and/or used as a residence for each lot.
- Council table Boundary Adjustment Application #21-090 until such a time that:
  2.1. An updated site plan be submitted and a full zoning assessment can be conducted.
- 3. Council grant subdivision authority to adjust the boundaries of Lots 1073-1, 1073-2, 1073-3 and 1073-4 Quad 116B/3 (Boundary Adjustment Application #21-090), subject to the following conditions:
  - 3.1. The applicant submits Environmental Health sewage disposal system permits for each structure that is plumbed and/or used as a residence, for each lot.
  - 3.2. An updated site plan be submitted to the satisfaction of the CDO.
  - 3.3. The noncompliant setbacks be remedied through permitted building moves and/or variance(s) approved by the Board of Variance.
  - 3.4. The applicant submits a plan of subdivision completed by a certified lands surveyor drawn in conformity with the approval.
  - 3.5. The applicant shall, on approval of the subdivision plan by the City of Dawson, take all necessary steps to enable the registrar under the Land Titles Act to register the plan of subdivision.
- 4. Council does not grant subdivision authority to adjust the boundaries of Lots 1073-1, 1073-2, 1073-3 and 1073-4 Quad 116B/3 (Boundary Adjustment Application #21-090) on account of compliance issues, as per S. 11.3.2 of the Zoning Bylaw.

APPROVAL		
NAME:	Cory Bellmore	SIGNATURE:
DATE:	August 20, 2021	Bellmore

THE CITY OF DAWSON		OFFICE USE ONLY	
	on City, YT Y0B 1G0	APPLICATION FEE:	105 + 95T
PH: 867-993-7	400 FAX: 867-993-7434	DATE PAID:	25 8 20
www.cityofday		RECEIPT #:	36329
		PERMIT #:	20-096
	SUBDIVISION APPLIC STRUCTIONS, GUIDELINES AND SUBMISSION RE PROPOSED DEVELOPMEN	EQUIREMENTS PRIOR TO COM	PLETING FORM.
Subdivision	Consolidation	Boundary Ad	justment
CIVIC ADDRESS:	VALUE OF D	EVELOPMENT:	
LEGAL DESCRIPTION: LOT(S) 107	3-1, 1073-2 BLOCK 1073-3 ESTATE 107	3-4 & Road, Quad 116 PL	AN# B/3 2015-006
PROPOSED DEVELOPMENT: Please proposed lots and their sizes.	provide a brief description of the proposed	development, including the	number of
	APPLICANT INFORMATION	N	
	incent, Simon Vincent, Kim Bouzane,		
MAILING ADDRESS: Box 548, D			
EMAIL: Simon vincent 81@gi	neul.com + kim.bouzane@gmail		
	OWNER INFORMATION (IF DIFFERENT FRO	DM APPLICANT)	
OWNER NAME(S):			
MAILING ADDRESS:		POSTAL CODE:	
:MAIL:	PHONE #:		
t is the responsibility of the applic and applicable territorial and fec	cant to ensure that all plans conform to the p deral legislation.	provisions of the City of Daws	on Zoning Bylaw
	FURTHER INFORMATION		

ACCESS: Does the proposed development require additional access to any public road or highway? If yes, please name the road and describe the location of the proposed access.



### **THE CLEY OF DAWSON** Box 308 Dawson City, YT Y0B 1G0

PH: 867-993-7400 FAX: 867-993-7434

1	OFFICE USE ONLY		
	PERMIT	#:	20-096

WATER: Is the land situated within 0.5 miles of a river, stream, watercourse, lake or other permanent body of water, or a canal or drainage ditch? If yes, please name the body of water and describe the feature.

Klondike River

**TOPOGRAPHY:** Describe the nature of the topography of the land (flat, rolling, steep, mixed), the nature of the vegetation and water on the land (brush, shrubs, tree stands, woodlots, etc., & sloughs, creeks, etc.), and the kind of soil on the land (sandy, loam, clay, etc.).

Tailings, some brush

**EXISTING BUILDINGS:** Describe any buildings, historical or otherwise, and any structures on the land and whether they are to be demolished or moved:

As shown on plan

#### DECLARATION

- I/WE hereby make application for a Development Permit under the provisions of the City of Dawson Zoning Bylaw No. 2018-19 and in accordance with the plans and supporting information submitted and attached which form part of this application.
- I/ WE have reviewed all of the information supplied to the City of Dawson with respect to an application for a Development Permit and it is true and accurate to the best of my/our knowledge and belief.
- I/WE understand that the City of Dawson will rely on this information in its evaluation of my/our application for a Development Permit and that any decision made by the City of Dawson on inaccurate information may be rescinded at any time.
- I/WE hereby give my/our consent to allow Council or a person appointed by its right to enter the above land and/or building(s) with respect to this application only.

I/WE HAVE CAREFULLY READ THIS DECLARATION BEFORE/ GNING IT. Aug. 23, 2020 SIGNATURE OF APPELICANTIS DATE SIGNED DATE SIGNED É OF OWNER'(S)





Environmental Health Services 2 Hospital Road PO Box 2703, Whitehorse YIA 2C6

January 19, 2021

Michael & Simon Vincent P.O. Box 548 Dawson City, Yukon Y0B 1G0

Re: APPROVAL TO USE A SEWAGE DISPOSAL SYSTEM - PERMIT # 4747 Legal description: Lot 1073-1, 70 Prospector Road: Dredge Pond, Plan 82079 Type of system: 1000 lg low profile sewage holding tank \*above ground install\* Type of premises: 1 bedroom residence

Dear Michael & Simon,

The notification of installation form, septic holding tank installation declaration form, electrical assurance for sewage holding tanks and a partial photographic record of installation for the sewage disposal system located on the property described above have been received by our office.

Your system appears to have been installed in accordance with the application and permit. Approval to use the system is hereby granted. Please note that this approval is not a warranty as to system performance or service life.

All permit and notification requirements of the Sewage Disposal Systems Regulation (OIC 1999/82) pursuant to the Public Health and Safety Act have been satisfied.

You may contact our office at (867) 667-8391 or toll-free 1-800-661-0408, ext. 8391, should you require any further information.

Sincerely,

Madin Micholaa

Nadine Nicholson, C.P.H.I.(C) Environmental Health Officer

cc: Building Inspections, Government of Yukon

August 9, 2021

To Mayor and Council

RE: Prospector Road. Lots 1073-1, 2, 3 & 4

We, Michel Vincent, Simon Vincent and Kim Bouzane, are requesting your approval to resurvey the aforementioned lots. We are also requesting a variance to be placed on these same lots.

We have met your your Development Officer and have complied with:

- Getting the outhouses approved by Environmental Health(in progress)
- Provided a Storm Water Plan
- And a map detailing where all the structures are located.

During the meeting the Stephanie stressed the importance of structures being in accordance with the 10 foot setback from the property line. This by-law is in place to ensure that structures are not built to close together for fire prevention and privacy. There are 2 infractions on our properties. The shop location on Lot 1073-1 is not set back the 15 feet from the property line, however it is over 50 feet away from the main house which is on a mining lease. The shop and house have been there for over 30 years. The shop is over the prescribed 100 feet from the Klondike River.

The second is a cabin on Lot 1073-3, which is well over the 100 foot set back from the Klondike River. However it was pointed out that is in not 10 feet from the property line As no one can build within this 100 foot set back, the 10 foot from the property becomes a moot point.

As you are not allowed to build within 100 feet of the Klondike River there will never be a structure built in front of these buildings. We would like to ask for a variance to keep the buildings in their current location.

Thank you for your time and consideration.

Sincerely

Michel Vincent

Simon Vincent

Kim Bouzane





For Council Decision X For Council Direction

For Council Information

In Camera

SUBJECT:	Boundary Adjustment Application #21-076: Lots 19 and 20 Block LA Ladue Estate	
PREPARED BY:	Stephanie Pawluk, CDO & Stephani McPhee, PDA	ATTACHMENTS: 1. Application & Supporting
DATE:	August 19, 2021	Documentation – 2. Public hearing flier
RELEVANT BYLAWS / POLICY / LEGISLATION: Municipal Act Subdivision Bylaw Official Community Plan Zoning Bylaw Heritage Bylaw		

#### RECOMMENDATION

It is respectfully recommended that Committee of the Whole table the decision to grant subdivision authority to adjust the boundary of Lots 19 and 20 Block LA Ladue Estate (Boundary Adjustment Application #21-076), until such a time that a land sale is completed for the portion of York St. to be consolidated with Lot 19, as requested in 2006.

#### **ISSUE / BACKGROUND**

Subdivision Application #21-021 was received in 2020; however, the application was incomplete, thus was put on hold while awaiting information. The application requests to adjust the boundary between Lot 19 and Lot 20, Block LA, Ladue Estate. The adjusted lots will be 7,300ft<sup>2</sup> (Lot 19) and 5,500ft<sup>2</sup> (Lot 20). The application is scheduled to go to public hearing on September 14<sup>th</sup>, 2021.

In 2006, the property owner of Lot 19 requested the purchase of the adjacent portion of York St. This request was denied on account of the land being titled to the Yukon Government at the time. Administration recommends pursuing the sale of this land as it is currently understood that it is not actively being used and it would legitimize the structure on Lot 19.

#### ANALYSIS / DISCUSSION / ALIGNMENT TO OCP & STRATEGIC PRIORITIES

#### Comments

Department heads have been asked to comment on this application for the purposes of assessing operational requirements such as access, lot grading, and slope stability, and at the time of writing this report, no comments have been received.

The application has been circulated to every property owner within a 100m radius of this property, inviting comments and questions. No comments have been received at the time of submitting this report.

#### Subdivision Bylaw

Subdivision Control Bylaw S. 3.01 states that every subdivision of land must be made in accordance with the Municipal Act, the Official Community Plan, the Zoning Bylaw, and the Subdivision Control Bylaw. The Analysis/Discussion section of this report is intended to discuss the proposal's conformity with the provisions outlined in the relevant legislation, policies, and plans.

#### **Municipal Act**

The Municipal Act S. 314 details the requirements for any proposed plan of subdivision to have direct access to the highway to the satisfaction of the approving authority. The existing vehicle access to the site is via 7<sup>th</sup> Avenue Dawson.



Figure 1. Existing lot configuration.



Figure 2. Proposed lot configuration



**Figure 1** Context map showing location of lots under consideration

#### **Official Community Plan**

The existing properties are currently designated as UR – Urban Residential. The area is predominantly lowand medium-density residential uses. Therefore, the current property conforms to the OCP and the consolidated lot would be required to retain the same designation. Any new use or development on the proposed lots would be required to continue conforming to UR – Urban Residential.

#### Zoning Bylaw

The subject property is currently designated as R1 – Single detached/duplex residential. The Zoning Bylaw is intended to implement the goals of the OCP. The purpose of the R1 zone is "to permit single detached and duplex dwellings". The current use conforms to this designation as no change in use has been indicated by the applicant; however, a noncompliant setback has been identified through the zoning assessment.

The existing noncompliant setback is 6'6" from the exterior side parcel line, meanwhile, Table 11-1 of the Zoning Bylaw states that the minimum setback from the exterior side parcel line must be 10 feet. The setback is therefore 3'4" too small to be considered compliant.

There is no record of an original development permit for this structure. It is unknown whether this setback was ever approved, and if it was, it would have been done so incorrectly given the setback requirement of all past zoning bylaws. A building permit for a structural alteration was approved for this building on June 12<sup>th</sup>, 1986 to construct an addition to the dwelling. S. 29.6 of the most recent ZBL #80-08 states:

"No building shall be located closer than three meters (3.0m / 10ft) to an exterior side lot line"

All past Zoning Bylaws required a 10ft exterior side setback, meaning the noncompliant setback was always noncompliant; therefore, cannot consider this setback discrepancy as having legal nonconforming status.

S. 11.1.2 of the Zoning Bylaw states:

"On a parcel located in an area zoned R1, no plan of subdivision shall be approved and no building or structure shall be constructed, altered, or located in such a way that contravenes the regulations set out in table 11-1".

The noncompliant setback contravenes table 11-1, the setback cannot be considered legal nonconforming, and this setback does not meet S. 7.8 of the ZBL: Setback Exceptions; therefore, no plan of subdivision should be approved as is.

Administration presents Council with the recommendation to:

- 1. Uphold S. 11.1.2 of the ZBL; and,
- 2. Not recommend a variance be applied for, as the variance requested does not appear to meet the four tests of Variance outlined in the Municipal Act S. 307(2).

As per the Municipal Act (M.A), a variance application is decided upon by the Board of Variance (BoV) and a variance must meet all four tests of a variance outlined in the M.A for the BoV to accept it. The four tests of a variance can be found in Division 5: Variances; S. 307(2). The four tests are as follows:

#### 1. The unusual condition is the result of the applicant's or the property owner's action

It has not been proven that the property owners' actions did not cause the 'unusual condition' i.e. the desire for a smaller setback. There is no record of an original development permit for this structure; therefore, it is unknown whether this setback was ever approved, and if it was ever approved, it would have been done so incorrectly given the setback requirement of all past zoning bylaws. It is unknown if this setback was caused by a municipal error and was not the fault of the applicant.

# 2. The adjustment requested would constitute a special privilege inconsistent with the restrictions on the neighbouring properties in the same district

Every property owner is required to adhere to the requirements of the Zoning Bylaw. Allowing a property owner to not have to adhere to the Zoning Bylaw requirements would constitute a special privilege. Further, a variance could set a precedent going forward and may encourage other property

owners to seek similar arrangements with the City of Dawson to remedy instances of zoning noncompliance. This test likely cannot be met.

- 3. The variance or exemption would be contrary to the purposes and intent of the official community plan or zoning bylaw and would injuriously affect the neighbouring properties
  - The property is designated as R1, which allows single detached and duplex residential uses and accessory structures. A variance is not contrary to this purpose.
  - The purpose of the zoning bylaw is to provide "orderly, efficient, economic, environmentally and socially responsible development" (ZBL, p. 1). A variance is not contrary to this purpose.
  - It is possible that this setback could injuriously affect the neighbouring right of way. Exterior corner lot setbacks are important for safety and sightline purposes for traffic. given that the setback in question is for the exterior side parcel where a corner lot forms, the right of way sightlines may be interrupted and therefore hazardous.
- 4. The variance or exemption would allow a change to a use that is not similar to a permissible use in the area

The use would not be changed with this variance and the CR use is compliant. This test can be met.

#### Heritage Bylaw

These lots are situated in the Historic Townsite and thus are subject to the City's Heritage Bylaw. Any future development on these lots will continue to be assessed according to these documents to ensure conformity with the Heritage Bylaw.

#### **OPTIONS**

- 1. Committee of the Whole table the decision to grant subdivision authority to adjust the boundary of Lots 19 and 20 Block LA Ladue Estate (Boundary Adjustment Application #21-076), until such a time that a land sale is completed for the portion of York St. to be consolidated with Lot 19, as requested in 2006.
- 2. Council grant subdivision authority to adjust the boundary of Lots 19 and 20 Block LA Ladue Estate (Boundary Adjustment Application #21-076), subject to the following conditions:
  - 2.1. The successful passing of a public hearing (scheduled for September 14<sup>th</sup>).
  - 2.2. The completion of a land sale for the portion of York St. to be consolidated with Lot 19, as was requested in 2006.
  - 2.3. The submission of a stormwater management plan that is approved by the CDO and PW Manager.
  - 2.4. The applicant submits a plan of subdivision completed by a certified lands surveyor drawn in conformity with the approval.
  - 2.5. The applicant shall, on approval of the subdivision plan by the City of Dawson, take all necessary steps to enable the registrar under the Land Titles Act to register the plan of subdivision.

While this option may appear favorable, it would mean that a separate consolidation application would have to occur to consolidate the purchased portion of York St. with the newly created Lot 19 (through this boundary adjustment). This would likely mean that the applicant would have to pay for two separate surveys. By tabling this decision until the land sale occurs, the consolidation and boundary adjustment can occur through this one application.

 Council does not grant subdivision authority to adjust the boundary of Lots 19 and 20 Block LA Ladue Estate (Boundary Adjustment Application #21-076) on account of the noncompliant setback, as per S. 11.1.2 of Zoning Bylaw #2018-19.

APPROVAL			
NAME:	Cory Bellmore	SIGNATURE:	AR
DATE:	Aug 21,2021		(A Dellmore)

THE REAL PROPERTY AND THE TO REAL PROPERTY AND THE		OFFICE USE ONLY	
The city of Dawson	2 9 20 29 22 20 20 29 9 20	APPLICATION FEE:	105
	City, YT Y0B 1G0 0 FAX: 867-993-7434	DATE PAID:	July 1.5202
www.cityofdawso		RECEIPT #:	35893
		PERMIT #:	20-076
	SUBDIVISION APPLI	CATION	
PLEASE READ THE ATTACHED INST	RUCTIONS, GUIDELINES AND SUBMISSION F	REQUIREMENTS PRIOR TO COM	PLETING FORM.
	PROPOSED DEVELOPME	NT	
Subdivision	Consolidation	Boundary Ad	Justment
CIVIC ADDRESS: 12/2-771	LAVE, VALUE OF	DEVELOPMENT:	
	20 BLOCK LA_ESTATE		AN# 8338
	the south side of Lot 19 TAEIS + BRUSH REMOVED 5' SOUTH SIDE OF LOT D OW OF THE GATES ON ? TH MENT WILL NOT BLOCK MY	1 HILLY MEY MCC	
12	APPLICANT INFORMATIC		
APPLICANT NAME(S): DVNC	AN SPRIGGS		
MAILING ADDRESS: PO S	ox 642, DAWSON northwester, no	D POSTAL CODE:	40B 190
	OWNER INFORMATION (IF DIFFERENT FI	ROM APPLICANT)	
OWNER NAME(S): LAMBERT	O.H. CURZON		ž
MAILING ADDRESS: Box 36		POSTAL CODE:	103160
EMAIL: Lohc Gnorthwest		1-993-5118	
	nt to ensure that all plans conform to the	THE REPORT OF A PARTY OF	on Zoning Bylaw

#### FURTHER INFORMATION

ACCESS: Does the proposed development require additional access to any public road or highway? If yes, please name the road and describe the location of the proposed access.



### Box 308 Dawson City, YT Y0B 1G0 PH: 867-993-7400 FAX: 867-993-7434 www.cityofdawson.ca

OFFICE	USEONLY
PERMIT	#: 20-076

**WATER:** Is the land situated within 0.5 miles of a river, stream, watercourse, lake or other permanent body of water, or a canal or drainage ditch? If yes, please name the body of water and describe the feature.

**TOPOGRAPHY:** Describe the nature of the topography of the land (flat, rolling, steep, mixed), the nature of the vegetation and water on the land (brush, shrubs, tree stands, woodlots, etc., & sloughs, creeks, etc.), and the kind of soil on the land (sandy, loam, clay, etc.).

STEEP SLODE AT TTH. AVE. GARTURE SLOPE TO 7TH. AVS. ALLEY.

**EXISTING BUILDINGS:** Describe any buildings, historical or otherwise, and any structures on the land and whether they are to be demolished or moved:

NONÉ

#### DECLARATION

- I/WE hereby make application for a Development Permit under the provisions of the City of Dawson Zoning Bylaw No. 2018-19 and in accordance with the plans and supporting information submitted and attached which form part of this application.
- I/ WE have reviewed all of the information supplied to the City of Dawson with respect to an application for a Development Permit and it is true and accurate to the best of my/our knowledge and belief.
- I/WE understand that the City of Dawson will rely on this information in its evaluation of my/our application for a Development Permit and that any decision made by the City of Dawson on inaccurate information may be rescinded at any time.
- I/WE hereby give my/our consent to allow Council or a person appointed by its right to enter the above land and/or building(s) with respect to this application only.

I/WE HAVE CAREFULLY READ THIS DECLAR	ATION BEFORE SLONING IT.
WLY14 2020 DATE SIGNED	SIGNATURE ON APPLICANT(S)
MAY 26/2020	Allep
DATE SIGNED /	SIGNATURE OF OWNER(S)





1

.

Dencon,
NAILEY TO 2"X4"'S PROPOSED NEW FENCE. 42"H 1A -42" HIGH 1"X 35" } IA + 4A. PICKETS PICKETS YA. 1"×3" 2A? ROUND 6" POSTS 5'H. 3A RAILS 4" 10' LONG 4 SEE. ATTACHED 3AS POSTS SPACED EVERY 7: FT. 2:24' K PICKETS 24157146 PUNCA SPRIGE YARS 2.96 2A LAILS PICKETS 4A 30 66' RAILS ALLEY . 3A YARD SIZE 78 W. X 100 LONG. 1217- 7TH. AVE. DAUSON, Y.T. L'AMBERT CURZON

()			O		7 N		$\bigcirc$
en la serie a			Y OF DAW	CON			
				7.7339.			
		DUI	LDING PEF		N≏	1024	
Date:	12.	CIME 8	6	Permit No.		1.0.0.1	
	11 - les	MJCI	aina	r enna no.			
Properly Address		-/ "	1 4			2	/
Lot.	. 1	Block	6 A		Plan or Group	- Cash	hue -
Owner AUxe	ris KU	arlier	Address & Phone	_6	Jor -	351 6	Daurdon 1,
Contractor / (		11	Address & Phone .		11-		
Architect/							
Engineer			_ Address & Phone .				
Zone // C	Dimer		Cathooka	Height	Use of Building	Tione	Value
17	Site	Building	Setbacks	1	AUDI	FLORD	
h.s.	Frt. 50'	Frt. 14/x25	Frt.	10	PWF	HIM CT	\$ 510-478, GC
Devlp. Permit No.	Depth / 50	Depth	Rear	Stories	Type of Constru	HATE	Permit Fee
	00pm 70 0		, iou	17	Type of Heating	101-	e 7.
	Area Store	Area	Sides	/			* G . GG
Attached Garage; Carport			Basement	Finished:			
PLANES SPAMS CONE	1	JEP BANIN URE M	1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1	CIT EME	-Y 12 3.E.R.S	TC B	PER V S BORD E DIEET
City of	Dawson and their A	gents against all cla	ion applied for, I here aims, liabilities, judgn ity in consequence of g any damage to the pplied for, and I furth n force in the City of I	ents, costs	and expenses of	whatsoever kind	1
Owner or Authorized Agent				Building	Inspector	1	
·	White copy - Owner, B	ue copy - Records	Pink copy - File, Yello	w copy - Daw	son, Buff copy - Ir	spector	
YG(2577)NC5				5			o
			anna d <b>ha</b> na i an ana bara a				4 · · · · · · · · · · · · · · · · · · ·
	no r	epor	ts				
	( - +	1					
						1 P. 1	
					- 10		

#### THE CITY OF DAWSON

Box 308 Dawson City, YT Y0B 1G0 PH: 867-993-7400 FAX: 867-993-7434 www.cityofdawson.ca



#### NOTICE OF PUBLIC HEARING: SUBDIVISION APPLICATION

Subdivision Application #21-076

Subject Property: Lots 19 + 20, Block LA, Ladue Estate Date: September 14<sup>th</sup>, 2021 Time: 7:00pm Location: Council Chambers, City Hall Listen to Public Hearing: Radio CFYT 106.9 FM or cable channel #11

As per the Municipal Act, S. 319.4, upon receiving an application for consolidation and a boundary adjustment, Council must give public notice of the application. Therefore, the City of Dawson is now requesting input from the public regarding the consolidation of Lot 19 with the Northern 28ft of Lot 20, as well as a boundary adjustment for the Southern 50ft of Lot 20, Block LA, Ladue Estate.



Figure 1. Context map of proposed lot locations

For more information or to provide your input prior to the public meeting, please contact the Community Development and Planning Officer or Planning Assistant using the following contact information:

#### **Stephanie Pawluk**

Community Development & Planning Officer Box 308, Dawson City YT Y0B 1G0 <u>cdo@cityofdawson.ca</u> 867-993-7400 ext. 414

#### Stephani McPhee

Planning & Development Assistant Box 308, Dawson City YT Y0B 1G0 <u>planningassist@cityofdawson.ca</u> 867-993-7400 ext. 438

#### **Report to Council**



X For Council Decision

For Council Direction

For Council Information

In Camera

SUBJECT:	Subdivision Application #21-089: Lot 1047-2 Klondike Highway				
PREPARED BY:	Stephanie Pawluk, CDO	ATTACHMENTS: 1. Applications & Supporting			
<b>DATE:</b> August 20, 2021		Documentation (including YG SPOT			
<b>RELEVANT BYL/</b> Municipal Act Subdivision Bylaw Official Communit Zoning Bylaw		land approval) 2. Public Hearing Flier			

#### RECOMMENDATION

It is respectfully recommended that Committee of the Whole forward the decision to Council to grant subdivision authority to consolidate the land included in Disposition 2018-3280 with Lot 1047-2, subject to the following conditions:

- 1.1. The successful passing of a public hearing (scheduled for September 14<sup>th</sup>).
- 1.2. The applicant submits a plan of subdivision completed by a certified lands surveyor drawn in conformity with the approval.
- 1.3. The applicant shall, on approval of the subdivision plan by the City of Dawson, take all necessary steps to enable the registrar under the Land Titles Act to register the plan of subdivision.

#### ISSUE

Subdivision Application #21-031 is applying to consolidate the land included in Disposition 2018-3280 as outlined in Figure 1 with Lot 1047-2, in order to facilitate a lot enlargement of Lot 1047-2 Klondike Highway (NAPA).



**Figure 1**: Proposed consolidation: Consolidate Disposition 2018-3280 with Lot 1047-2

#### BACKGROUND SUMMARY

In September 2018, the property owner submitted an application for an expansion to the existing shop, at which time some existing non-compliant setbacks were identified. The existing shop was identified as non-conforming in two ways:

- 1. Legally non-conforming front-yard setback due to lawful construction prior to the Zoning Bylaw.
- 2. Non-compliant side-yard setback due to a subdivision approved in error. The setback was not identified as non-compliant by the CDO at the time, causing Council to create a non-compliant lot.

The application to build an addition was heard by the Board of Variance (#18-100 and #18-116) and confirmed that the practical difficulties that the applicant was facing met the criteria for a variance, and that no significant negative impact was identified. This legitimized the two setbacks.

In November 2018, the applicant applied to Yukon Government for a lot enlargement to resolve outstanding encroachment issues caused by a misunderstanding of property lines. The applicants have been occupying untitled Yukon Government land by using this land for parking and vehicle storage under the assumption that the occupied land was part of their titled property.

Alongside the YG spot land application, subdivision #19-027 was applied for. To facilitate consolidation application #19-027, Zoning Bylaw Amendment No. 1 (Bylaw No. 2019-06) was passed on July 15<sup>th</sup>, 2019. Subdivision application #19-027 was also approved on July 15<sup>th</sup>, 2019.



**Figure 2.** ZBL Configuration, as established through Zoning Bylaw Amendment No. 1

YG revised the parcel shape of the disposition, which rendered subdivision #19-027 void. This difference in the parcel shape can be seen in Figure 2.

The applicant is now wishing to finally resolve this longstanding issue by purchasing and consolidating the land (Figure 1) with their Lot 1047-2. The Yukon Government approved the revised disposition in December 2020 with the condition that subdivision approval be granted from the City of Dawson (approval letter attached). As such, the applicant is now pursuing this consolidation request to complete this process.

#### ANALYSIS / DISCUSSION / ALIGNMENT TO OCP & STRATEGIC PRIORITIES

#### Comments

Department heads have been asked to comment on this application for the purposes of assessing operational requirements such as access, lot grading, and slope stability, and at the time of writing this report, no comments have been received.

The application is being circulated to every property owner within a 1 km radius of this property, inviting comments and questions. No comments have been received at the time of submitting this report.

A public hearing has been scheduled for September 14<sup>th</sup>.

#### **Municipal Act**

The Municipal Act s. 314 details the requirements for any proposed plan of subdivision to have direct access to the highway to the satisfaction of the approving authority. The existing vehicle access to the site is via the Klondike Highway and this will be unaffected by the consolidation application.

#### Subdivision Bylaw

Subdivision Control Bylaw S. 3.01 states that every subdivision of land must be made in accordance with the Municipal Act, the Official Community Plan, the Zoning Bylaw, and the Subdivision Control Bylaw. The Analysis/Discussion section of this report is intended to discuss the proposal's conformity with the provisions outlined in the relevant legislation, policies, and plans.

#### **Official Community Plan**

The existing titled property and land included in Disposition 2018-3280 is designated as MU – Mixed Use. Uses associated with this designation primarily include a range of commercial and industrial structures. The current use conforms to this land use designation. The consolidated lot would be required to retain the same designation. Any new use or development on the proposed lots would be required to conform to the OCP designation.

#### Zoning Bylaw

Lot 1047-2 Quad 116B/3 North Klondike Hwy is zoned as C2 – Service Commercial. The main characteristic of a Service Commercial lot is the provision of services to local industries, specifically highway tourism. Examples of this would be auto body shops, motels and gas stations.

S. 5.1.1 of the Zoning Bylaw states that "Council shall not approve any application for the subdivision of any land within any zone or on any site where the parcels do not meet the minimum requirements prescribed for that zone". Therefore, a zoning assessment was conducted on this lot, and no zoning discrepancies have been identified.

S. 5.1.2 states that "spot land applications and parcel enlargements can be approved at the sole discretion of Council and will not be approved by Council unless the application conforms to the long-term plan for those lands, as described in the OCP or other applicable approved plans". Therefore, this application needs to be assessed based on the current planning work being conducted on Infill Area 2 (Figure 3).



Figure 3. Context Map: Lot 1047-2, Disposition 2018-3280, and Infill Area 2

As established through the previous subdivision process, it was found that approving this enlargement would not restrict the ability to plan Industrial Infill 2 and based on context, it was determined that this enlargement is likely the best use of the land. It was previously determined by Administration that accepting this application would not hinder the ability to plan the Infill Area 2, mainly due to the location of the tailings pond. This tailings pond means that it would be challenging to create an access point or a stand-alone lot in this location, thus allowing this land to be developed as an enlargement of an existing lot may be the best use of this land. This is contextually different than other spot land applications that have been refused or tabled by Council, where the dispositions being requested could plausibly be required for safe access or new lot development. This land is not considered to be plausible or feasible for inclusion in the Infill Area 2, making the land of little value to anyone other than the applicant. LDB had previously agreed with Administration's interpretation that filling the pond for development would be costly, and that this extension would not likely impact the Infill Area 2.

#### Conclusion

This consolidation would resolve the concerns of the applicant including resolving the existing encroachment issues, as well as meet goals of the City including the creation of a clean property line, and would not result in the sale and consolidation of land in excess of what is needed to meet the needs of the applicant, as previous iterations of this spot land application had. Thus, it is recommended for approval.

APPRO\	APPROVAL		
NAME:	Cory Bellmore, CAO	SIGNATURE:	
DATE:	Aug 21, 2021	ABellmore	



#### THE CITY OF DAWSON

Box 308 Dawson City, YT Y0B 1G0 PH: 867-993-7400 FAX: 867-993-7434 www.cityofdawson.ca

OFFICE USE ONLY		
APPLICATION FEE:	\$105 + 6ST	
DATE PAID:	August 9	
RECEIPT #:		
PERMIT #:	21-089	

#### **SUBDIVISION APPLICATION**

L	PROPOSED DEVELOPMEN	REQUIREMENTS PRIOR TO COMPLETING FORM.
Subdivision	Consolidation	Boundary Adjustment
CIVIC ADDRESS: 32495	North Klandike VALUE OF E 7-2 BLOCK 168/03 ESTATE 10	development: \$0.00
EGAL DESCRIPTION: LOT(S) 104	7-2 BLOCK 168/03 ESTATE 10	1015 CLSR PLAN# 2012-0181 LTC
PROPOSED DEVELOPMENT: Please proposed lots and their sizes.	e provide a brief description of the proposed	d development, including the number of
NO BUILDING WILL TAK LAND TO ADD ON TO C	KE PLACE ON THE PROPOSED EN OUR EXISTING BUILDING AND BE	NLARGEMENT. WE REQUIRE THE WITHIN SETBACK REGULATIONS.
	APPLICANT INFORMATIO	N
	& KATHERINE DALGARNO	
		POSTAL CODE: YOB 1G0
MAILING ADDRESS: BOX 131	9, DAWSON, YT	POSTAL CODE: YOB 1G0 PHONE #: 867-993-5785
APPLICANT NAME(S): CHRIS MAILING ADDRESS: BOX 131 MAIL: SERVICE@ANME	9, DAWSON, YT	PHONE #: 867-993-5785
MAILING ADDRESS: BOX 131 MAIL: SERVICE@ANME	9, DAWSON, YT ECHANICAL.COM	
MAILING ADDRESS: BOX 131 MAIL: SERVICE@ANME	9, DAWSON, YT ECHANICAL.COM OWNER INFORMATION (IF DIFFERENT FR KATHERINE DALGARNO (536	
MAILING ADDRESS: BOX 131 MAIL: SERVICE@ANME	9, DAWSON, YT ECHANICAL.COM owner information (if different fr KATHERINE DALGARNO (536 9, DAWSON, YT	PHONE #: 867-993-5785 OM APPLICANT) 6114 YUKON INC) POSTAL CODE: Y0B1G0

FURTHER INFORMATION

ACCESS: Does the proposed development require additional access to any public road or highway? If yes, please name the road and describe the location of the proposed access.

ACCESS WILL BE THROUGH EXISTING DRIVEWAY/ ROAD



#### THE CITY OF DAWSON

Box 308 Dawson City, YT Y0B 1G0 PH: 867-993-7400 FAX: 867-993-7434 www.cityofdawson.ca

OFFICE US	SEONLY
PERMIT #:	21-089
PERMIT #:	21-089

WATER: Is the land situated within 0.5 miles of a river, stream, watercourse, lake or other permanent body of water, or a canal or drainage ditch? If yes, please name the body of water and describe the feature.

YES. TAILING PONDS, KLONDIKE RIVER

**TOPOGRAPHY:** Describe the nature of the topography of the land (flat, rolling, steep, mixed), the nature of the vegetation and water on the land (brush, shrubs, tree stands, woodlots, etc., & sloughs, creeks, etc.), and the kind of soil on the land (sandy, loam, clay, etc.).

MOSTLY FLAT WITH SMALL HILLS, BRUSH COVERED, DREDGE TAILINGS & PONDS

EXISTING BUILDINGS: Describe any buildings, historical or otherwise, and any structures on the land and whether they are to be demolished or moved:

AUTOMOTIVE PARTS STORE AND REPAIR FACILITY- EXISTING BUILDINGS WILL REMAIN AS IS.

#### DECLARATION

- I/WE hereby make application for a Development Permit under the provisions of the City of Dawson Zoning Bylaw No. 2018-19 and in accordance with the plans and supporting information submitted and attached which form part of this application.
- I/ WE have reviewed all of the information supplied to the City of Dawson with respect to an application for a Development Permit and it is true and accurate to the best of my/our knowledge and belief.
- I/WE understand that the City of Dawson will rely on this information in its evaluation of my/our application for a Development Permit and that any decision made by the City of Dawson on inaccurate information may be rescinded at any time.
- I/WE hereby give my/our consent to allow Council or a person appointed by its right to enter the above land and/or building(s) with respect to this application only.

I/WE HAVE CAREFULLY READ THIS DECLARATION BEFORE SIGNING IT.

OF APPLICANT(S) OWNER(S)





Energy, Mines and Resources Land Management Branch (K-320) PO Box 2703, Whitehorse, Yukon Y1A 2C6 yukon.ca/en/housing-and-property/land-and-property

File No: 2800-45-116B03/183280

#### DECISION LETTER

December18, 2020

536114 Yukon Inc. Bag 7000 Dawson City, Yukon Territory,Y0B 1G0

Dear Mr. Delgarno:

Re: Land Application # 2018-3280, Adjoining Lot 1047-2, 2012-0181 LTO, Dawson City

I would like to inform you that, following our regulatory review, your application for a lot enlargement has been approved and is subject to the following terms and conditions as determined by the Land Management Branch:

Subdivision approval from the City of Dawson

• Prior to entering into an Agreement for Sale, 536114 Yukon Inc. must clean up and remove the debris that is located outside of Lot 1047-2 boundaries (to the north of the titled lot and to the east of the application area), as referenced on the application sketch dated September 4, 2020.

Your application did not trigger an assessment under the Yukon Environmental and Socio-Economic Assessment Act.

Please note that this Decision Letter is valid for 21 business days. Acceptance of the terms and conditions, by way of your signature at the end of this letter, must be received by the Land Management branch before 4:30 pm on January 8, 2021.

Should you not return your signed Decision Letter or initiate an appeal process by January 8, 2021, your application will be withdrawn and your file will be closed.

It is important to note that no physical work can occur on the land under application until you have received a copy of the completed Agreement for Sale.

536114 Yukon Inc. December 18, 2020 Page 2

If you have any questions or concerns, please contact Julia Nichols at 1-800-661-0408 ext 3174 or 867-667-3174

Sincerely,

Matt Ball Director, Land Management Branch Energy, Mines & Resources

CC:

Jeff Schuyler, Senior Natural Resource Officer, Compliance Monitoring and Inspections, Klondike District Office Anne-Marie Legare – Land Claims Officer, Land Management Branch Kevin Fisher – Senior Project Manager, Community Services

To Be Completed by Applicant(s)

Please sign below and return to the Land Management Branch at the address above. Retain a copy for your records.

I/WE .....accept the above terms and conditions.

**Applicant Signature** 

Date

Witness Name and Signature



#### Government of Yukon

The waterbody base data is a graphical representation only and may differ from the actual geographical feature.

Imagery dated 1989-2020, Courtesy of Geomatics Yukon.



#### THE CITY OF DAWSON

Box 308 Dawson City, YT Y0B 1G0 PH: 867-993-7400 FAX: 867-993-7434 www.cityofdawson.ca



#### NOTICE OF PUBLIC HEARING: SUBDIVISION APPLICATION

Subdivision Application #21-089

Subject Property: Lot 1047-2, Quad 116B/03, North Klondike Highway Date: September 14<sup>th</sup>, 2021 Time: 7:00pm Location: Council Chambers, City Hall Listen to Public Hearing: Radio CFYT 106.9 FM or cable channel #11

As per the Municipal Act, S. 319.4, upon receiving an application for a boundary adjustment, Council must give public notice of the application. Therefore, the City of Dawson is now requesting input from the public regarding the boundary adjustment of Lot 1047-2, Quad 116B/03, North Klondike Highway.



Figure 1. Boundary adjustment context map

For more information or to provide your input prior to the public meeting, please contact the Community Development and Planning Officer or Planning Assistant using the following contact information:

#### Stephanie Pawluk

Community Development & Planning Officer Box 308, Dawson City YT Y0B 1G0 <u>cdo@cityofdawson.ca</u> 867-993-7400 ext. 414 Stephani McPhee Planning Assistant Box 308, Dawson City YT Y0B 1G0 planningassist@cityofdawson.ca 867-993-7400 ext. 438

#### **Report to Council**



For Council Decision | X | For Council Direction

For Council Information

In Camera

SUBJECT:	Block 4, Government Reserve (Dawson City Museum) Parking Agreement		
PREPARED BY:	Stephanie Pawluk, CDO	ATTACHMENTS: 1. Development permit #21-035 approval	
DATE:	August 17, 2021	letter	
<b>RELEVANT BYLAWS / POLICY / LEGISLATION:</b> Municipal Act Official Community Plan Zoning Bylaw Fees and Charges Bylaw		2. Site plan	

#### RECOMMENDATION

It is respectfully recommended that Committee of the Whole forward the decision to Council to direct Administration to enter into a cash-in-lieu parking agreement with the owner of Block 4, Government Reserve, as per the Fees and Charges Bylaw and s. 9 of the Zoning Bylaw.

#### **ISSUE / BACKGROUND**

The Dawson City Museum is situated on Block 4, Government Reserve and the site is able to accommodate 26 of the 27 required parking spaces. The site plan showing the 26 parking spaces is attached.

The parking requirements for this building were assessed in 2021 with development permit #21-035 for structural alterations to the building. Through this process, it was found that the applicant was not able to fit one remaining parking space on the lot and therefore requested to enter into a cash in lieu of parking agreement with the City for the 1 remaining parking space.

#### **ANALYSIS / DISCUSSION / ALIGNMENT TO OCP & STRATEGIC PRIORITIES**

#### **Municipal Act**

S. 290 1. I) of the Municipal Act enables a zoning bylaw to regulate "the loading or parking facilities on land not part of a public highway".

S. 293 of the Municipal Act enables a municipality to enter into a cash in lieu of parking agreement to exempt a property owner from parking requirements as established by a zoning bylaw.

#### **Official Community Plan**

The property is currently designated as IN – Institutional. This use conforms to the OCP designation.

#### Zoning Bylaw

The Zoning Bylaw #2018-19 offers three options for meeting the parking requirements:

- 1. Off-street parking and loading spaces are located on the same parcel as the building they serve (s. 9.2.5);
- 2. Off-street parking and loading spaces are located on a different parcel than the building they serve, within 500 ft of the building (s. 9.2.5);

3. Cash in lieu of onsite parking and loading: where the requirements for parking cannot be met, the owner and the City may enter into an agreement to pay the fee established in the Fees and Charges Bylaw, in lieu of providing parking (s. 9.3).

Table 9-1 (p. 47) outlines the required number of parking spaces associated with the building/property use. The Museum's parking requirements were assessed in 2021 with development permit #21-035 and it was found that 27 parking spaces are required for this use (1 per 49.98 m<sup>2</sup> of floor area for museum use + 1 per 99.96 m<sup>2</sup> of floor area for office space).

#### Fees and Charges Bylaw

The Fees and Charges Bylaw sets the cash in lieu of parking charge at \$3,100 per parking space; thus, the total cost for the one space is \$3100.

	OPTIONS
1.	Council requests that Administration forward requests for parking agreements to Council in the future

- and Council direct Administration to enter into a cash-in-lieu parking agreement with the owner of Block 4, Government Reserve, as per the Fees and Charges Bylaw and s. 9 of the Zoning Bylaw.
- 2. Council requests that Administration enters into parking agreements with the owner of Block 4, Government Reserve, as per the Fees and Charges Bylaw and s. 9 of the Zoning Bylaw without forwarding requests for parking agreements to Council in the future.

APPRO\	APPROVAL		
NAME:	Cory Bellmore, CAO	SIGNATURE:	
DATE:	August 20, 2021	KBelemore	

#### THE CITY OF DAWSON

Box 308 Dawson City, YT Y0B 1G0 PH: 867-993-7400 FAX: 867-993-7434 www.cityofdawson.ca

July 30th, 2021

Government of Yukon c/o Tim Ekholm Box 2703 (W-5) Dawson City, YT Y0B 1G0

#### Re: NOTICE OF APPROVED DEVELOPMENT PERMIT #21-035

Dear Tim,

I am pleased to inform you that your Development Permit Application #21-035 was approved on July 30<sup>th</sup>, 2021. This permit gives you authorization to undertake exterior renovations to the Dawson City Museum located at Block 4, Government Reserve Ladue Estate to the specifications detailed in the plans you submitted, subject to the following condition:

1. As requested, a cash-in-lieu agreement shall be completed as per section 9.3 of the Zoning Bylaw, to account for one missing parking stall.

*This permit is not a building permit.* Please contact the Government of Yukon Building and Safety Standards to determine if a building permit is required for this application.

Please be advised that as per your signed declaration, the Community Development Officer may periodically make site visits to confirm the work being done is accurately representative of the site plan submitted.

As per the Zoning By-Law Section 4.6.1, this permit is valid for a period of 12 months. This development must be commenced and carried out with reasonable diligence within this time period, else it be considered void. Should you have any questions about your permit or responsibilities, please contact me using the information located below.

Sincerely,

Stephanie Pawluk Community Development and Planning Officer Box 308, Dawson City YT Y0B1G0 cdo@cityofdawson.ca 867-993-7400 ext. 414





	·
	LEGEND         NEW BUILDING         EXISTING BUILDING         TO REMAIN         PROPERTY LINE         -x - x - x -         PROPOSED FENCE         -x - x - x -         EXISTING FENCE TO REMAIN         DEMOLITION         SETBACK LINE         PRINCIPAL ENTRANCE         MINOR ENTRY / EXIT         200x400 SIGNAGE
LOCK 3 IENT RESERVE	PARKING STALL ELECTRICAL OUTLET  SPECIFIC NOTES (SITE PLAN)  101 REPLACEMENT/ RECONFIGURE EXISTING EXTERIOR STAIRS 101 (REFER TO A5.03-A5.04). 102 EXISTING RAMP (REFER TO A5.04). 103 RELOCATE BOARD WALK AWAY FROM BUILDING FACE 103 (REFER TO A2.04). 104 RECONFIGURE EXISTING PARKING (REFER TO CIVIL). 105 EXISTING FUEL OIL TANK TO REMAIN (REFER TO MECHANICAL). 106 NEW PRE-CAST CONCRETE + TIMBER PARKING BARRIER. 107 BUILDING MOUNTED PARKING SIGNAGE. 108 CONTRACTOR TO MAINTAIN ACCESS TO NORTH ENTRANCE 109 PROPOSED FUTURE PROPANE TANK AND FENCING LOCATION. 110 RELOCATION OF EXISTING SHED.
	III NEW BOARDWALK. III GARBAGE BIN RELOCATION. <b>Cobacyacashi - acedada</b> Above 867 633 6874 I Fax 867 633 4602 I info@kza.yk.ca 6 - 1114 Front Street, Whitehorse, YT, Y1A 1A3, CANADA NOTE Written dimensions shall have precedence over scaled dimensions. Contractor shall verify all dimensions and conditions on the job and the architect shall be informed of any variations from dimensions and conditions shown on the drawings. Shop drawings shall be submitted to the architect for review before proceeding with fabrication dimensions in millimeters uless noted otherwise <b>DRAFFORIL</b> Do NOT USE FOR CONSTRUCTION
	#5 2021-05-11 95% CONSTRUCTION DOCUMENTS #4 2021-04-07 DEVELOPMENT PERMIT #3 2021-03-22 65% CONSTRUCTION DOCUMENTS #2 2021-02-05 DESIGN DEVELOPMENT #1 2020-11-30 SCHEMATIC DESIGN REVISION ISSUE SET SHEET INITIATION PROJECT OLD TERRITORIAL ADMINISTRATION
T SITE PLAN	KZA PROJ. #       LOCATION         2020-45       S55 5TH AVENUE, DAWSON CITY         CLIENT       YUKON GOVERNMENT         DRAWINGS       PROJ. NORTH         SITE PLAN       PROJ. NORTH         DRAWN BY: ALDL       CHECKED BY: RM       FILE NAME: 2020-45_1.00.DWG         SHEET       SHEET
1       SITE PLAN         A1.00       SCALE       1:200	

#### **Report to Council**



il Decision X For Council Direction

For Council Information

In Camera

SUBJECT:	Block M Ladue Estate (Klondike Kate's) Parking Agreement		
PREPARED BY:	Stephanie Pawluk, CDO	ATTACHMENTS: 1. Letter from Applicant	
DATE:	August 13, 2021		
<b>RELEVANT BYL/</b> Municipal Act Official Communit Zoning Bylaw Fees and Charges	-		

#### RECOMMENDATION

It is respectfully recommended that Committee of the Whole forward the decision to Council to direct Administration to enter into a cash-in-lieu parking agreement with the owner of Lot 9, Block M, Ladue Estate, as per the Fees and Charges Bylaw and s. 9 of the Zoning Bylaw.

#### ISSUE / BACKGROUND

Klondike Kate's restaurant exists on Lot 9 and the hotel part of the business exists on Lot 10, as shown on the image below. Lots 5-8 are currently vacant, aside from two registered historic buildings: the Transport building on Lot 8 and the Mueller Electric building on Lot 5.



Figure 1: Context map.

In order for the restaurant use to meet the parking requirements of the Zoning Bylaw #2018-19, the owners of Klondike Kate's restaurant have 3 parking easements registered on Lots 7 and 8 Block M, Ladue Estate,

allocated to 14 parking spaces, as per the parking layout below. These parking easements are associated with the restaurant parking (10 spaces) and parking for a previously proposed townhouse development in neighboring block L (4 spaces). The proposed townhouse development could not fit parking spaces on their lot; therefore, the owners of that lot to be developed entered into an agreement with the property owner of Lot 8, Block M, Ladue Estate to use their vacant lot for parking to fulfill the parking requirements for development permit #18-049.



**Figure 2:** Existing parking configuration on Lots 7 and 8.

In order to facilitate the sale and development of lots 5-8, the property owner has requested that the parking easements be removed and wishes to enter into a cash in lieu of parking agreement with the City instead. This agreement would be for the 10 parking spaces allocated to the restaurant use. The parking spaces that are currently allocated toward the townhouse use can be removed given that the development permit for the townhouses has lapsed (lapsed in 2019) and therefore no parking is required for this property at this time.

#### ANALYSIS / DISCUSSION / ALIGNMENT TO OCP & STRATEGIC PRIORITIES

#### **Municipal Act**

S. 290 1. I) of the Municipal Act enables a zoning bylaw to regulate "the loading or parking facilities on land not part of a public highway".

S. 293 of the Municipal Act enables a municipality to enter into a cash in lieu of parking agreement to exempt a property owner from parking requirements as established by a zoning bylaw.

#### **Official Community Plan**

The property is currently designated as C1 – Core Commercial. Any new use or development on the proposed lot would be required to conform to the OCP designation, or else apply for an OCP Amendment. The proponent has been made aware that a change of use permit application and/or a development permit application should be applied for with future development.

#### Zoning Bylaw

The Zoning Bylaw #2018-19 offers three options for meeting the parking requirements:

- 1. Off-street parking and loading spaces are located on the same parcel as the building they serve (s. 9.2.5);
- 2. Off-street parking and loading spaces are located on a different parcel than the building they serve, within 500 ft of the building (s. 9.2.5);
- 3. Cash in lieu of onsite parking and loading: where the requirements for parking cannot be met, the owner and the City may enter into an agreement to pay the fee established in the Fees and Charges Bylaw, in lieu of providing parking (s. 9.3).

Table 9-1 (p. 47) outlines the required number of parking spaces associated with the building/property use. Klondike Kate's parking requirements were assessed in 2019 and it was found that 10 parking spaces are required for the restaurant use (80 seats / 8(1 parking spot per 8 seats)). None of these parking spots fit on Lot 9 because the Lot 9 parking spaces have a registered easement to provide parking for the hotel use on Lot 10. This leaves the 10 parking spots to be accounted for.

#### Fees and Charges Bylaw

The Fees and Charges Bylaw sets the cash in lieu of parking charge at \$3,100 per parking space. The total cost is \$3100 X 10 parking spaces = \$31,000.

#### OPTIONS

- 1. Council requests that Administration forward requests for parking agreements to Council in the future and Council direct Administration to enter into a cash-in-lieu parking agreement with the owner of Lot 9, Block M, Ladue Estate, as per the Fees and Charges Bylaw and s. 9 of the Zoning Bylaw.
- Council requests that Administration enters into parking agreements as per the Fees and Charges Bylaw and s. 9 of the Zoning Bylaw without forwarding requests for parking agreements to Council in the future.

APPROVAL					
NAME:	Cory Bellmore, CAO	SIGNATURE:			
DATE:	August 20, 2021	ABellmore			

<sub>City</sub> of Dawson P.O. Box 308 Dawson City YT Y0B 1G0 14129 Yukon Inc. (Klondike Kate's Cabins & Restaurant) Box 417, Dawson City, YT Y0B 1G0

August 10, 2021

Dear City Council,

**Removal of 14 Parking Easements on Lots 7 & 8, Block M, Ladue Estate** Klondike Kate's Cabins is applying to remove the parking easements on lots 7 & 8 of their property at Block M, Ladue Estate, Plan 8338A.

I have attached 3 diagrams labelled 03a-Lot-8+7-Parking-for-Restaurant-10+Townhouses-4, 03b-Current-Easements, and 03c-Proposed-Changes which I will now refer to as 3a, 3b and 3c.

Yukon Spaces Inc has an agreement to purchase lots 5, 6, 7 & 8 and is planning to renovate and redevelop the 2 historical buildings (The Transport Building and the Mueller Electric Building) into either commercial or commercial/residential space, both badly needed in Dawson City. However, they need the easements to be removed in over to make a viable development of the 4 lots which will need their own parking areas for the developments they are planning, beginning with lots 7 & 8. These easements were always intended to be for a few years only, until these 4 lots were ready to be developed into Housing Units or Commercial/Residential Units.

On lot 8 are 4 parking easement for the townhouse development planned by Yukon Spaces Inc for across the street. That townhouse development across the street has already been revised to include the 4 parking spaces on the townhouse lot with the housing units.

The remaining 10 parking easements on lots 7 & 8 are for Klondike Kate's Restaurant and were placed there as part of the subdivision of Klondike Kate's Restaurant onto a separate lot. Realistically, guests of Klondike Kate's Restaurant mostly arrive on foot, and the street parking directly in front of the Restaurant along Third Avenue and along King close to Third Ave has always been sufficient, and patrons never parked in the Klondike Kate's Cabins spots or the official easement spots on lots 7 & 8.

These 10 Restaurant Parking Easements now need to be removed, and Klondike Kate's Cabin's will pay the Street Parking fees, as the development of lots 5, 6, & 8 and the redevelopment of the two Heritage Buildings depend on having access to those areas of the lots to make the development financially viable.

I have also included additional documentation on the 2 Historical Buildings, (04a-HISTORICAL-DATA-Mueller-Electric-Building-01 & 04b-Yukon-Historical-Sites-Warehouse-Mueller-Electricwhich is labelled as 3-M-5 though it is referred to around the community as the 'Mueller Electric Building', and 04c-Historical-Info-Maple-Leaf-Garage-01 which is labelled the Maple Leaf Garage in the Historical documents, but is referred to as the 'Transport Building' or 'North American Transportation Building' around town).

Thank you,

alie & Thomas

Josee Savard CEO 14129 Yukon Inc. (867) 993-3745

Alice Thompson Dawson City Realty Ltd (867) 993-2532

## **3A: Current Restaurant & Townhouse Parking Easement**

**NOT TO SCALE Refer to Survey** 

Lot 8

Lot 7

# Transport Building

Restaurant Parking

Restaurant Parking

Townhouse	Restaurant
Parking	Parking
Townhouse	Restaurant
Parking	Parking
Townhouse	Restaurant
Parking	Parking
Townhouse	Restaurant





#### **3B: Current Site Plan with Parking Easements** on Lots 7 & 8



#### **3C: Proposed Changes**



#### **Report to Council**



For Council Decision

For Council Direction X For Council Information

In Camera

AGENDA ITEM:	Dome Road Community Engagemen	nt Package		
PREPARED BY:	Stephanie Pawluk, CDO		IMENTS: Engagement Plan	
DATE:	August 19, 2021	2. 3.	Survey	
RELEVANT BYLAWS / POLICY / LEGISLATION:			Power Point Presentation	
Official Community Plan			Perspectives Package (5 figures)	
Zoning Bylaw	,	5.	Presentation Boards (7 boards)	

#### RECOMMENDATION

That Committee of the Whole accept the Dome Road Community Engagement Package as information.

#### **ISSUE / PURPOSE**

This is being presented to Committee of the Whole as information, prior to commencing the next round of community engagement on the Dome Road Master Plan. The purpose of this engagement is to host opportunities for community members to attend an informational open house, review concept plans and receive feedback on the presented plans.

#### **BACKGOUND SUMMARY**

The first round of engagement for the Dome Road Master Planning process was held in late February/early March of 2021 to gather public comments on the draft vision and goals. Following this, Stantec compiled a What We Heard Report outlining the findings of this engagement. The Planning Brief was finalized, and the project team then moved into Phase 4: Draft Concept Planning, which includes the creation of draft neighbourhood concept design options, community engagement, and finally, the development of the Dome Road Master Plan and Pre-Design Report.

The initial draft concept designs were presented to Council during the Council workshop on July 15<sup>th</sup>, 2021. Council feedback was incorporated, and the following changes were made:

- Parcel A Layout 1
  - Development boundary, layout and lotting was reviewed based on grades
  - Alteration to Mary McLeod was removed
  - Access points have been moved
  - Lots lines have been added with 1.0 ac+ lots
- Parcel A- Layout 2
  - Development boundary, Layout and lotting was reviewed based on grades
  - Alteration to Mary McLeod was removed
  - o Access to/from Mary McLeod was removed
  - Access points have been moved
  - Lots lines have been added for large lots (21.0m+ width) and traditional lots (15.3m+width)
- Parcel A- Lavout 3
  - Development boundary, layout and lotting was reviewed based on grades
  - Alteration to Mary McLeod was removed

- o Access to/from Mary McLeod removed
- Access points have been moved
- Lots lines have been added for traditional lots (15.3m+width)
- Parcel C Layout 1
  - o Development boundary, layout and lotting was reviewed based on grades
  - Lots lines have been added for large lots (1.0 ac+) and traditional lots (15.3m+width)
- Parcel C Layout 2
  - o Added layout
  - o Replace acreage lots with traditional lots
  - Area would require piped servicing
  - Lots lines have been added for large lots (1.0 ac+)
- Parcel D/F Layout 1
  - o Added Layout
  - o Land use has been separated by duplex, townhomes and condo sites
  - o Internal roadway is not connected
  - Lots lines have been added
- Parcel D/F Layout 2
  - o Land use has been separated by Duplex, townhomes and Condo sites
  - o Access point has been modified (still needs to be updated)
  - Lots lines have been added

#### **ANALYSIS / DISCUSSION**

The engagement package includes the following components:

- Engagement Plan
- Survey (link: https://www.surveymonkey.com/r/domeroad2)
- Power Point Presentation
- Perspectives Package (5 figures)
- Presentation Boards (7 boards)

In-person engagement sessions have been identified for September 14<sup>th</sup> and 15<sup>th</sup>, with an online session hosted on the 16<sup>th</sup>. The survey will be open on the City Website for a minimum two-week period, closing September 20<sup>th</sup>, 2021. This engagement will inform further developments of the Master Planning process.

APPROVAL				
NAME:	Cory Bellmore, CAO	SIGNATURE:		
DATE:	August 21, 2021	ABellmore		



To:	Stephanie Pawluk, CDO	From:	Gordon Lau
	City of Dawson		Stantec Consulting Ltd.
File:	144903058 - Dome Rd Subdivision	Date:	August 19, 2021

#### Reference: Dome Road Subdivision Master Plan - Engagement #2 Package

#### LOGISTICS

Date: September 14-16, 2021

- 2 in-person public information session
  - 5 Tuesday September 14 2021, evening 11:00 1:00 pm, Dawson City Council Chambers
  - Wednesday September 15, 2021, 5:30 7:30 pm, Dawson City Council Chambers
- 1 online public information session, Microsoft Teams
  - o Thursday September 16, 2021, 5:30 7:30 pm, Microsoft Teams
- 1 session with TH, format and attendees will depend on what works best for them
- Downloadable package for review, City website
- Online survey, Survey Monkey link on City website
  - o Survey will be open for feedback until September 30, 2021

#### **APPROACH**

• Illustrate how the proposed draft concept plans meet the previously-identified project vision, goals, objectives, and community feedback.

#### **KEY MESSAGING**

- The draft concepts have been designed to meet project vision, goals, objectives, and community feedback.
- No one design criteria is the most important; all factors must be considered.
- Feedback received during this process will be used to refine the concepts and Master Plan.
- The decision-makers, YG and City of Dawson Council, will consider how the refined concepts achieve all the design criteria, and consider feedback received during this engagement process, when approving preferred concepts.

#### LIST OF COMMUNICATION MATERIALS

• Engagement notifications:

#### Design with community in mind





- o City of Dawson Website
- o City of Dawson Social Media
- o Tr'ondëk Hwëch'in communication package
- o Print media
- o Newspaper
- o Radio
- o Administration may provide additional notification options
- Overview presentation (PowerPoint)
- Display boards



#### **CONTENT FOR ENGAGEMENT NOTIFICATIONS**

The Government of Yukon and City of Dawson have hired Stantec to complete a Master Plan for the Dome Road Subdivision. The purpose of the study is to provide a detailed plan for subdivision and development of four sites along Dome Road. The Dome Road Subdivision is envisioned as a serviced residential development, which will provide a range of housing types for our community and build on past work such as the Slinky Mine Visioning Charette which took place in December 2019.

To share information gathered to date, and review the opportunities and constraints for each site, we hosted community engagement in February 2021. The feedback gathered during that process has been used in the creation of concept plans for each of the development areas.

At this time, we would like to share the draft concept plans with the community and discuss how each concept achieves the previouslyidentified design criteria: overall project vision, objectives, and community preferences.

#### Location of Dome Road Subdivision Areas



#### **ENGAGEMENT ACTIVITIES**

There will be both in-person and social distanced options for engagement.

#### • In-person information sessions

Two public information sessions held on September 14/15, 2021 will begin with a brief concept overview presentation, followed by an informal discussion where attendees can view display boards and ask questions to the development team.

Maintaining physical distancing spacing for attendees is a priority in holding this event; as such, please sign up for attendance in advance.

In accordance with territorial regulations and the Safe 6 Plus 1 recommendations:

- Capacity at each public information session will be limited to ensure physical distancing can be
   accommodated
- All attendees will be asked to maintain 2m distancing from those outside their same social bubble

#### Design with community in mind



• Wearing of masks is recommended

All sessions will require a specific room set-up based on the number of persons in attendance; as such, advanced registration is mandatory:

Please sign up for one of the sessions by visiting the Town office or contacting:

Stephanie Pawluk, CDO cdo@cityofdawson.ca (867) 993-7400 ext 414

At the time of sign-up, you will be asked how many persons within your same social bubble will be attending with you.

#### • Online information session

To accommodate distanced engagement, we will be hosting one online information session which will provide a brief overview of each draft concept plan, followed by a question-and-answer period. This event will be held on Thursday September 16, 2021 from 5:30 to 7:30 pm.

#### Online survey

An online survey will be used to share the draft concept plans and gather feedback. This survey will be launched from the City's website on September 13, 2021. Survey will be open for feedback until September 30, 2021

#### • E-mailed feedback

Please submit any e-mailed feedback to Zoë Morrison at zoe.morrison@stantec.com.

#### **NEXT STEPS**

Following this engagement process, we will be refining the draft concept plans for each development area and completing the Master Plan, which will ultimately be reviewed and adopted by Council.

As noted above the City has hired Stantec Consulting Ltd. to complete this Master Plan and lead the engagement activities. Please contact Zoë Morrison at zoe.morrison@stantec.com (867) 332-3286, if you have any questions about the project or the engagement opportunities available to you.





#### A. PRESENTATION OUTLINE

- 1. Title page
- 2. Agenda
- 3. Introductions
- 4. Project overview
- 5. Vision
- 6. Objectives
- 7. Engagement round 1 feedback
- 8. Area A
  - a. Draft concept 1
  - b. Draft concept 2
  - c. Draft concept 3
- 9. Area C
  - a. Draft concept 1
  - b. Draft concept 2
- 10. Area D/F
  - a. Draft concept 1
  - b. Draft concept 2
- 11. Next steps
- 12. Question-and-Answer Period

#### **B. DISPLAY PRESENTATION BOARDS**

#### C. FEEDBACK SURVEY



#### **Brief Project Introduction**

The Dome Road Subdivision will be a mainly residential neighbourhood, located south of the historic townsite in the City of Dawson. This area is critical to the future growth of Dawson and the Government of Yukon (YG) and City of Dawson are working together to complete a Master Plan that will guide this development. The Dome Road Subdivision represents an important opportunity to meet the housing needs of the City of Dawson and develop a new neighbourhood that Dawsonites want to call home.

As shown in the figure below, there are four separate development areas which will be planned and designed comprehensively, recognizing the unique and different opportunities of each site. Stantec Consulting Ltd. has been hired by YG Land Development Branch to provide the planning and engineering services to develop the Dome Road Master Plan.





#### **Planning Process**

This is not a new project for Dawson; a residential subdivision has been envisioned along the Dome Road for many years. The project was restarted in December 2019 when the City of Dawson led the Slinky Mine Charrette to begin work on a new vision, guiding principles, and design ideas for the future neighbourhood. In January - February 2021, community engagement was done to review the opportunities and constraints for each parcel.

Using the feedback provided during all the past planning processes, we have prepared draft concept layouts for each area. Please take time to review each layout and consider how they achieve the project's overall vision and goals --and let us know what you think.

### \* 1. We know that Dawsonites may have multiple interests in this project: they are residents, entrepreneurs, property owners, and have ties to many different industries.

Please select the statement(s) that best describe you and your responses to this survey (check all that apply).

- Dawson Resident Inside the Historic Townsite
- Dawson Resident Outside the Historic Townsite, within Municipal Limits (e.g. Dome Road Subdivision)
- Dawson Resident Outside the Historic Townsite, outside Municipal Limits (e.g. Sunnydale)
- □ Tr'ondëk Hwëch'in Citizen
- Business Owner/ Operator
- Non-Yukon Resident Elected Official
- □ Other (please specify)

#### 2. Which engagement session did you attend?

Please select the statement(s) that best describe you and your responses to this survey (check all that apply).

- □ I attended the in person session on September 14, 2021
- □ I attended the in person session on September 15, 2021
- □ I attended the on-line session on September 16, 2021
- □ I did not attend any sessions but reviewed all presentation materials
- □ I did not attend any sessions



#### **Vision and Goals**

#### Vision

"The Dome Road subdivision will be a comprehensively planned neighbourhood that represents a **long-term housing solution for Dawson**. This area will provide a **range of housing types at different price points** to meet the needs of Dawsonites at different stages of life. Access to Settlement Parcel 94-B, Thomas Gulch, and other **special areas to the east will be protected** and formalized so that Tr'ondëk Hwëch'in citizens can continue to participate in cultural, social, and traditional pursuits on their lands.

Homes will be built around a system of **connected greenspaces** and **serviced by municipal water and sewer**. Roads and trails will provide **safe and direct access for pedestrians, cyclists, and vehicles** including cars, ATVs, and snowmachines, within the neighbourhood and to downtown, the river, and other destinations. The housing types, density, and focus of the four development areas will reflect the **unique opportunities, constraints, and features of each site**."

#### **Goal 1: Provide a Variety of Housing Types**

In Dawson, housing costs have been rising and options are increasingly limited. The City wants to see residential development that focuses on providing more affordable options. The Dome Road subdivision will include a range of lot sizes and housing styles that will support the community's diverse residents and lifestyles, fill gaps in the market and reflect varying budgets. It is expected that when this area is built out, there will be a range of medium to higher densities options including single detached homes, duplexes, townhomes, secondary and garden suites, and low-rise apartments. As an innovation, tiny homes or wall- tents arranged together on one lot, specifically as rental units for season workers, will also be considered.

Achieving affordability will require balancing lot size, zoning, housing types, innovative infrastructure options, and municipal design standards.

#### **Goal 2: Create a Sense of Character**

It is important to the community that this new neighbourhood is "Authentically Dawson". This does not mean that new houses will need to comply with the heritage standards that apply to the historic townsite, but rather that the neighbourhood is diverse, flexible, and colorful, and recognize human scale and northern elements. Residents do not want to see cookie-cutter homes with similar designs, repetitive materials, and a suburban feel.



#### Goal 3: Plan for a Complete Neighbourhood

The Dome Road development will be a complete neighbourhood that aims to meet the needs of all residents by addressing affordability, healthy lifestyles, inclusion, connectivity, and culture. This means focusing on compact design and density; creating ways to encourage neighbourhood interaction; and encouraging multimodal transportation.

#### Goal 4: Respect the Tr'ondëk Hwëch'in Interest

Tr'ondëk Hwëch'in has several interests in this development. First, any development on Sites D and F should be compatible with the current and planned residential development on Lot C-4B/D, C-85FS/D, and C-86FS/D, which is directly across the Highway. Second, development should not negatively impact the Tr'ondëk Hwëch'in parcels on Jack London Lane and Pierre Burton Crescent. Lastly, development should not cut off access to the Dome Expansion Area, or to Thomas Gulch. YG and the City will work with Tr'ondëk Hwëch'in leadership, staff, and citizens to ensure their interests are respected.

#### Goal 5: Provide Connectivity and Access for Drivers, Walkers, and Cyclists

The Dome Road development will have good access for people traveling by car, bike, ATV, snowmachine, and on foot. This will include connections within new neighbourhoods, to downtown, the river, and other community destinations. Some trails will be designed to be part of the transportation network and others will provide connections to existing trails that are used for recreation. Safety for all is a priority.

#### **Goal 6: Efficient Infrastructure**

It is important for both YG and the City that the infrastructure for this development is both financially and technically feasible. The current plan is to connect all the new lots to piped water and sewer systems. As the City will own the infrastructure, it is important that these systems be designed and built so that ongoing operation and maintenance is low-cost and efficient. It is understood that smaller lots are a more efficient use of land and generally cost less to service.

#### **Goal 7: Sustainable Design**

This development will include elements of sustainable design. Developing a new neighbourhood is an opportunity to move away from the status quo and towards a new model for residential development


#### Parcel A

Please review each of the following layouts and provide your feedback below.



### 2. To what degree do you support <u>Layout 1</u> for Area A of the Dome Road subdivision?

Strongly do not support

Strongly support

3. To what degree do you support <u>Layout 2</u> for Area A of the Dome Road subdivision?

Strongly do not support

Strongly support



4. To what degree do you support <u>Layout 3</u> for Area A of the Dome Road subdivision?

Strongly do not support

Strongly support

\* 5. Do you have any other comments that should be considered while finalizing a concept for Area A?





#### Parcel C

Please review each of the following layouts and provide your feedback below.



### 6. To what degree do you support <u>Layout 1</u> for Area C of the Dome Road subdivision?

Strongly do not support

Strongly support

### 7. To what degree do you support <u>Layout 2</u> for Area C of the Dome Road subdivision?

Strongly do not support

Strongly support



\* 8. Do you have any other comments that should be considered while finalizing a concept for Area C?



#### Parcel D/ F

Please review each of the following layouts and provide your feedback below.



### 6. To what degree do you support <u>Layout 1</u> for Area D/ F of the Dome Road subdivision?

Strongly do not support

Strongly support

### 7. To what degree do you support <u>Layout 2</u> for Area D/ F of the Dome Road subdivision?

Strongly do not support

Strongly support



\* 8. Do you have any other comments that should be considered while finalizing a concept for Area D/ F?



#### **Final Thoughts**

12. Please share any other thoughts that should be considered. (Optional)

### Thank you for taking the time to share your thoughts about the Dome Road Subdivision Draft Concept Layouts!

13. If you are a resident of the Dawson area, and would like to be entered into a draw for a prize, please enter your contact information below (your information will only be used for draw prize purposes).

Name Address Email Address	
Phone Number	

Stantec

**Dome Road Subdivision Master Plan** 

# Draft Concept Plan Presentation

September 2021



### Overview

The Government of Yukon and City of Dawson have hired Stantec to complete a Master Plan for the Dome Road Subdivision. The purpose of the Plan is to provide a detailed plan to guide future subdivision and development of four sites along Dome Road. The Dome Road Subdivision is envisioned as a serviced residential development to ensure housing supply is provided in the long-term. It will provide a range of housing types for our community and build on past work such as the Slinky Mine Visioning Charette which took place in December 2019.



## Vision

The Dome Road subdivision will be a comprehensively planned neighbourhood that represents a long-term housing solution for Dawson This area will provide a range of housing types at different price points to meet the needs of Dawsonites at different stages of life. Access to Settlement Parcel 94-B, Thomas Gulch and other special areas to the east will be protected and formalized so that **Tr'ondëk Hwëch'in** citizens can continue to participate in cultural, social, and traditional pursuits on their lands.

Homes will be built around a system of **connected greenspaces** and **serviced by municipal water and sewer** Roads and trails will provide **safe and direct access** for pedestrians, cyclists, and vehicles including cars, ATVs and snowmachines, within the neighbourhood, to the Historic Townsite, the river and other destinations. The housing types, density and focus of the four development areas will reflect the unique opportunities, constraints, and features of each site.



## Goals

- Goal 1 Provide a variety of housing types
- Goal 2 Create a sense of character
- Goal 3 Plan for a complete neighbourhood
- Goal 4 Respect the Tr'ondëk Hwëch'in interest
- Goal 5 Provide connectivity and access for all modes of transportation
- Goal 6 Efficient infrastructure
- Goal 7 Sustainable design







# **Concept Plan considerations**

## **Engagement overview**

- Last engagement process was during February and March
- Met with 10 people during 2 meetings
- Balanced discussion at the meetings
- Also gathered feedback through a survey completed by 128 people
- Survey allowed people to review and comment on the vision, goals, and each of the areas
- 74% of the survey respondents felt that the Draft Vision captured their vision
- 71% of survey respondents felt that the Draft Goals support the vision



## What we heard

<ul> <li>Various comments about the Vision</li></ul>	<ul> <li>Concerns about erosion and</li></ul>
and Goals	sloughing
<ul> <li>Concerns regarding the scale of the</li></ul>	<ul> <li>Questions about what the</li></ul>
development and its associated	neighbourhood's visual aesthetic and
impacts on the community.	character would be
• Questions about if the development is economically feasible (e.g., high costs of infrastructure, operation and maintenance, lots, housing)	• Questions about what the roadway road network would look like (e.g., highway intersections, Dome road, internal roads, additional traffic)
<ul> <li>Desire to see higher density in Development Areas D &amp; F, and lower density in Development Areas A &amp; C</li> </ul>	<ul> <li>Desire for high quality trails and greenspace</li> </ul>

# Development Intent

#### Meet the vision:

- long-term housing solution
- serviced lots

#### Meet the goals:

- Variety of housing options
- Financially and technically efficient servicing, infrastructure, and use of land
- Connectivity

### Respect the area and neighbours:

 Appropriate transition to adjacent lands



# **Concept Plan Considerations**

### Roads

- Safety of Dome Road
- Additional traffic to Mary McLeod Road
- Intersection of Dome Road and Klondike Highway
- Roadway design standards

### **Recreation Facility**

- Size of the site
- Site design of the building
- Standards and parking

### Grading

- Significant earth work
- Lot grade vs building pocket

### Costs

- Affordability
- Cost recovery model
- Phasing and operational costs

#### Lot Size Comparison

 $\bigcirc$ 



#### Lot Size Comparison





### Housing Type

#### Single Family Homes



#### **Duplex and Townhomes**



#### Multi-Family/Condo Site









### **Roadway Cross-section**



18 m (8-9 m carriage way/ 10 - 9 m swales)



# **Draft Concept Plans**

# Parcel A Layout 1

#### **Key features**

- Unserviced lots
- Consistent size to surrounding areas (acreages)
- Potentially quicker/ simpler to develop
- Lowest density

#### Challenges

- Does not meet the vision of the development (unserviced lots)
- Does not meet the long-term housing needs of Dawson
- Inefficient use of land

- Up to 24 lots
- 1.0 ac+



# Parcel A Layout 2

#### Key features

- Serviced lots
- Land use transition from those surrounding (large acreage) to new smaller lots
- Mix of larger and smaller lots
- Higher density
- High quality open space and trail connections
- More affordable lots
- Challenges
- Higher traffic volumes
- Servicing costs

- Up to 101 lots
- Large lots widths 21.0 m+ (70")
- Traditional lot widths 15.3 m+ (50")



# Parcel A Layout 3

#### **Key features**

- Serviced lots
- More traditional residential lots
- Efficient servicing
- High quality open space and trail connections
- Most affordable lots

#### Challenges

- Highest traffic volumes
- Highest densities
- High initial servicing cost
- Continuity of character with the surrounding area

- Up to 123 lots
- Traditional lot widths 15.3 m+ (50")



# Parcel C Layout 1

#### Key features

- Mix of serviced/ unserviced lots
- Mix of acreages and traditional lots

#### Challenges

- Single loaded road
- High cost of lots
- Single access safety concerns

- Up to 29 lots
- Large lot size 1 ac+
- Traditional lot widths 15.3 m+ (50")



# Parcel C Layout 2

#### Key features

- Serviced lots
- Smaller, more traditional lots
- High density
- Trail connections

### Challenges

- Single-loaded road
- Highest traffic volumes
- Single access safety concerns
- High cost of lots
- Inefficient services

- Up to 68 lots
- Traditional lot widths 15.3 m+ (50")



# Parcel D/F Layout 1

### Key features

- Serviced lots
- Mix of land uses
- Range of residential lot sizes and housing types
- Condo site allow for additional housing types and price points

#### Challenges

- Unknowns of the recreation facility
- Geotechnical Consideration
- Mining claims

- Up to 85 lots
- Duplex Lots 18
- Townhome Lots 27
- Condo Lots appox. 40



# Parcel D/F Layout 2

### Key features

- Serviced lots
- Mix of land uses
- Range of residential lot sizes and housing types
- Condo site allow for more additional housing types and price points
- Integration of private parcel

#### Challenges

- Unknowns of the recreation facility
- Geotechnical considerations
- Mining claims

- Up to 95 lots
- Duplex Lots 18
- Townhome Lots 27
- Condo Lots appox. 50







# Costing: overview

#### Market conditions

The development must recognize market value

#### Cost estimate

- Opinion of Probable Cost has been completed
- Development could be feasible based on market value of lots

#### **Review servicing**

- Community-wide infrastructure
- Off-site infrastructure
- Internal infrastructure

#### **Cost of Lots**

- Density and higher # of lots = lower cost for each lot
- Cost of development and servicing is shared amongst # of lots

#### **Operation and maintenance**

- The Development will build out slowly
- Not all upgrades are required immediately
- All City growth will require additional operation and maintenance

#### Costing assumptions impacts

- # of lots
- Time of full buildout
- # of phases
- Future construction cost



# Costing: required servicing

	Community-Wide	Development: Off-Site	Development: Internal
Description	Servicing and infrastructure required for the City (funded by others)	Servicing and infrastructure required to service the Dome Road subdivision, not located within the Plan Area	Servicing and Infrastructure required to service the Dome Road subdivision, located within the Plan Area
Responsibility	others	By Developer (YG)	By Developer (YG)
Items	<ul> <li>Water reservoir</li> <li>Wastewater lagoon</li> <li>Wet well</li> <li>Lift stations</li> </ul>	<ul> <li>Supply mains</li> <li>Dome Road roadway improvements</li> <li>Intersection improvements</li> </ul>	<ul> <li>Roadways</li> <li>Underground services</li> <li>Landscaping</li> <li>Utilities</li> <li>Earth work</li> </ul>





### **Open discussion and next steps**



Plan based on Parcel A - Layout 2, Parcel C - Layout 1, Parcel D/F - Layout 1

### **DOME ROAD MASTER PLAN**





Plan based on Parcel A - Layout 2, Parcel C - Layout 1, Parcel D/F - Layout 1

### **DOME ROAD MASTER PLAN**





Plan based on Parcel A - Layout 2, Parcel C - Layout 1, Parcel D/F - Layout 1

### **DOME ROAD MASTER PLAN**





A.

Plan based on Parcel A - Layout 2, Parcel C - Layout 1, Parcel D/F - Layout 1

### **DOME ROAD MASTER PLAN**


Plan based on Parcel A - Layout 2, Parcel C - Layout 1

### **DOME ROAD MASTER PLAN**

**Concept Plan Perspective 5** 



Vision: The Dome Road subdivision will be a comprehensively planned neighbourhood that represents a long-term housing solution for Dawson. This area will provide a range of housing types at different price points to meet the needs of Dawsonites at different stages of life. Access to Settlement Parcel 94-B, Thomas Gulch and other special areas to the east will be protected and formalized so that Tr'ondëk Hwëch'in citizens can continue to participate in cultural, social and traditional pursuits on their lands.

Homes will be built around a system of connected greenspaces and serviced by municipal water and sewer. Roads and trails will provide safe and direct access for pedestrians, cyclists, and vehicles including cars, ATVs and snowmachines, within the neighbourhood, to the Historic Townsite, the river and other destinations. The housing types, density and focus of the four development areas will reflect the unique opportunities, constraints, and features of each site.

**Goal 1: Provide a Variety of Housing Types** 



**Goal 2: Create a Sense of Character** 



**Goal 3: Plan for a Complete Neighbourhood** 



Goal 4: Respect the Tr'ondëk Hwëch'in Interest



**Goal 5: Provide Connectivity and Access** for all Modes of Transportation





### **DOME ROAD MASTER PLAN**

### Vision and Goals



# **DOME ROAD MASTER PLAN**

- Continuity of character with the surrounding area

- High quality open space and trail connections

Most affordable lots

Challenges

- More traditional residential lots

- Efficient servicing

-Traditional lots

- Up to 123 lo

Lots

5.3 m+ (50")

Key features

Serviced lots

- Highest traffic volumes, Highest densities
   High initial servicing cost

raditional lots 15.3 Large lots 21.0 Up to 101 lo Lots

### Key features

- Serviced lots
- Land use transition from those surrounding
  - (large acreage) to new smaller lots
    - Mix of larger and smaller lots
      - Higher density
- High quality open space and trail connections
  - More affordable lots

## **Challenges**

- Higher traffic volumes
  - Servicing costs



.awout 3

avout 2



### Key features

- Unserviced lots
- Consistent size to surrounding areas (acreages)
  - Potentially quicker/ simpler to develop
    - Lowest density

### Challenges

- Does not meet the vision of serviced lots
- Does not meet the long-term housing needs
  - Inefficient use of land









Layout 2

Parcel C

## Parcel D/F

# DOME ROAD MASTER PLAN



Mining claims

Mix of land uses

Serviced lots

facility - Mining claims Challenges - Unknowns of the recreation - Geotechnical Consideration

- Mix of land uses - Serviced lots - Range of residential lot sizes Key features price points and housing types Condo site allow for more additional housing types and Integration of private parcel



# **Cocnept Plan Considerations**

# **DOME ROAD MASTER PLAN**



Phasing and operational costs



### Cost

- Size of the site



## **Recreation Facility**

- Lot grade vs building pocket

- Significant earth work

Grading

- Standards and parking Site design of the building



Ditch

18 Cross-section 9.0 m Roadway

### Roads

- Safety of Dome Road
- Additional traffic to Mary
  - McLeod Road
- Intersection of Dome Road and
  - Klondike Highway
- Roadway design standards



### Homes







## **Duplex and Townhomes**











# DOME ROAD MASTER PLAN







## Multi-Family/



based on market

Cost of development and servicing is shared amongst # of Density and higher # of lots = lower cost for each lot lots

## **Operation and maintenance**

## **Required Servicing**

	Community-Wide	Development: Off-Site	Development: Internal
Description	Servicing and infrastructure required for the City (funded by others)	Servicing and infrastructure required to service the Dome Road subdivision, not located within the Plan Area	Servicing and Infrastructure required to service the Dome Road subdivision, located within the Plan Area
Responsibility others	others	By Developer (YG)	By Developer (YG)
Items	<ul> <li>Water reservoir</li> <li>Wastewater lagoon</li> <li>Wet well</li> <li>Lift stations</li> </ul>	<ul> <li>Supply mains</li> <li>Dome Road roadway improvements</li> <li>Intersection improvements</li> </ul>	<ul> <li>Roadways</li> <li>Underground services</li> <li>Landscaping</li> <li>Utilities</li> <li>Earth work</li> </ul>

## Development Cost

# **DOME ROAD MASTER PLAN**

## **Market conditions**

The development must recognize market value

## **Cost estimate**

- Opinion of Probable Cost has been completed Development could be feasible value of lots

## **Cost of Lots**

## **Review servicing**

- Community-wide infrastructure - Off-site infrastructure
- Internal infrastructure
- Not all upgrades are required immediately - The Development will build out slowly - All City growth will require additional
  - operation and maintenance

## **Costing assumptions impacts**

- # of lots
- Time of full buildout







X For Council Decision

For Council Direction

For Council Information

SUBJECT:	Capital Expenditure Program Bylav	w Amendment – Hydro-Vac Truck
PREPARED BY:	Jonathan Howe Public Works Manager	ATTACHMENTS:
DATE:	August 5, 2021	<ul> <li>Dawson City Permafrost Monitoring</li> <li>Bylaw No 2021-04 – Relevant Capital</li> </ul>
	WS / POLICY / LEGISLATION: ating Budget and Capital Expenditure 21-04	Pages
Our Clean Future – change, energy and	A Yukon Strategy for climate d a green economy	

### RECOMMENDATION

That Committee of the Whole forward to council to approve a budget amendment to Bylaw No. 2021-04 for a re-allocation of Capital Expenditures for the purchase of a Hydro-Vac truck.

### **ISSUE/PURPOSE**

Staff may see an urgent need for a capital expenditure, as current conditions or circumstances arise during the year, that may not have been anticipated during the annual budgeting process. Under the Municipal Act section 239, Council established a bylaw to address budget amendments. As such, Council has an opportunity to address these needs and allow for Unbudgeted Expenditures by resolution.

### **BACKGROUND SUMMARY**

Currently, the Public Works Capital Equipment Replacement budget anticipated the replacement of the 1990 5 Ton Crane and Boom. This initial analysis was completed expecting that the equipment would meet its end of life cycle in 2021 based on industry standards. Further analysis this spring indicated that the overall condition, maintenance history and continued functionality is exceeding the expected 10 year life cycle and replacement in 2021 is not necessitated. Therefore, the expenditure of \$160,000 is not warranted in the 2021 year.

It has also been determined that the purchase of household collections bins in the 2021 year was premature. As the Waste Management matures at the City of Dawson, needs will continue to be analysed and future budget requests will be put forward. Additionally, a cost savings of approximately \$100,000 was realized in the purchase of the CoD's waste collection vehicle.

These savings and re-allocations of the Capital Budget items are the current request of this RFD for the purchase of a Hydro-Vac Truck.

### ANALYSIS / DISCUSSION

Council as the authority to approve a budget amendment to Bylaw 2021-04. Part II, Section 6.01(a) of Bylaw No. 2021-04 allows council to approve changes to the budget bylaw by resolution as long as it is not an increase in the total expenditures above what was approved.

The following re-allocation of the 2021-04 Annual Operating and Capital Expenditure Bylaw would allow for the purchase of this equipment.

Original Budgeted amount for the Waste Collection Truck: \$320,000. Actual cost:	\$214,570.33
Budgeted amount for the Boom Crane and Truck:	\$160,000.00
Budgeted amount for Household Garbage Bins:	\$67,000.00
Total available for re-allocation and budget savings:	\$332,429.00

A preliminary quote of was obtained and the expected cost of this equipment is \$320,000.

An additional advantage for the internal operation of a Hydro-Vac truck is scheduling of work and financial savings in operations that is currently being spent on contracting these services. The need for the City to own and operate its own Hydro-Vac truck became evident as difficulty in scheduling contracted services to address the immediate needs of the CoD arose during the latter part of 2020 and early part of 2021. The CoD would also benefit from a considerable long term cost savings due to reduced reliance on contracted services, the City is currently contracting excavation equipment and Hydro-Vac truck services at approximately \$50,000 per year.

Additional benefits will also be achieved by the purchase and use of this equipment.

Over time, due to increased sensitivity of permafrost, the need for the services of non-mechanical excavation equipment will only grow. Permafrost degradation does occur as a result of construction disturbance as noted in the attached report: *Permafrost monitoring in the City of Dawson, Yukon 2007-2020*, and the opportunity to choose methods of construction that reduce this from occurring are preferable and positive action to mitigate Climate Change factors.

Another benefit is the changing regulations for Occupational Health and Safety. Asbestos protocols are becoming more stringent in the territory the need to shift away from mechanical digging becomes ever more pressing in order to fulfill these requirements. Any opportunity to support the reduction in exposure to health and safety for both operational staff and the general public is important.

APPRO\	/AL		
NAME:	Cory Bellmore, CAO	SIGNATURE:	Lelemore
DATE:	Aug 21, 2021	SIGNATURE:	

### Permafrost monitoring in the City of Dawson, Yukon 2007-2020

Joint program, City of Dawson and Dr Chris Burn, Carleton University

Report to Public Works Administration, City of Dawson April 2020

C.R. Burn and E.J. Stockton Department of Geography and Environmental Studies Carleton University 1125, Colonel By Drive Ottawa ON K1S 5B6

Christopher.burn@carleton.ca

### Introduction

A permafrost monitoring program, stemming from concern over the effects of climate change on infrastructure stability, was initiated at the City of Dawson in 2006. Seven 5-m boreholes were drilled within the city limits and cased with steel pipe. Thermistor cables were installed in all casings in July 2007 with ground temperature readings collected since then. The program was initiated under the guidance of Norm Carlson and initially conducted by Jonathon Howe. The program has been rejuvenated recently by the kind attention of Vanessa Murphy.

This summary report contains information on relations between permafrost and climate change; climate change as recorded at Dawson; drilling and installation of monitoring stations; data collection to date; and analysis of changes in ground conditions as detected. The work was originally part of activities for the Dawson Climate Change Adaptation Plan. Sebastian Jones was involved in the initial stages of this work to assess how the monitoring might contribute to this programme.

### **Permafrost at Dawson**

Permafrost is ground that remains at or below 0 °C for two or more years. It is prevalent in northern Canada, underlying about one-third of the Canadian landmass. Dawson lies in the extensive discontinuous permafrost zone, a band stretching across Canada where more than 50% but less than 90% of the ground is underlain by permafrost (Heginbottom *et al.* 1995). About three quarters of the townsite was estimated to be underlain by permafrost in the 1980s (Fig. 1) (French and Heginbottom, 1983). Measurements in one borehole from 1972 indicate that the mean annual ground temperature near 3<sup>rd</sup> Ave and Princess St was -2 °C (Fig. 2) (EBA Engineering 1977; French and Heginbottom, 1983). Brown (1967) indicated permafrost extended to a depth of 60 m in the area, but French and Heginbottom (1983) stated the thickness is up to 20 m in town.

Thawing of permafrost has led to structural problems for both above ground and buried infrastructure. Settlement occurs with thawing of high ice content permafrost. Characteristically, ice content is spatially variable so as thawing proceeds thaw settlement occurs at different rates and to different extents over distances on the order of metres. As a result, buried utilities may rupture and foundations of buildings may deteriorate. Both types of infrastructure failure have occurred at Dawson.

Permafrost thaw commonly occurs following construction disturbance because ground temperatures are normally raised when vegetation is cleared and construction materials are placed on a surface. In summer, evapotranspiration and shade from vegetation may cool the ground, but a well-drained, unshaded gravel surface may become warm instead. Recently, northern communities have recognised that climate warming may also lead to permafrost thaw.

The key indicators of permafrost state are ground temperature and annual thaw depth. The annual mean ground temperature is the average of measurements taken regularly throughout the

year, as in this project, or may be measured at a depth where temperature does not vary over the annual cycle. This is usually more than 10 m below the ground surface. Data collected at the end of summer and in autumn enable annual thaw depth to be estimated.



Fig. 1. Air photograph A23905-58, August 1974. Reproduced from French and Heginbottom (1983, Fig. 22). The dashed line indicates the approximate boundary of permafrost in Dawson. The filled black circles are the locations of EBA boreholes BH 72-5 (permafrost section) and BH 72-9 (non-permafrost section), see Fig. 2.

### Permafrost and climate change

Climate warming raises ground temperatures and leads to increases in seasonal thaw depth. In northwest Canada both effects have been observed recently, especially in the western Arctic (Smith *et al.* 2010; O'Neill *et al.* 2019). Increases in ground temperatures require less energy in relatively cold permafrost, as at the western Arctic coast (e.g., Burn and Zhang, 2009), because energy from the surface is used only to warm the ground. At temperatures close to 0 °C, energy is also required to thaw permafrost, so changes in temperature occur more slowly. As a result, adjustments of temperature may be small but changes in soil strength may be large as ice melts in the ground. These differences are well illustrated by data collected by the Geological Survey of Canada and others from sites throughout the country (Fig. 3).

Climate change leads to two principal consequences for infrastructure built on permafrost. First, as ground temperatures approach 0 °C the ground bearing capacity decreases and pile



Fig. 2. Ground temperature profiles from (A) EBA BH 72-9 and (B) EBA BH 72-5, as shown by French and Heginbottom (1983, Fig. 23). Original data collected by EBA Engineering (1977).



Fig. 3. Changes in permafrost temperature at sites in northern Canada with records since the late 1970s. The depths of measurement are indicted for each location. Figure taken from CSA (2019, Fig. 2.10).

foundations may fail to bear the load for which they have been designed (Weaver and Morgenstern 1981). Second, thawing may lead to differential settlement, as described above (Mackay, 1970). As thawing proceeds, infrastructure may become unserviceable or require substantial rehabilitation and the cost of maintaining its intended service standard will necessarily increase (e.g., Melvin *et al.* 2016). Such problems are familiar in Dawson and other communities in northern Canada. There is now national guidance available on incorporating climate change into foundation design for permafrost regions (CSA, 2019).

Climate warming is driven by global-scale emission of greenhouse gases, so it is not possible for a community to stop it. Instead any prudent authority will estimate risks presented by climate factors and attempt to manage them. One of the few ways to manage climate change effects on permafrost is to monitor ground temperatures and determine the time frame within which mitigation measures may be needed to maintain infrastructure integrity. Such measures are commonly expensive and beyond the normal annual budget of a community government. Knowing the time scale involved gives managers flexibility to arrange funds from more senior authorities or to warn them of when support may be required.

### **Climate change at Dawson**

Werner *et al.* (2009) provided a summary of climate (temperature and precipitation) and projections for future climate at Dawson during development of the community's climate change adaptation plan. The report presents projections for climate in 2011-40, based on knowledge in the early 2000s, with which recent observations may be compared. Figure 4 shows a composite record of annual mean temperatures recorded at the Dawson weather stations for 1897-2019. It is the longest continuous temperature record available from a settlement in northern Canada. These data show that air temperatures have increased in the last 50 years, i.e., since the early 1970s. The mean temperature for the ten years ending in 1973 was -6.4 °C, while the value for the last ten years (2010-19) has been -3.3 °C. The linear (straight line) rate of increase in 1970-2019 has been 0.046 °C/yr, or 2.3 °C in aggregate over these 50 years. The warming is not evenly distributed through the year. Little warming has been observed in summer, but the winter effects are well correlated with the annual record (Fig. 5). The change in winter conditions has been occurring at a linear rate of 0.12 °C/yr over the last 50 years, or 6.0 °C overall in 1970-2019. These data and the values presented in Fig. 4 portray the magnitude and rate of current climate warming at Dawson.

Winter temperatures in Yukon are heavily influenced by weather systems that enter the region from the Gulf of Alaska. Without these incursions of relatively warm air, temperatures fall because there is little energy supplied by solar radiation. As a result, Yukon's winter conditions are sensitive to changes in the atmospheric circulation, which determines how the effects of greenhouse gases on climate are distributed over the Earth. There has been relatively little variation in summer climate (Fig. 6) because of the abundance of solar radiation, which allows the atmosphere to be heated locally. The effects of changes in atmospheric circulation during summer occur dominantly through the precipitation regime.



Fig. 4. Annual mean air temperatures at Dawson, 1897-2019. Data collected from station records held by Environment Canada. The line is a running mean of the previous 10 years. The line shows the general increase in air temperature observed since the 1970s.

Werner *et al.* (2009) presented projections of climate for Dawson for the 2020s (2011-40) and 2050s (2041-70). These projections indicate the increases in mean temperature that were anticipated in the initial years of this century. The projections were based on 30 different simulations of climate by models developed and run by agencies in several countries around the world. The increases were projected with respect to the mean climate of 1961-90, when the mean annual air temperature at Dawson was -5.3 °C. The projections given by Werner et al. (2009, Fig. 6.2) for the 2020s indicate a probable increase in mean annual temperature of between 0.8 and 1.6 °C, i.e., to between -4.5 and -3.7 °C. The value for 1990-2019 has been -3.8 °C; conditions are already approaching the probable upper level projected for 2011-40. In 2010-19, when mean annual temperature was -3.3 °C, it was well exceeded. These data indicate that climate warming is proceeding more quickly than was projected only 10 years ago.

The key changes in climate that affect permafrost conditions are adjustments to air temperature and snow cover. In a municipality, much of the infrastructure is unaffected by snow accumulation due to clearing after snowfall. Over the period of ground temperature measurements at Dawson (2007-19), air temperatures initially declined and then rose to their former values (Fig. 4). Air temperatures have risen substantially since 1972, i.e., since the measurements shown in Fig. 2.



Fig. 5. Winter (December – February) mean air temperatures for Dawson, 1898-2019. Data collected from station records held by Environment Canada. The line is a running mean of the previous 10 years. The similarity with Fig. 4 in pattern of temperature variation indicates the importance of changes in winter conditions for the annual mean. Note differences in vertical axis scale between this diagram and Fig. 4.

### Site installation

Seven sites were chosen for monitoring ground temperature in the Dawson townsite (Fig. 7). The intent was to install ground temperature cables to depths of 5 m below the ground surface at locations where year-round access would be possible.

### Selection

Site selection was by discussion between Jonathon Howe and Chris Burn on 24 August 2006. Locations were selected to represent four principal surfaces in the portion of Dawson underlain by permafrost. These surfaces are: (1) undeveloped ground with untended vegetation, as close as possible to a *natural* site; (2) open lots with a gravel surface; (3) street side and ditch; and (4) domestic woodlot in or near a back yard. Installations were on city property. Snow accumulates at surfaces 1 and 4 but the snow cover is affected by municipal operations at surfaces 2 and 3.



Fig. 6. Summer (June – August) mean temperatures for Dawson, 1898-2019. Data collected from station records held by Environment Canada. The line is a running mean of the previous 10 years. The data show no consistent trend. It is important to note that in summer the climate is not as variable as in winter, and so the vertical scale is exaggerated. This means that the changes in the line represent smaller adjustments to mean conditions than in Figs 4 and 5.

### Drilling

Three locations were drilled on 24 August 2006 by water jet, with water pumped from a 400gallon tank supplied by the City. The water jet drill used a Wajax wildfire pump to draw water from the tank and send it to a <sup>3</sup>/<sub>4</sub>-inch steel pipe for drilling. The water jet at the tip of the steel pipe efficiently thaws permafrost and blows soil from the tip, returning it to the surface with the water flow. Sites at 2<sup>nd</sup> Ave and George St (willow thicket), 7<sup>th</sup> Ave and Mission St (woodlot), and 8<sup>th</sup> Ave and Mission St (doctor's residence) were drilled using this technique. Later in the autumn, a local drill was contracted by the City for the other sites, as the water jet drill does not penetrate gravels. These locations were at the York St lift station and the Arena (cleared lots with gravel surface), and at 6<sup>th</sup> Ave and Queen St, behind the Triple J Hotel, and the corner of 6<sup>th</sup> Ave and Harper St for street sides and ditches. The site locations with numbers sequenced from the north are shown in Fig. 7.



Fig. 7. Location of temperature cables 1-7, Dawson City. Sites were drilled in 2006, and cables installed in 2007.

Ground stratigraphy was determined in general terms during drilling. The water jet drill indicates the materials through which it is passing by resistance to drilling and from the materials returned up hole. The local drill had an auger so that material was returned to the surface up the flights. The stratigraphy of each site is recorded in Table 1.

### Thermistor installation

Six metres of 1-inch diameter steel pipe casing were placed in each borehole. The bottom of the pipe was sealed with a steel cap. All threaded joints were sealed with Teflon tape and steel couplings. The drill holes were backfilled with sand to ensure a good thermal connection between ground and steel pipe. A 2-inch reducer, 6-inch long nipple, and 2-inch diameter cap were installed at the top of the pipe to hold the connecting plug for attachment to a multimeter.

The thermistor cables were assembled and calibrated at Carleton University. Nine sensors were placed on each cable, at 0.5 m intervals from a nominal depth of 0.5 to 4 m below the surface and at 5 m. The thermistors are BetaTHERM2.2K3A1A resistors, calibrated in a laboratory ice bath. The calibration of each resistor was recorded to obtain precise and accurate measurements. The precision of the measurements when read with a multimeter to  $\pm 1 \Omega$  is  $> \pm 0.01$  °C, and the

Site	Location	Materials	Surface	Protrusion 2007 (cm)	Protrusion 2019 (cm)	Depth of bottom sensor 2007 (cm)
1	2 <sup>nd</sup> and George	Mixed soil with some ice lenses. A few stones to punch through.	Willow bush	99	107	497
2	2 <sup>nd</sup> and York, Lift Station	10 ft of gravel, with 8 thawed, above 3 ft of frozen muck. On top of 10 ft of thawed muck.	Cleared gravel	95	94	466
3	4 <sup>th</sup> and King, Arena	6ft thawed gravel above 2 ft of frozen gravel and muck mixed. 5ft of frozen muck above 5 ft of frozen gravel.	Cleared gravel	123	142	497
4	6 <sup>th</sup> and Queen	4ft thawed gravel above 5ft of thawed muck. One foot of frozen muck above 10 ft of frozen gravel.	Cleared gravel street	79	132	500
5	6 <sup>th</sup> and Harper	10 ft of muck, 7 of which are frozen, above 10 ft of frozen gravel	Ditch	76	177	500
6	7 <sup>th</sup> and Mission	Fine-grained soil with little excess ice.	Woodlot	138	158	458
7	8 <sup>th</sup> and Mission	Fine-grained soil with little excess ice	Grass yard	96	106	500

Table 1. Data on each drill hole for monitoring ground temperatures, Dawson City. Drilling in 2006.

accuracy  $\geq \pm 0.05$  °C. The thermistors have a reference resistance of 7355  $\Omega$  at 0 °C. Thermistor cables were installed on 9 July 2007. The precise location of the bottom sensor is indicated in Table 1. Five of the cables were placed at the full depth, but two cables would not fall down the pipe to their intended depths. Nevertheless, the depths are sufficient for data collection.

### Pipe stability

The protrusion of each pipe casing above the ground surface was measured when the thermistor cable was installed so that heave of the casing could be tracked and movement of the thermistors with respect to the ground surface could be determined. The protrusions measured in July 2007 and 12 years later are given in Table 1. Three of the sites have heaved by 10 cm or less, two by about 20 cm, and two others by more. In these cases, comparison of ground temperatures at different times requires evaluation of different thermistors in order to compare data from the same distance below the surface.

### **Data collection**

Data have been collected by City of Dawson staff and occasionally by Chris Burn. Data are collected manually, by connecting a switch box to the cable at each site and reading the resistance of each thermistor with a multimeter. The switch box was built at Carleton University. The multimeter is a Fluke model. Both switchbox and multimeter were provided to the City. Measurements of resistance are made to  $\pm 1 \Omega$  with the multimeter. The measurements were originally intended to be collected monthly. The resistances can be converted to temperature

using the calibration determined in the laboratory and known formulae. The formulae have different coefficients for the intervals 15 - 10 °C, 10 - 5 °C, 5 - 0 °C, 0 - 5 °C and -5 - 10 °C. Spreadsheets with embedded formulae to facilitate conversion from resistances to temperature and for record keeping have also been provided to City staff.

Readings of the thermistors began on 27 July 2007. Readings collected over the next year provide a valuable baseline on the original state of permafrost at the sites. A subsequent hiatus in data collection ended in 2014. Data were collected from time to time from June 2014 until July 2018. Since then data collection has been regular and there is sufficient information to compare the year-round cycle at each site and to contrast this with data from 2007-08.

All data collected to date are presented in the Appendix. The data for each site have been examined carefully to eliminate errors.

### Analysis of ground temperature records

In most places, ground temperatures respond to the annual cycle of warming and cooling at the surface. Heat flows into the ground as the surface temperature rises and out of the ground as the surface cools. The surface temperature follows a wave-like pattern over the year, with highest temperatures in summer and lowest values in winter. The range of temperature, from maximum to minimum values, is greatest at the surface and diminishes with depth. Time is required for heat to flow into the ground and warm the subsurface, so the highest temperatures at depth occur after the surface maximum, and similarly the lowest temperatures at depth lag the surface minimum. The delay increases with depth, so at 5 m below the surface the delay may be several months long.

The energy that flows into or out of the ground may warm or cool the ground, but it may also thaw or freeze the soil. Substantial energy is required for melting ice or for freezing water, and ground temperatures may change little while this is occurring. Ground freezing takes place at temperatures close to, but below, 0°C due to natural salts and other minerals in the ground water and to forces acting on water in soil pores. Silts and clays exhibit effects of freezing and thawing over a range in ground temperatures between about -2 and 0 °C. Sands and gravels are commonly well drained and in these materials with large pore spaces, freezing and thawing takes place at almost 0 °C.

The annual fluctuation of ground temperatures and compression of the fluctuation due to freezing and thawing are superimposed on changes in ground temperatures over longer periods due to climate change. In some cases, the annual effects may mask the influence of long-term climate change on ground temperatures. However, data collected over a long period will inevitably allow climate-induced changes to be detected.

### Change over time

Substantial change in climate has occurred at Dawson since 1972 when data presented in Fig. 2 were collected (Fig. 4). The mean ground temperatures for 2019 from the lowest thermistor at each site using one value for each month are presented in Table 2. All of the values show a substantial increase from the value for mean ground temperature of about -2 °C obtained in 1972.

Table 2. Mean ground temperatures in 2019 at each site from deepest serviceable thermistor.

1 mere _ 1 110mi B	reality temp		2019 00 00		m accpesses		
Site	1	2	3	4	5	6	7
Depth (cm)	489	467	478	447	399	338	490
Temperature (°C)	-0.4	1.8	-1.0	-1.0	0.0	-0.3	-0.5

Change over the 13-year monitoring period has been driven by climate factors and other forces due to changes in surface conditions. The changes in monthly mean air temperature for January 2007 to December 2019 are shown in Fig. 8. Air temperatures declined from 2007 to 2013 but have increased subsequently. It is important to note that the scales for monthly mean temperatures and 12-month averages are different on Fig. 8. This is necessary because the range in monthly temperatures is greater than the range in 12-month mean temperatures.



Fig. 8. Monthly mean air temperatures at Dawson (•) during the period of ground temperature monitoring, 2007-19, and 12-month running mean temperatures. The scales of these graphs are different and indicated on each vertical axis. The range in monthly mean air temperatures is almost 50 °C, but for 12-month means is 6 °C.

Ground temperatures measured beneath vegetated surfaces at sites 1 and 7 are shown in Fig. 9 At both sites there is little variation in ground temperature over a year. As discussed above, this is likely due to the ground being close to thawing. In both cases, the ground cooled by about 0.1 °C between 2007-08 and 2014. This is greater than the resolution of each thermistor and reflects similar adjustments in ground temperature higher in each profile. Since 2014, the temperature at site 7 has increased, but not at site 1. At site 7, the vegetation cover has been maintained in a consistent style as the site is in a resident's yard. The site has responded to climate as shown in Fig 8, because ground conditions have not changed. At site 1 the standing vegetation and ground cover have grown over the period, leading to increased shade and moist conditions at the ground surface. Cooling at the beginning of the period was comparable to site 7, but ground temperatures at 5 m depth have been stable since 2014 because the ecological adjustments have countered the effects of rising air temperature.



Fig. 9. Ground temperatures at approximately 5 m depth at sites 1 and 7, 2007-20. These sites have plant cover and are not cleared of snow.

Ground temperatures at sites 3 and 4 are presented in Fig. 10. Both of these sites show noticeable annual variation in temperature at 5 m depth, indicating little freezing and thawing in the ground at the depths represented. Ground temperatures have been similar at the two sites during the period of detailed monitoring in 2018-19. Cooling of the sites at 5 m has been rapid in late March because the surface temperature has been low and the ground frozen. Warming has been slower because thawing near the surface in summer consumes much of the available energy. Site 3 has warmed since 2007-08.



Fig. 10. Ground temperatures at approximately 5 m depth at sites 3 (with line) and 4 in 2007-20. These sites have a gravel surface cleared of snow.

Ground temperatures at 4 m depth from site 5 and at 3.5 m from site 6 are presented in Fig. 11. The record from site 5 shows that ground temperatures slowly increased during thawing of permafrost. Seasonal variation in temperature began once the ground had thawed. At site 5, the ground at 4 m depth is gravel, and so likely well drained after thaw, minimizing water content for refreezing. The record from site 5 demonstrates how thawing inhibits ground temperature fluctuation. The ground at site 6 is slightly cooler. The ground there is warming at 3.5 m depth, but very slowly, by less than 0.05 °C in the last 5 years. In 2018, thaw depth at this site was approximately at 1.4 m, but in 2019 thaw penetration was 2.7 m, indicating the deeper seasonal thaw that has accompanied long-term thawing at depth.



Fig. 11. Ground temperatures at 4 m depth at site 5 and 3.5 m depth at site 6, 2007-20.

Table 3 presents snow depths measured at the sites on 13 March 2020 and mean ground temperatures from Table 2. The ground temperatures are lower at the cleared sites (3, 4), where the mean annual ground temperature is approximately -1 °C. Since the values at sites with snow cover (1, 6, 7) are between -0.3 and -0.5 °C, the overall effect of snow clearing on annual mean ground temperature in this environment is to lower it by approximately 0.5 °C.

Table 3. Snow depths at sites 1-7 on 13 March 2020 and annual mean ground temperatures for 2019 at deepest points of record.

<b>_</b> 019 m moppest	Penno er i						
Site	1	2	3	4	5	6	7
Snow (cm)	65	0	0	0	40	71	59
Temperature (°C)	-0.4	1.8	-1.0	-1.0	0.0	-0.3	-0.5

### Site by site assessment

The following pages present summary information of changes in ground temperature and thaw depth at the seven monitored sites in Dawson. Diagrams showing maximum, minimum and mean ground temperatures to 5 m depth are presented for 2007-08 and 2018-19. Data for 2007-08 are based upon six measurements collected over one year; data for 2018-19 are based on 12 measurements over a year beginning on 17 July 2018. Table 4 summarizes the observations.

### Site 1. Willow bush at 2<sup>nd</sup> Ave and George St.

This site represents a natural surface.



Fig. 12. Maximum and minimum ( $\bullet$ ) and mean (O) ground temperatures (°C) at Site 1 for 2007-2008 (left) and 2018-2019 (right).

### Data indicate a slight cooling at this site between the periods and reduction in thaw depth.

	Estimated Thaw Depth (m)	AMGT at 5 m (°C)
2007-2008	1.8	-0.3
2018-2019	1.4	-0.4

<b>Position of thermistors</b>	below	ground	surface	(m)	):
--------------------------------	-------	--------	---------	-----	----

09-Jul-07	0.47	0.97	1.47	1.97	2.47	2.97	3.47	3.97	4.97
15-Jul-19	0.39	0.89	1.39	1.89	2.39	2.89	3.39	3.89	4.89

The heave is unimportant with respect to measurement of ground temperature at depth.

### Site 2. Lift station at 2<sup>nd</sup> Ave and York St.

The site has no permafrost and is in a cleared gravel lot. Position is west of lift station cabin.



Fig. 13. Maximum and minimum ( $\bullet$ ) and mean (O) ground temperatures (°C) at Site 2 for 2007-2008 (left) and 2018-2019 (right).

### There has been a little change in ground temperature at this site. The ground is prevented from cooling at depth by freezing. There is no permafrost at this site.

	Estimated Thaw Depth (m)	AMGT at 5 m (°C)
2007-2008	No permafrost	1.7
2018-2019	No permafrost	1.8

### Position of thermistors below ground surface (m):

09-Jul-07	0.16	0.66	1.16	1.66	2.16	2.66	3.16	3.66	4.66
15-Jul-19	0.17	0.67	1.17	1.67	2.17	2.67	3.17	3.67	4.67

Heave is unimportant with respect to measurement of ground temperature at 5 m depth.

### Site 3. Arena at 4<sup>th</sup> Ave and King St.

Site is cleared gravel surface next to thermosyphons and near arena door.



Fig. 14. Maximum and minimum ( $\bullet$ ) and mean (O) ground temperatures (°C) at Site 3 for 2007-2008 (left) and 2018-2019 (right).

### The ground has warmed at this site and thaw depth has slightly increased.

	Estimated Thaw Depth (m)	AMGT at 5 m (°C)
2007-2008	2.4	-2.0
2018-2019	2.5	-1.0

### Position of thermistors below ground surface (m):

09-Jul-07	0.47	0.97	1.47	1.97	2.47	2.97	3.47	3.97	4.97
15-Jul-19	0.28	0.78	1.28	1.78	2.28	2.78	3.28	3.78	4.78

Heave is unimportant with respect to measurement of ground temperature at 5 m depth but is important in determination of thaw depth.

### Site 4. Road side at Triple J Hotel, 6<sup>th</sup> Ave and Queen St.

The installation is between 6<sup>th</sup> Ave and the hotel, where vehicles park. The surface is gravel.



Fig. 15. Maximum and minimum ( $\bullet$ ) and mean (O) ground temperatures at Site 4 for 2007-2008 (left) and 2018-2019 (right).

The site has apparently cooled over the period, but this may be due to measurements in
2007-08 missing the cold period during spring. A reduction in interpolated thaw depth also
suggests that the ground has cooled.

_	Estimated Thaw Depth (m)	AMGT at 3 m (°C)
2007-2008	2.9	-0.2
2018-2019	2.5	-1.0

<b>Position of thermistors</b>	below	ground	l surface	<b>(m</b> )	):
--------------------------------	-------	--------	-----------	-------------	----

09-Jul-07	0.5	1	1.5	2	2.5	3	3.5	4	5
15-Jul-19	-0.03	0.47	0.97	1.47	1.97	2.47	2.97	3.47	4.47

Heave is important with respect to measurement of ground temperature at 5 m depth and of thaw depth, so data from comparable depths - 3 m and 2.97 m - are presented.

### Site 5. Ditch at 6<sup>th</sup> Ave and Harper St.

The installation is in the ditch where snow may accumulate.



Fig. 16. Maximum and minimum ( $\bullet$ ) and mean (O) ground temperatures at Site 5 for 2007-2008 (left) and 2018-2019 (right). No permafrost was identified above 4m during 2018-2019.

The site was thawing in 2007-08, with all temperatures higher than -0.25 °C. Permafrost has now been eliminated from the upper 4 m. There is substantial jacking of the pipe by frost heave.

	Estimated Thaw Depth (m)	AMGT at 4 m (°C)
2007-2008	2.3	-0.1
2018-2019	No permafrost	0.0

### Position of thermistors below ground surface (m):

09-Jul-07	0.5	1	1.5	2	2.5	3	3.5	4	5
15-Jul-19	-0.51	-0.01	0.49	0.99	1.49	1.99	2.49	2.99	3.99

Heave is important with respect to measurement of ground temperature. The pipe has been jacked up by just over 1 m. Data from 4 m in 2007-08 are compared with bottom sensor in 2018-19.

### Site 6. Woodlot at 7<sup>th</sup> Ave and Mission St.

The site is in a small grove of birch trees.



Fig. 17. Maximum and minimum (●) and mean (O) ground temperatures at Site 6 for 2007-2008 (left) and 2018-2019 (right).

### The deepest thermistor has drifted from its calibration. Ground temperatures have changed little at the site because the temperature is in the range of thawing permafrost.

_	Estimated Thaw Depth (m)	AMGT at 3 m (°C)
2007-2008	1.6	-0.2
2018-2019	1.4	-0.2

I USICIUM UT CHELIMISCULS DELOW ET UMU SULTACE (III).	<b>Position of thermistors</b>	below ground	surface	(m):
---	--------------------------------	--------------	---------	------

09-Jul-07	0.08	0.58	1.08	1.58	2.08	2.58	3.08	3.58	4.58
15-Jul-19	-0.12	0.38	0.88	1.38	1.88	2.38	2.88	3.38	4.38

Heave of 20 cm is important with respect to measurement of thaw depth.

### Site 7. Doctor's residence at 8<sup>th</sup> Ave and Mission St.

The site is at the east end of the lawn against the street.



Fig. 18. Maximum and minimum ( $\bullet$ ) and mean (O) ground temperatures at Site 7 for 2007-2008 (left) and 2018-2019 (right).

### Ground temperatures in permafrost have increased by less than 0.1 °C. Thaw depth has increased substantially.

	Estimated Thaw Depth (m)	AMGT at 5 m (°C)
2007-2008	1.5	-0.5
2018-2019	2.3	-0.5

### Position of thermistors below ground surface (m):

09-Jul-07	0.5	1.0	1.5	2.0	2.5	3.0	3.5	4.0	5
15-Jul-19	0.4	0.9	1.4	1.9	2.4	2.9	3.4	3.9	4.9

Heave of 10 cm is not important at depth for comparison of ground temperatures over time.

### **Summary and Conclusions**

Ground temperature monitoring within the City of Dawson in 2007-20 has presented the following results:

- 1. In comparison with measurements of ground temperature made in 1972, permafrost in Dawson has warmed by 1 to 1.5 °C. The increase in temperature follows the increase in air temperature that has been measured over the same time.
- 2. Mean annual permafrost temperatures at six locations in a variety of settings, from streets to undeveloped lots with willow bush are between -1 and -0.3 °C.
- 3. The response of ground temperatures to the annual temperature cycle is evident at sites 2, 3, and 4 that are cleared of snow. At sites 1 and 7 where snow accumulates, snow has insulated the ground from winter conditions and the permafrost is close to temperatures at which thawing is anticipated.
- 4. Permafrost at Site 5, in the ditch at 6<sup>th</sup> Ave and Harper St, has thawed during the period of observation. Permafrost appears to be thawing also at site 6, on the corner of 7<sup>th</sup> Ave and Mission St.
- 5. Sites with permafrost that are cleared of snow are about 0.5 °C cooler than sites where snow accumulates over the winter. At present permafrost is stable at locations with snow clearing.
- 6. Climate warming has been recorded continuously since the early 1970s. The rate of change in the 21<sup>st</sup> century has been higher than was predicted 10 years ago.
- 7. Further thawing of permafrost in Dawson must be anticipated.

Table 4. Summary of changes in ground temperature at sites 1-7, 2007-20. The frequency of data collection increased in 2014.

Site	Temperature pattern	Notes					
1	Cooling from 2008 to 2014, then stable	Growth of vegetation affects temperatures after 2014					
2	Cooling in the last year otherwise stable	Freezing obscures winter temperature signal					
3	Warming since 2014	Gradual warming following climate since 2014					
4	Stable annual fluctuation	Increased observations throughout the year					
5	Ground warming since 2007-08	Permafrost eliminated in 2018					
6	Ground warming and thawing since 2014	Warming is slight because temperature is -0.2 °C					
7	Cooling before 2014, warming after 2014	Ground temperatures follow annual air temperature pattern					

### References

Brown RJE. 1967. Permafrost investigations in British Columbia and Yukon Territory. Division of Building Research, National Research Council of Canada, Technical Paper 253; Ottawa, ON. DOI: 10.4224/20375759.

- Burn CR, Zhang Y. 2009. Permafrost and climate change at Herschel Island (Qikiqtaruk), Yukon Territory, Canada. *Journal of Geophysical Research (Earth Surface)*, **114**: F02001. DOI: 10.1029/2008JF001087.
- CSA. 2019. *Technical guide: Infrastructure in permafrost: A guideline for climate change adaptation*. Canadian Standards Association; Toronto, ON. CSA PLUS 4011:19.
- EBA Engineering Limited. 1977. Geotechnical investigations for utilities design, Dawson City, Yukon. Report submitted to Stanley Associates Engineering Ltd. (October 1977) 28 p.
- French HM, Heginbottom, JA. (eds) 1983. Guidebook to permafrost and related features of the northern Yukon Territory and Mackenzie Delta, Canada. Guidebook 3, 4<sup>th</sup> International Conference on Permafrost, 18 – 22 July 1983. University of Alaska, Fairbanks. Division of Geological and Geophysical Surveys, State of Alaska; College, AK. http://dggs.alaska.gov/webpubs/dggs/gb/text/gb003.pdf
- Heginbottom JA, Dubreuil MH, Harker PT. 1995. Canada Permafrost. National Atlas of Canada. Plate 2.1, MCR 4177. Ottawa, ON: Natural Resources Canada. DOI: 10.4095/294672
- Mackay JR. 1970. Disturbances to the tundra and forest tundra environment of the western Arctic. *Canadian Geotechnical Journal*, 7: 420-432. DOI: 10.1139/t70-054
- Melvin AM, Larsen P, Boehlert B, Neumann JE, Chinowsky P, Espinet X, Martinich J, Baumann MS, Rennels L, Bothner A, Nicolsky DJ, Marchenko SS 2017. Climate change damages to Alaska public infrastructure and the economics of proactive adaptation. *Proceedings of the National Academy of Sciences*, 114: E122-E131. DOI: 10.1073/pnas.1611056113
- O'Neill HB, Smith SL, Duchesne C. 2019. Long-term permafrost degradation and thermokarst subsidence in the Mackenzie Delta area indicated by thaw tube measurements. In *Cold Regions Engineering 2019: Proceedings of the 18<sup>th</sup> International Conference on Cold Regions Engineering and the 8<sup>th</sup> Canadian Permafrost Conference, 18-22 August 2019, Quebec City, QC. Edited by J-P. Bilodeau, D.F. Nadeau, D. Fortier and D. Conciatori. American Society of Civil Engineers: Reston, VA: 643-651. DOI: 10.1061/9780784482599.074*
- Smith SL, Romanovsky VE, Lewkowicz AG, Burn CR, Allard M, Clow GD, Yoshikawa K, Throop J. 2010. Thermal state of permafrost in North America: a contribution to the International Polar Year. *Permafrost and Periglacial Processes*, **21**: 117-135. DOI: 10.1002/ppp.690
- Weaver JS, Morgenstern NR. 1981. Pile design in permafrost. *Canadian Geotechnical Journal*, 18: 357-370. DOI: 10.1139/t81-043
- Werner AT, Jaswal HK, Murdock, TQ. 2009. Climate Change in Dawson City, YT: Summary of Past Trends and Future Projections. Pacific Climate Impacts Consortium, University of Victoria, Victoria BC. 40 pp.

### Appendix.

### Site 1.

	ner of George a	and 2nd								
Cable #4	rth and average									
	rth end swamp									
Iemperature	s in °C, depth	in m.								
	Depth	0.47	0.97	1.47	1.97	2.47	2.97	3.47	3.97	4.9
	Days		0.0.						0.01	
2007-07-27		10.57	2.21	-0.23	-0.16	-0.13	-0.17	-0.20	-0.18	
2007-08-17	21	8.95	3.71	0.09	-0.14	-0.14	-0.18	-0.20	-0.19	-0.2
2007-09-06	41	3.17	2.67	0.37	-0.15	-0.14	-0.18	-0.21	-0.19	-0.2
2007-11-30	126	-3.40	-1.59	-1.14	-0.71	-0.14	-0.18	-0.21	-0.19	-0.2
2008-05-26	304	5.98	-0.32	-0.37	-0.21	-0.15	-0.19	-0.21	-0.20	-0.2
2008-06-25	334	8.34	0.40	-0.31	-0.20	-0.15	-0.19	-0.21	-0.20	-0.2
2008-07-24	363	8.54	1.63	-0.26	-0.19	-0.15	-0.19	-0.21	-0.20	-0.2
2014-06-04	2504	1.17	-0.26	-0.37	-0.28	-0.26	-0.31	-0.35	-0.31	-0.3
2014-06-19	2519	5.61	-0.11	-0.34	-0.28	-0.26	-0.30	-0.35	-0.31	-0.2
2014-07-30	2560	6.51	2.40	-0.27	-0.27	-0.27	-0.31	-0.35	-0.31	-0.3
2014-08-03	2564	11.11	2.07	-0.26	-0.26	-0.26	-0.31	-0.35	-0.31	-0.3
2014-08-05	2566	4.88	2.57	-0.09	-0.27	-0.27	-0.31	-0.36	-0.32	-0.3
2015-01-22	2736	-3.41	-0.75	-0.24	-0.23	-0.26	-0.31	-0.36	-0.32	-0.4
2015-03-19	2792	-3.43	-2.10	-0.58	-0.24	-0.25	-0.30	-0.35	-0.32	-0.4
2015-04-28	2832	-0.06	-0.53	-0.34	-0.24	-0.25	-0.30	-0.35	-0.32	-0.4
2015-06-26	2891	10.57	0.30	-0.27	-0.24	-0.25	-0.30	-0.35	-0.32	-0.4
2015-07-27	2922	10.08	0.65	-0.25	-0.24	-0.25	-0.31	-0.35	-0.32	-0.4
2015-08-14	2940	9.54	1.71	-0.23	-0.24	-0.25	-0.31	-0.35	-0.32	-0.4
2015-09-29	2986	3.74	0.81	-0.17	-0.24	-0.25	-0.31	-0.35	-0.32	-0.4
2015-11-12	3030	-1.80	-1.54	-0.41	-0.23	-0.25	-0.31	-0.35	-0.32	-0.4
2016-04-14	3184	-0.17	-0.36	-0.26	-0.23	-0.25	-0.31	-0.35	-0.31	-0.4
2016-05-14	3214	7.28	-0.07	-0.23	-0.23	-0.25	-0.30	-0.35	-0.31	-0.4
2016-10-04	3357	-0.97	0.63	0.64	-0.19	-0.24	-0.30	-0.35	-0.31	-0.4
2017-07-28	3654	9.97	1.17	-0.25	-0.21	-0.23	-0.29	-0.34	-0.30	-0.3
2017-09-29	3717	5.55	2.32	-0.04	-0.21	-0.22	-0.29	-0.34	-0.30	-0.3
2018-01-18	3828	-4.86	-2.34	-0.65	-0.21	-0.22	-0.30	-0.34	-0.30	-0.3
2018-07-06	3997	8.42	0.54	-0.29	-0.24	-0.23	-0.29	-0.34	-0.30	-0.3
2018-07-17	4008	7.57	0.86	-0.29	-0.25	-0.23	-0.30	-0.35	-0.30	-0.3
2018-08-01	4023	11.16	2.10	-0.25	-0.24	-0.22	-0.30	-0.34	-0.30	-0.3
2018-09-17	4070	-0.34	0.76	-0.08	-0.24	-0.23	-0.30	-0.35	-0.30	-0.3
2018-10-18	4101	-0.47	-0.18	-0.18	-0.23	-0.23	-0.30	-0.35	-0.30	-0.3
2018-12-05	4149	-5.31	-3.51	-0.61	-0.23	-0.23	-0.30	-0.35	-0.30	-0.3
2019-01-21	4196	-4.19	-2.55	-0.55	-0.22	-0.23	-0.30	-0.35	-0.30	-0.3
2019-02-05	4211	-6.43	-4.34	-0.80	-0.29	-0.23	-0.30	-0.35	-0.30	-0.3
2019-03-05	4239	-7.53	-6.77	-1.74	-0.41	-0.24	-0.30	-0.35	-0.30	-0.3
2019-04-23	4288	0.19	-0.46	-0.42	-0.25	-0.23	0.00	-0.35	-0.30	-0.3
2019-05-28	4323	6.12	-0.15	-0.33	-0.24	-0.23	-0.30	-0.35	-0.30	-0.3
2019-06-11	4337	9.20	-0.14	-0.31	-0.24	-0.23	-0.29	-0.35	-0.30	-0.3
2019-07-15	4371	10.31	1.48	-0.26	-0.23	-0.31	-0.29	-0.46		
2019-07-17		14.25	1.90	-0.26	-0.24	-0.23	-0.29	-0.35	-0.30	-0.3
2019-08-05	4392	9.52	2.45	-0.23	-0.24	-0.23	-0.30	-0.35	-0.30	-0.3
2019-08-09	4396	8.89	2.19	-0.21	-0.23	-0.22	-0.29	-0.35	-0.29	-0.3
2019-09-03	4421	10.80	2.47	-0.16	-0.24	-0.23	-0.30	-0.35	-0.30	-0.3
2019-10-01	4449	3.13	1.12	-0.15	-0.24	-0.23	-0.30	-0.36	-0.30	-0.4
2019-11-04	4483	-6.21	-2.55	-1.44	-0.24	-0.23	-0.30	-0.36	-0.30	-0.4
2019-12-13	4522	-3.12	-1.53	-0.88	-0.23	-0.23	-0.30	-0.36	-0.30	-0.4
2020-02-19	4590	-8.02	-3.80	-2.14	-0.24	-0.23	-0.30	-0.35	-0.30	-0.4
2020-02-19	4606	-6.75	-4.73	-2.56	-0.42	-0.27	-0.30	-0.36	-0.31	-0.4
2020-03-00		-5.57	-3.21	-1.93	-0.42	-0.27	-0.29	-0.35	-0.31	-0.4
2020-03-13	4632	-7.36	-3.36	-2.13	-0.30	-0.23	-0.29	-0.36	-0.30	-0.3

Cable at Lift	Station									
Cable #1										
	hind York lift	station								
	s in °C, dept									
•										
99.99 means	temperatur	e either abov	e 15°C or b	elow -10°C.						
	Depth	0.16	0.66	1.16	1.66	2.16	2.66	3.16	3.66	4.66
2007-07-27		99.99	99.99	12.53	9.84	7.70	5.83	4.38	3.14	1.74
2007-08-17		13.91	13.75	11.81	10.19	8.61	7.16	5.95	4.77	3.12
2007-09-06		6.79	8.71	8.99	9.29	8.48	7.45	6.53	5.54	3.98
2007-11-30		-4.90	-2.52	-1.98	-0.53	0.49	0.64	1.41	1.96	2.39
2008-05-26		11.07	6.60	2.69	-0.02	-0.41	-0.53	-0.38	-0.25	0.12
2008-06-25		13.86	12.28	8.98	5.79	2.95	0.59	-0.15	-0.18	0.14
2008-07-24		12.10	11.81	10.28	8.41	6.35	4.40	2.70	1.03	0.42
2014-06-19		10.90	9.58	7.24	4.88	2.82	1.44	0.97	0.83	0.72
2014-07-30		12.85	12.76	11.52	9.88	8.14	6.60	5.37	4.32	2.7
2014-08-03		14.92	12.78	11.29	9.88	8.36	6.91	5.70	4.64	3.03
2014-08-05		8.15	8.82	9.46	9.31	8.62	7.74	6.93	6.05	4.46
2014-11-25		-3.32	-2.80	0.47	1.30	1.90	2.37	2.74	2.97	3.08
2015-01-22		-6.32	-5.24	-3.07	-1.42	-0.45	0.38	0.92	1.26	1.66
2015-03-19		-5.23	-4.32	-3.32	-2.03	-1.19	-0.40	0.15	0.47	0.8
2015-04-28		-6.32	-5.24	-3.07	-1.42	-0.45	0.38	0.92	1.26	1.60
2015-06-26		99.99	11.56	8.58	6.09	3.99	2.48	1.68	1.26	0.94
2015-07-27		14.78	12.78	10.82	8.96	7.21	5.73	4.64	3.71	2.43
2015-08-14		13.15	11.91	10.86	9.56	8.11	6.80	5.77	4.82	3.3
2015-09-29		4.86	5.07	5.78	6.19	6.32	6.08	5.83	5.41	4.44
2015-11-12		-2.54	-0.63	1.54	2.40	2.96	3.28	3.56	3.63	3.52
2016-04-14		-0.11	-0.25	-0.24	-0.09	0.23	0.38	0.69	0.88	1.1(
2016-05-14		12.29	10.46	8.34	6.52	5.01	3.83	3.04	2.43	1.68
2016-10-04		1.71	3.49	5.74	6.68	7.12	4.38	6.80	6.38	5.3
2017-07-28		14.96	13.25	11.32	9.54	7.80	6.30	5.13	4.08	2.6
2017-09-29		7.46	7.92	8.06	7.91	7.53	6.99	6.53	5.94	4.8
2018-01-18		-5.51	-4.09	-1.07	-0.09	0.61	1.04	1.47	1.75	2.0
2018-07-06		13.20	10.87	8.57	6.67	5.06	3.79	2.93	2.23	1.44
2018-08-01		99.99	13.42	11.40	9.59	7.86	6.41	5.29	4.26	2.8
2018-09-17		3.57	5.98	7.04	7.58	7.51	7.13	6.75	6.20	4.9
2018-10-18		0.40	1.06	1.94	2.87	3.66	4.12	4.50	4.58	4.29
2018-12-05		-6.29	-4.37	-2.02	-1.25	0.93	1.41	1.90	2.25	2.53
2019-01-21		-7.58	-6.19	-4.43	-2.97	-1.14	0.01	0.54	1.01	1.40
2019-02-05		-9.23	-7.21	-6.02	-4.12	-1.82	-0.45	0.20	0.72	1.20
2019-03-05		99.99	-7.34	-7.73	-4.68	-2.63	-1.19	-0.38	0.31	0.8
2019-04-23		-0.24	-0.62	-0.76	-0.76	-0.65	-0.57	-0.26	0.00	0.3
2019-05-28		8.83	4.92	1.22	-0.23	-0.29	-0.34	-0.17	-0.03	0.1
2019-06-11		10.80	6.75	4.11	1.79	-0.02	-0.28	-0.15	-0.03	0.12
2019-07-15		14.10	12.20	9.82	7.50	5.28	3.47	2.15		
2019-07-17		99.99	12.20	9.91	7.63	5.45	3.65	2.35	1.37	0.4
2019-08-05		12.90	11.95	10.20	8.52	6.84	5.32	4.09	2.98	1.5
2019-08-09		11.99	11.57	10.24	8.65	7.01	5.54	4.36	3.27	1.7
2019-09-03		10.59	8.62	7.85	7.14	6.35	5.50	4.79	4.01	2.6
2019-10-01		4.91	5.08	5.42	5.60	5.45	5.01	4.59	4.03	2.9
2019-11-04		-1.91	-0.98	0.75	1.51	1.97	2.25	2.53	2.61	2.4
2019-12-13		-2.90	0.76	-0.73	-0.03	0.48	0.64	0.96	1.14	1.3
2020-02-19		99.99	-9.16	-7.53	-5.46	-3.79	-2.72	-1.02	-0.27	0.1
2020-03-13		-8.22	-7.17	-5.78	-4.42	-3.44	-2.04	-0.82	-0.22	0.02
2020-04-01		-7.79	-6.68	-5.31	-5.27	-3.17	-2.06	-0.99	-0.34	-0.0
## Site 3

SILC 5										
Cable at are	na									
Cable #3										
Therm 3: Are	ena									
Temperature	s in °C, depth	n in m.								
•	· ·									
99.99 means	s temperature	either abov	e 15°C or l	pelow -10°C						
	· · ·									
	Depth	0.47	0.97	1.47	1.97	2.47	2.97	3.47	3.97	4.97
2007-07-27		12.34	9.32	5.05	1.04	-0.96	-1.41	-1.71	-1.87	-1.93
2007-08-17		10.95	8.61	5.12	1.88	-0.56	-1.16	-1.43	-1.58	-1.64
2007-09-06		4.69	4.72	3.78	1.97	-0.13	-0.97	-1.24	-1.38	-1.43
2007-11-30		-5.71	-5.12	-1.31	-0.16	-0.39	-0.65	-0.83	-0.93	-0.94
2008-05-26		5.26	1.68	-0.65	-1.62	-2.57	-3.20	-3.44	-3.51	-3.33
2008-06-25		10.49	6.41	1.45	-0.70	-1.53	-2.02	-2.35	-2.53	-2.55
2008-07-24		9.59	7.24	3.63	0.26	-0.96	-1.45	-1.76	-1.94	-2.00
2014-06-19		7.72	4.22	0.41	-0.75	-1.59	-2.25	-2.65	-2.85	-2.90
2014-07-30		9.78	7.97	4.40	0.73	-0.80	-1.39	-1.75	-1.96	-2.07
2014-07-00		12.13	7.93	4.26	1.01	-0.72	-1.31	-1.66	-1.87	-2.01
2014-08-03		3.91	3.99	3.28	1.61	-0.72	-1.02	-1.31	-1.48	-2.01
2014-08-05		-5.58	-4.48	-2.12	-0.23	-0.40	-0.70	-0.89	-1.40	-1.07
2014-11-25		-5.56	-4.40	-2.12	-0.23	-0.36	-0.70	-0.89	-0.90	-0.95
2015-01-22		99.99	99.99	-5.65	-2.03	-6.04	-0.62	-0.78	-0.90	-0.95
2015-03-19		-1.09	-2.29	-3.12	-7.70	-8.04	-4.09	-3.59	-3.61	-2.42
2015-06-26		11.82	6.64	1.85	-0.50	-1.10	-1.61	-1.92	-2.07	-2.10
2015-07-27		10.79	7.24	3.61	0.37	-0.75	-1.22	-1.48	-1.62	-1.67
2015-08-14		8.81	6.86	4.14	1.15	-0.60	-1.06	-1.30	-1.44	-1.49
2015-09-29		1.44	0.96	0.91	0.48	-0.38	-0.81	-1.00	-1.12	-1.17
2015-11-12		-2.76	-2.90	-1.57	-0.11	-0.35	-0.67	-0.84	-0.94	-0.96
2016-04-14		-1.27	-1.49	-1.95	-2.24	-2.35	-2.20	-1.96	-1.80	-1.53
2016-05-14		9.44	5.62	1.25	-0.42	-0.85	-1.14	-1.27	-1.34	-1.29
2016-10-04		-0.65	-0.20	0.18	0.73	0.51	-0.42	-0.71	-0.80	-0.80
2017-07-28		12.76	10.47	6.70	2.10	-0.39	-0.97	-1.20	-1.30	-1.30
2017-09-29		5.24	4.51	3.42	1.96	0.05	-0.69	-0.86	-0.94	-0.92
2018-01-18		99.99	-8.91	-8.91	-2.83	-0.68	-0.55	-0.62	-0.66	-0.63
2018-07-06		11.56	8.18	3.65	0.01	-0.63	-1.11	-1.28	-1.35	-1.31
2018-07-17		10.47	8.56		1.34	-0.47	-0.97	-1.17	-1.26	-1.23
2018-08-01		13.24	9.70	5.70	1.69	-0.48	-0.91	-1.08	-1.15	-1.13
2018-09-17		1.59	1.71	1.81	2.02	0.39	-0.63	-0.84	-0.91	-0.89
2018-10-18		-1.26	-0.90	-0.54	-0.21	-0.19	-0.50	-0.72	-0.80	-0.78
2018-12-05		-9.75	-7.06	-7.30	-1.04	-0.98	-0.53	-0.65	-0.70	-0.67
2019-01-21		99.99	-8.41	-8.63	-3.06	-0.95	-0.72	-0.60	-0.64	-0.59
2019-02-05		99.99	99.99	99.99	-4.70	-1.71	-0.99	-0.59	-0.62	-0.58
2019-03-05		99.99	99.99	99.99	-7.68	-4.16	-2.67	-0.84	-0.67	-0.60
2019-04-23		-0.24	-0.38	0.09	-1.99	-2.40	-2.31	-2.11	-1.89	-1.56
2019-05-28		8.51	3.77	-0.10	-0.67	-1.10	-1.38	-1.48	-1.49	-1.38
2019-06-11		10.47	5.59	1.38	-0.43	-0.88	-1.20	-1.32	-1.36	-1.29
2019-07-15		13.62	10.19	5.57	1.12	-0.59	-0.93			
2019-07-17		99.99	10.94	6.84	2.39	-0.33	-0.87	-1.04	-1.10	-1.06
2019-08-05		12.37	10.25	6.46	2.57	-0.35	-0.83	-0.96	-1.01	-0.98
2019-08-09		9.89	8.69	6.34	2.85	-0.28	-0.80	-0.93	-0.98	-0.95
2019-09-03		9.12	6.07	4.50	2.72	0.54	-0.65	-0.82	-0.88	-0.84
2019-10-01		2.82	1.77	1.73	1.59	0.47	-0.54	-0.72	-0.77	-0.73
2019-11-04		-6.79	-3.47	-2.91		-0.17	-0.36	-0.63	-0.70	-0.65
2019-12-13		-5.44	-4.32	-2.99		-0.26	-0.46	-0.60	-0.64	-0.59
2020-02-19		99.99	99.99	99.99		-3.84	-1.53	-0.81	-0.58	-0.51
2020-03-06		99.99	99.99	99.99		-5.17	-1.88	-0.97	-0.57	-0.5
2020-03-13		-12.30	-11.50	-8.63		-4.07	-2.29	-0.98	-0.59	-0.51
2020-04-01		-9.29	-8.37	-6.7		-4.22	-2.97	-1.78	-1.12	-0.79

6th Ave and	Queen									
Cable #7										
Therm 4: 6th	ave at Triple	J								
Temperature	s in °C, depth	in m.								
99.99 means	temperature	either above	15°C or b	pelow -10°C.						
	Depth	0.5	1	1.5	2	2.5	3	3.5	4	Ę
2007-07-27	1	99.99	14.67	9.26	1.07	-0.20	-0.24	-0.45	-0.55	-0.76
2007-08-17	21	99.99	13.37	9.77	3.18	-0.17	-0.24	-0.43	-0.52	-0.72
2007-09-06	41	8.68	10.36	8.67	4.13	0.79	-0.23	-0.42	-0.50	-0.70
2007-11-30	126	-5.24	-2.76	-0.74	-0.14	-0.18	-0.19	-0.34	-0.40	-0.58
2008-05-26	304	9.82	6.32	1.21	-0.20	-0.18	-0.20	-0.42	-0.52	-0.7
2008-06-25	334	14.70	12.03	6.28	-0.02	-0.19	-0.22	-0.43	-0.53	-0.72
2008-07-24	363	12.49	11.83	8.86	1.63	-0.18	-0.23	-0.42	-0.50	-0.69
2014-06-19	2519	10.98	10.04	7.03	1.34	-0.84	-1.80	-1.23	-1.27	-1.40
2014-07-30	2560	11.52	11.84	10.29	5.01	-0.40	-0.71	-0.87	-0.93	-1.10
2014-08-03	2564	99.99	12.40	9.71	4.62	-0.37	-0.68	-0.84	-0.90	-1.07
2014-08-05	2566	8.84	7.53	7.12	4.86	0.13	-0.51	-0.68	-0.74	-0.92
2014-11-25	2678	-6.37	-4.50	-3.80	-1.43	-1.01	-0.38	-0.49	-0.54	-0.71
2015-01-22	2736	-8.01	-6.09	-5.27	-3.13	-2.51	-0.61	-0.45	-0.47	-0.63
2015-03-19	2792	99.99	99.99	-9.73	-7.75	-5.57	-3.17	-1.87	-1.19	-0.89
2015-04-28	2832	7.57	1.34	-0.50	-1.27	-1.91	-1.99	-1.91	-1.74	-1.58
2015-06-26	2891	99.99	14.91	10.91	4.51	-0.54	-0.80	-0.93	-0.96	-1.09
2015-07-27	2922	99.99	14.64	11.89	6.58	-0.13	-0.60	-0.75	-0.79	-0.94
2015-08-14	2940	99.99	12.31	10.91	6.99	0.47	-0.51	-0.67	-0.72	-0.88
2015-09-29	2986	5.47	3.54	3.35	2.68	0.52	-0.35	-0.53	-0.58	-0.75
2015-11-12	3030	-4.32	-2.18	-1.41	-0.47	-0.35	-0.30	-0.45	-0.49	-0.67
2016-04-14	3184	-0.08	-0.18	-0.40	-0.56	-0.59	-0.32	-0.35	-0.37	-0.53
2016-06-14	3245	99.99	12.72	10.19	5.31	-0.15	-0.30	-0.34	-0.36	-0.5
2016-10-04	3357	0.40	1.52	2.20	2.62	1.72	0.03	-0.31	-0.34	-0.50
2017-07-28	3654 3717	99.99	99.99	13.30 6.21	9.33	0.98	-0.51	-0.66	-0.69	-0.82
2017-09-29 2018-01-18	3828	8.00 99.99	6.47 -8.76	-7.17	5.12 -6.33	-3.06	-0.23 -0.59	-0.46 -0.34	-0.52 -0.37	-0.68
2018-01-18	3997	99.99	99.99	12.25	7.53	-0.03	-0.59	-0.34	-0.37	-0.04
2018-07-00	4008	11.67	12.79	11.90	8.23	0.50	-0.73	-0.91	-0.97	-1.07
2018-08-01	4008	99.99	99.99	14.70	10.04	1.70	-0.53	-0.74	-0.90	-0.99
2018-09-17	4023	5.74	3.74	4.61	4.45	2.67	-0.33	-0.74	-0.62	-0.33
2018-10-18	4070	4.57	-0.48	-0.19	-0.04	-0.06	-0.17	-0.33	-0.53	-0.73
2018-12-05	4149	99.99	-5.34	-3.58	-3.21	-0.69	-0.48	-0.39	-0.35	-0.64
2019-01-21	4196	99.99	-9.12	-7.87	-6.67	-2.78	-1.04	-0.45	-0.40	-0.59
2019-02-05	4211	99.99	99.99	99.99	-8.86	-4.17	-1.52	-0.61	-0.42	-0.58
2019-02-05	4239	99.99	99.99	99.99	99.99	-6.90	-3.56	-2.18	-1.23	-0.63
2019-04-23	4288	4.59	1.37	-0.34	-0.87	-1.97	-1.99	-2.24	-2.06	-1.87
2019-05-28	4323	99.99	12.07	8.88	3.91	-0.66	-1.08	-1.27	-1.31	-1.43
2019-06-11	4337	99.99	14.10	10.26	5.69	-0.30	-0.87	-1.08	-1.15	-1.30
2019-07-15	4371	14.51	99.99	99.99	11.09	2.48	-0.53	-0.89		
2019-07-17	4373	99.99	99.99	14.67	11.02	2.55	-0.52	-0.78	-0.88	-1.07
2019-08-05	4392	13.32	99.99	13.78	10.47	3.49	-0.35	-0.67	-0.78	-0.98
2019-08-09	4396	13.95	13.84	13.31	10.59	3.67	-0.30	-0.64	-0.75	-0.96
2019-09-03	4421	99.99	11.38	9.27	7.34	2.95	-0.15	-0.54	-0.65	-0.86
2019-10-01	4449	4.75	4.82	4.34	3.99	2.15	0.02	-0.44	-0.55	-0.76
2019-11-04	4483	99.99	12.40	99.99	4.62	-8.29	-5.58	-2.68	-1.45	-0.8
2019-12-13	4522	-7.53	-5.71	-3.76	-3.54	-0.94	-0.38	-0.35	-0.43	-0.6
2020-02-19	4590	99.99	99.99	99.99	99.99	-5.84	-2.76	-0.41	-0.38	-0.56
2020-03-06	4606	99.99	99.99	99.99	99.99	-8.09	-4.03	-1.26	-0.51	-0.5
2020-03-13	4613	99.99	99.99	99.99	99.99	-8.29	-5.58	-2.68	-1.45	-0.80
2020-04-01	4632	99.99	99.99	-8.72	-8.5	-6.82	-5.52	-4	-2.94	-1.91

6th Ave and	Harper									
Cable #5	•									
	and Maria Fi	az								
	s in °C, depth									
99.99 means	temperature	either above	15°C or b	elow -10°C.						
	•									
	Depth	0.5	1	1.5	2	2.5	3	3.5	4	5
	·									
2007-07-27	1	9.97	3.31	0.07	-0.16	-0.20	-0.16	-0.09	-0.10	-0.28
2007-08-17	21	9.70	4.49	1.09	-0.10	-0.20	-0.17	-0.10	-0.11	-0.29
2007-09-06	41	5.20	4.75	2.62	0.27	-0.19	-0.17	-0.10	-0.11	-0.30
2007-11-30	126	-3.99	-2.12	-0.59	-0.33	-0.16	-0.17	-0.10	-0.11	-0.28
2008-05-26	304	3.52	-0.30	-0.25	-0.15	-0.17	-0.17	-0.09	-0.10	-0.26
2008-06-25	334	7.60	0.38	-0.20	-0.15	-0.17	-0.16	-0.09	-0.10	-0.26
2008-07-24	363	8.43	3.12	-0.16	-0.15	-0.17	-0.16	-0.09	-0.10	-0.27
2014-06-19	2519	11.30	3.73	-0.25	-0.20	-0.14	-0.11	-0.03	-0.05	-0.22
2014-07-30	2560	9.43	8.74	3.47	-0.14	-0.08	-0.03	-0.03	-0.05	-0.23
2014-08-03	2564	99.99	8.78	3.32	-0.10	0.00	0.01	-0.02	-0.04	-0.22
2014-08-05	2566	9.22	5.32	4.89	3.60	1.77	0.50	0.01	-0.05	-0.23
2014-11-25	2678	-6.13	-3.58	-1.41	-0.43	0.06	0.04	0.00	-0.04	-0.22
2015-01-22	2736	-9.05	-5.54	-3.94	-0.63	-0.16	-0.07	-0.01	-0.04	-0.21
2015-03-19	2792	-2.83	-4.27	-2.38	-0.71	-0.18	-0.08	-0.02	-0.04	-0.21
2015-04-28	2832	4.94	-0.34	-0.53	-0.30	-0.16	-0.09	-0.02	-0.04	-0.21
2015-06-26	2891	99.99	7.38	0.52	-0.24	-0.16	-0.10	-0.02	-0.04	-0.21
2015-07-27	2922	99.99	8.52	2.74	-0.16	-0.15	-0.10	-0.02	-0.03	-0.22
2015-08-14	2940	99.99	7.38	3.61	0.21	-0.15	-0.03	-0.02	-0.04	-0.22
2015-09-29	2986	8.57	2.81	2.45	2.29	1.47	0.53	0.06	-0.04	-0.22
2015-11-12	3030	-5.54	-3.04	-1.18	-0.52	0.20	0.14	0.02	-0.03	-0.21
2016-04-14	3184	0.61	-0.31	-0.44	-0.26	-0.18	-0.10	-0.02	-0.03	-0.21
2016-06-14	3245	99.99	6.24	0.41	-0.21	-0.18	-0.10	-0.02	-0.03	-0.21
2016-10-04	3357	-0.64	0.52	1.88	3.61	3.94	2.74	1.01	0.00	-0.20
2017-07-28	3654	99.99	14.89	8.61	2.39	-0.23	-0.11	0.00	-0.01	-0.19
2017-09-29	3717	7.31	6.02	5.22	3.90	1.86	0.75	0.58	-0.07	0.10
2018-01-18	3828	99.99	-8.90	-5.02	-2.82	-0.49	-0.03	0.00	0.16	-0.07
2018-07-06	3997	99.99	14.19	7.24	0.57	-0.24	-0.11	0.01	0.00	-0.17
2018-07-17	4008	10.79	11.09	6.74	0.98	-0.23	-0.11	0.01	-0.01	-0.18
2018-08-01	4000	99.99	99.99	12.53	5.64	0.55	-0.13	0.03	0.03	-0.16
2018-09-17	4020	-0.48	0.32	2.56	4.05	4.22	3.25	1.22	0.58	0.00
2018-10-18	4101	2.10	0.61	1.15	1.42	-0.10	0.92	1.46	1.61	0.46
2018-12-05	4149	99.99	99.99	-5.32	-3.50	-1.20	-0.40	0.50	0.49	0.40
2019-01-21	4149	-9.99	-9.41	-4.70	-3.23	-1.20	-0.40	0.30	0.49	0.03
2019-01-21	4190	99.99	99.99	-4.70	-5.73	-2.23	-0.40	0.20	0.24	-0.01
2019-02-05	4211	99.99	99.99 99.99	-8.85	-7.09	-2.23	-0.85	0.13	0.19	-0.01
2019-03-03	4239	4.01	1.75	-0.51	-0.57	-0.47	-0.19	0.03	0.11	-0.00
2019-04-23	4323	99.99	99.99	6.44	-0.37	-0.47	-0.19	0.03	0.04	-0.12
2019-05-28	4323	99.99	99.99	7.03	0.15	-0.35	-0.17	0.01	0.01	-0.15
2019-00-11	4337	13.53	13.58	11.48	4.25	-0.35	-0.14	0.01	0.01	-0.10
2019-07-13	4371	99.99	99.99	11.48	4.23	-0.21	-0.14	-0.01	-0.01	-0.17
2019-07-17	4373	11.65	11.89	11.15	5.61	0.60	-0.15	-0.01	-0.01	-0.16
2019-08-09	4392	99.99	99.99	9.86	5.65	0.00	-0.15	0.00	-0.01	-0.15
2019-08-09	4390	99.99	99.99 99.99	8.62	4.95	2.36	-0.15	0.00	0.01	-0.06
2019-09-03	4421	4.61	4.73	4.26	4.95 3.93	3.54	2.30	1.22	0.17	-0.00
2019-11-04	4483 4522	-8.49	-8.30	-5.07	-1.04	0.05	0.71	1.23 0.59	0.91	0.35
2019-12-13		-4.68	-3.94	-2.22	-0.99	-0.25 -2.66	0.01		0.58	0.26
2020-02-19	4590	99.99	99.99	-8.78	-6.17		-1.56	-0.05	0.18	0.03
2020-03-06	4606	99.99	99.99	99.99	-5.79	-3.49	-2.65	-0.39	0.06	-0.01
2020-03-13 2020-04-01	4613 4632	-8.80 99.99	-8.95 -8.9	-7.24 -7.07	-4.02 -4.08	-2.91 -2.41	-1.33 -1.06	0.02	0.15 0.1	-0.01

<b>a</b> .	1
Vito.	6
Site	()

7th Ave and	Mission St									
Cable #6										
Therm 6: 7th	and Harper v	acant lot								
Temperature	s in °C, depth	in m.								
99.99 means	temperature	either above	15°C or b	pelow -10°C.						
	Depth	0.08	0.58	1.08	1.58	2.08	2.58	3.08	3.58	4.58
2007-07-27	1	13.12	5.76	0.41	-0.25	-0.16	-0.16	-0.19	-0.25	-0.3
2007-08-17	21	10.91	6.07	1.02	-0.22	-0.16	-0.17	-0.19	-0.26	-0.3
2007-09-06	41	3.68	3.67	0.99	-0.18	-0.16	-0.17	-0.20	-0.26	-0.3
2007-11-30	126 304	-5.78 8.43	-2.64 0.15	-1.21 -0.31	-0.94 -0.28	-0.16	-0.19 -0.22	-0.21 -0.23	-0.27 -0.28	-0.3 -0.3
2008-05-26 2008-06-25	304	9.43	2.84	-0.31	-0.28	-0.17	-0.22	-0.23	-0.28	-0.3
2008-00-23	363	9.42	4.16	-0.22	-0.20	-0.17	-0.23	-0.23	-0.28	-0.3
2014-06-19	2519	8.46	1.49	-0.25	-0.25	-0.17	-0.24	-0.24	-0.20	-0.3
2014-07-30	2560	8.27	4.69	0.19	-0.23	-0.15	-0.35	-0.25	-0.20	-1.1
2014-07-00	2564	99.99	4.94	0.19	-0.24	-0.15	-0.34	-0.23	-0.29	-1.1
2014-08-05	2566	7.71	4.94	2.31	-0.24	-0.15	-0.34	-0.24	-0.29	-1.1
2014-00-05	2678	-5.22	-2.39	-1.21	-0.20	-0.13	-0.34	-0.23	-0.29	-1.2
2015-01-22	2736	-6.49	-3.96	-2.48	-0.92	-0.52	-0.35	-0.24	-0.29	-1.2
2015-03-19	2792	-2.73	-1.79	-1.22	-0.42	-0.19	-0.34	-0.24	-0.29	-1.2
2015-04-28	2832	2.60	-0.52	-0.33	-0.24	-0.14	-0.34	-0.25	-0.29	-1.2
2015-06-26	2891	14.81	4.03	-0.11	-0.24	-0.14	-0.35	-0.24	-0.29	-1.2
2010-00-20	2922	14.82	4.91	0.33	-0.23	-0.14	-0.35	-0.25	-0.29	-1.3
2015-08-14	2940	99.99	5.57	1.13	-0.22	-0.14	-0.34	-0.25	-0.29	-1.3
2015-09-29	2986	7.55	3.48	3.45	2.78	1.83	0.39	-0.23	-0.29	-1.3
2015-11-12	3030	-5.18	-2.11	-1.64	-0.27	-0.02	0.00	-0.21	-0.29	-1.3
2016-04-14	3184	0.69	-0.49	-0.27	-0.23	-0.14	-0.34	-0.25	-0.29	-1.4
2016-06-14	3245	12.89	3.30	-0.15	-0.21	-0.14	-0.34	-0.24	-0.28	-1.4
2016-10-04	3357	-0.01	1.52	2.56	3.05	2.95	1.56	0.36	-0.26	-1.4
2017-07-28	3654	14.11	5.41	0.36	-0.27	-0.17	-0.35	-0.24	-0.28	-1.6
2017-09-29	3717	7.43	4.19	2.22	-0.13	-0.16	-0.34	-0.24	-0.28	-1.7
2018-01-18	3828	-6.34	-3.71	-2.89	-1.13	-0.50	-0.36	-0.24	-0.28	-1.8
2018-07-06	3997	12.92	3.37	-0.16	-0.26	-0.16	-0.34	-0.24	-0.28	-1.9
2018-07-17	4008	8.87	3.81	-0.02	-0.26	-0.17	-0.34	-0.24	-0.28	-1.9
2018-08-01	4023	99.99	8.19	1.75	-0.24	-0.17	-0.34	-0.23	-0.26	-1.9
2018-09-17	4070	-1.46	0.09	0.48	-0.06	-0.16	-0.34	-0.23	-0.26	-1.9
2018-10-18	4101	1.23	1.14	0.33	-0.15	-0.04	-0.23	-0.23	-0.23	-1.9
2018-12-05	4149	99.99	-6.96	-3.39	-3.19	-0.36	-0.26	-0.21	-0.27	-1.9
2019-01-21	4196	-8.24	-4.50	-2.44	-2.29	-0.39	-0.34	-0.22	-0.27	-2.0
2019-02-05	4211	99.99	-6.20	-3.60	-3.19	-1.00	-0.40	-0.23	-0.27	-2.0
2019-03-05	4239	99.99	-7.95	-4.66	-3.83	-1.02	-0.52	-0.23	-0.27	-2.0
2019-04-23	4288	3.78	-0.24	-0.39	-0.30	-0.17	-0.34	-0.23	-0.27	-2.0
2019-05-28	4323	14.63	2.27	-0.32	-0.28	-0.17	-0.34	-0.23	-0.27	-2.1
2019-06-11	4337	99.99	3.38	-0.24	-0.26	-0.16	-0.33	-0.23	-0.27	-2.1
2019-07-15	4371	12.48	6.96	1.00	-0.24	-0.26	-0.33	-0.32		
2019-07-17	4373	99.99	7.38	1.09	-0.25	-0.16	-0.34	-0.24	-0.27	-2.1
2019-08-05	4392	10.76	7.67	2.13	-0.23	-0.16	-0.34	-0.24	-0.27	-2.0
2019-08-09	4396	13.74	6.62	2.13	-0.20	-0.15	-0.33	-0.23	-0.26	
2019-09-03	4421	99.99	6.51	2.80	-0.06	-0.16	-0.31	-0.23	-0.27	-2.1
2019-10-01	4449	4.57	3.54	2.86	1.56	0.48	0.29	-0.11	-0.24	-2.1
2019-11-04	4483	-8.91	-6.38	-2.09	-1.70	-0.36	-0.10	-0.09	-0.27	-2.1
2019-12-13	4522	-3.82	-2.37	-1.04	-0.72	-0.16	-0.21	-0.17	-0.26	-2.2
2020-02-19	4590	99.99	-5.57	-3.69	-2.74	-0.65	-0.36	-0.22	-0.25	-2.2
2020-03-06	4606	99.99	-8.41	-5.51	-3.35	-0.77	-0.47	-0.23	-0.25	-2.2
2020-03-13	4613	-6.03	-4.31	-1.99	-1.84	-0.30	-0.33	-0.22	-0.27	-2.20
2020-04-01	4632	-7.71	-5.44	-3.34	-2.42	-0.44	-0.34	-0.22	-0.26	-2.2

## Site 7

		1		1		1	1			
Doctor's resi	dence									
Cable #2										
	ctor's residenc									
remperature	s in °C, depth	in m.								
00 00 means	temperature	either above	15°C or belo	w -10°C						
33.33 means	i temperature (			W -10 C.						
	Depth	0.5	1	1.5	2	2.5	3	3.5	4	5
2007-07-27	1	6.93	0.72	-0.23	-0.33	-0.30	-0.34	-0.41	-0.45	-0.50
2007-08-17	21	6.64	1.21	-0.19	-0.33	-0.29	-0.75	-0.42	-0.46	-0.51
2007-09-06	41	4.17	1.21	-0.15	-0.34	-0.32	-0.36	-0.42	-0.46	-0.51
2007-11-30	126	-0.41	-0.15	-0.12	-0.27	-0.31	-0.37	-0.42	-0.45	-0.51
2008-05-26	304	0.54	-0.24	-0.16	-0.31	-0.33	-0.38	-0.43	-0.47	-0.52
2008-06-25	334	2.85	-0.03	-0.16	-0.32	-0.33	-0.38	-0.45	-0.48	-0.54
2008-07-24	363	4.03	0.44	-0.15	-0.30	-0.34	-0.39	-0.45	-0.49	-0.54
2014-06-19	2519	6.34	0.66	-0.23	-0.27	-0.30	-0.38	-0.48	-0.51	-0.59
2014-07-30	2560	8.18	3.14	-0.13	-0.30	-0.32	-0.39	-0.49	-0.51	-0.59
2014-08-03	2564	12.24	3.23	-0.06	-0.30	-0.31	-0.38	-0.48	-0.50	-0.58
2014-08-05	2566	6.24	2.53	0.15	-0.28	-0.32	-0.39	-0.49	-0.51	-0.58
2014-11-25	2678	-2.77	-0.21	-0.13	-0.27	-0.31	-0.38	-0.48	-0.49	-0.56
2015-01-22	2736	-3.26	-0.70	-0.16	-0.27	-0.31	-0.37	-0.47	-0.47	-0.54
2015-03-19	2792	-2.63	-1.38	-0.22	-0.28	-0.31	-0.37	-0.46	-0.45	-0.53
2015-04-28	2832	1.72	-0.37	-0.20	-0.29	-0.32	-0.37	-0.46	-0.47	-0.54
2015-06-26	2891	11.57	2.24	-0.11	-0.30	-0.32	-0.37	-0.47	-0.48	-0.55
2015-07-27	2922	13.69	3.75	0.04	-0.30	-0.32	-0.38	-0.47	-0.48	-0.55
2015-08-14	2940	12.22	3.69	0.13	-0.30	-0.33	-0.38	-0.47	-0.48	-0.54
2015-09-29	2986	4.03	1.47	0.54	-0.26	-0.32	-0.38	-0.47	-0.47	-0.54
2015-11-12	3030	-1.74	-0.05	-0.03	-0.25	-0.33	-0.37	-0.46	-0.47	-0.53
2016-04-14	3184	-0.12	-0.31	-0.16	-0.28	-0.32	-0.37	-0.46	-0.45	-0.50
2016-06-14	3245	8.45	1.18	-0.10	-0.28	-0.32	-0.37	-0.45	-0.44	-0.49
2016-10-04	3357	0.28	2.10	1.76	0.59	-0.23	-0.35	-0.45	-0.43	-0.48
2017-07-28	3654	10.28	2.98	-0.07	-0.28	-0.29	-0.34	-0.44	-0.50	-0.48
2017-09-29	3717	5.50	3.35	1.62	0.31	-0.26	-0.33	-0.44	-0.42	-0.47
2018-01-18	3828	-3.36	-0.51	-0.15	-0.26	-0.26	-0.33	-0.45	-0.41	-0.46
2018-07-06	3997	8.62	1.80	-0.13	-0.29	-0.27	-0.32	-0.45	-0.42	-0.47
2018-07-17	4008	8.02	2.39	-0.10	-0.30	-0.28	-0.33	-0.46	-0.43	-0.47
2018-08-01	4023	11.59	3.77	0.02	-0.29	-0.27	-0.33	-0.45	-0.42	-0.47
2018-09-17	4070	2.27	3.39	2.10	0.82	-0.15	-0.31	-0.45	-0.41	-0.34
2018-10-18	4101	-0.22	0.42	0.54	0.20	-0.17	-0.31	-0.46	-0.42	-0.47
2018-12-05	4149	-2.70	-0.24	-0.14	-0.25	-0.24	-0.31	-0.46	-0.42	-0.47
2019-01-21	4196	-2.91	-0.51	-0.17	-0.27	-0.25	-0.31	-0.46	-0.41	-0.46
2019-02-05	4211	-4.65	-0.77	-0.18	-0.27	-0.25	-0.31	-0.46	-0.41	-0.46
2019-03-05	4239	-4.67	-1.00	-0.19	-0.28	-0.26	-0.31	-0.46	-0.41	-0.46
2019-04-23	4288	0.03	-0.33	-0.19	-0.28	-0.26	-0.31	-0.46	-0.41	-0.46
2019-05-28	4323	4.43	-0.10	-0.20	-0.29	-0.26	-0.32	-0.47	-0.41	-0.46
2019-06-11	4337	4.88	0.18	-0.20	-0.27	-0.26	-0.32	-0.47	-0.42	-0.47
2019-07-15	4371	9.41	2.20	-0.10	-0.28	-0.26	-0.30	-0.54		
2019-07-17	4373	11.08	2.29	-0.11	-0.29	-0.27	-0.32	-0.47	-0.42	-0.47
2019-08-05	4392	9.35	3.03	-0.02	-0.28	-0.27	-0.32	-0.47	-0.42	-0.47
2019-08-09	4396	8.36	3.08	0.17	-0.24	-0.26	-0.31	-0.46	-0.41	-0.46
2019-09-03	4421	8.46	3.47	1.60	0.34	-0.26	-0.32	-0.47	-0.42	-0.47
2019-10-01	4449	3.50	2.55	2.54	0.63	-0.20	-0.30	-0.46	-0.41	-0.45
2019-11-04	4483	-0.92	0.29	0.35	0.05	-0.21	-0.32	-0.48	-0.42	-0.47
2019-12-13	4522	-0.83	-0.16	-0.11	-0.22	-0.23	-0.31	-0.47	-0.41	-0.46
2020-02-19	4590	-2.88	-0.49	-0.17	-0.26	-0.24	-0.29	-0.47	-0.4	-0.45
2020-03-13	4613	-2.15	-0.46	-0.16	-0.25	-0.26	-0.32	-0.47	-0.40	-0.45
2020-04-01	4632	-1.6	-0.38	-0.17	-0.26	-0.25	-0.31	-0.48	-0.41	-0.45

### City of Dawson Public Works 10 Year Equipment Replacement Plan 2021-2029

Description	Model Year	2021	2022	2023	2024	2025	2026	2027	2028	2029	Future
Vehicles											
Nissan Rogue	2017							35,000			
Pumphouse Service Truck	2012		70,000								
On Call truck	2018								45,000		
PW Truck	2009										45,000
Plow Truck	2009									70,000	
PW Van	2016						50,000				
Building Maintenance Van	2015					50,000					
Landfill Truck	1997										45,000
PW 1/2 ton truck	1993	36,000									
4x4 Pickup	1997	36,000									
4x4 Pickup	2007										25,000
PW 3/4 ton truck	1990										20,000
PW 1/2 ton truck	1989										60,000
Heavy Equipment											
Crane - 5 Ton	1990	70,000									
IMT Boom Crane	1989	90,000									
Dump Truck	2000							120,000			
Steam Trailer	2013									125,000	
In-Town Backhoe (Caterpillar)	2016						175,000				
Landfill Backhoe (Caterpillar)	2007										105,000
Backhoe (Rubber Tire)	2017							20,000			
Vactor Truck	1996			150,000							
Garbage Collection Truck	2020	-									
Loader/Backhoe (Caterpillar)	1998										105,000
PW Equipment											
Mobile Generator (York Street Lift Station)	1994										30,000
Mobile Generator (Bonanza Gold Lift Station)	1998			10,000							
Electrofusion Machine	2018								6,000		
Pipe Threader	2014										11,000
Plate Tamper	2015					8,000					
Main Lift	2015										15,000
Dri Prime Pump	2015										40,000
Snow Removal Eqipment	2017							15,000			
Total Expenditure		\$ 232,000	\$ 70,000	\$ 160,000	\$-	\$ 58,000	\$ 225,000	\$ 190,000	\$ 51,000	\$ 195,000	\$501,000

PW Equipment Reserve Opening Balance	\$ 286,572	\$ 104,57	2 \$	84,572	\$ 4,572	\$ 39,572	\$ 16,572	\$ 1,572	\$ 1,572	\$	5,572
Current Year Equipment Expenditures	232,000	70,00	0	160,000	-	58,000	225,000	190,000	51,000	19	95,000
Outside Financing	-										
Public Works Reserve Contribution	50,000	50,00	0	80,000	35,000	35,000	210,000	190,000	55,000	19	90,000
PW Equipment Reserve Ending Balance	\$ 104,572	\$ 84,57	2 \$	6 4,572	\$ 39,572	\$ 16,572	\$ 1,572	\$ 1,572	\$ 5,572	\$	572

### City of Dawson 2021 - 2023 Capital Project Plan Public Works

	Project	Funding				
Projects:	Value	Source	2021	2022	2023	Future
Expenses:						
Water Treatment Plant Demolition	2,000,000	G				2,000,000
Water Meter Supply and Installation RFP	95,000	G	95,000			
Phase 2 - Reservoir Construction	4,000,000	G	4,000,000			
Upsize Loop 4 Water Main	4,000,000	G			4,000,000	
5th Ave Sewer Replacement Craig St to Harper St	2,825,000	G	1,412,500			
5th Ave Sewer Replacement King St to Albert St	2,825,000	G		1,412,500		
Solid Waste Management program design	40,000	А				40,000
Diversion Centre	1,864,000	В	1,864,000			
Garbage Collection Truck	320,000	В	320,000			
Household Collection Bins	67,000	В	67,000			
In House Upgrades to Water/Sewer/Drainage	350,000	А				350,000
Total Capital Projects	\$ 18,386,000		\$ 7,758,500	\$ 1,412,500	\$ 4,000,000	\$ 2,390,000
Funding:						
A - Reserves						390,000
B - Gas Tax Funding			2,346,000			
G - YG Contribution Agreement			5,412,500	1,412,500	4,000,000	2,000,000
Total Funding			\$ 7,758,500	\$ 1,412,500	\$ 4,000,000	\$ 2,390,000



Decision



X For Counci	Х	For	Counci
--------------	---	-----	--------

For Council Direction

For Council Information

In Camera

AGENDA ITEM:	Workplace Violence & Harassment	Prevention Policy
PREPARED BY:	Amanda King, HR	ATTACHMENTS: - Workplace Violence & Harassment
DATE:	August 5, 2021	Prevention Policy DRAFT
	WS / POLICY / LEGISLATION: Health & Safety Act	

### RECOMMENDATION

THAT Committee of the Whole forward the Workplace Violence & Harassment Prevention Policy, as presented, to Council for approval.

### **ISSUE / PURPOSE**

The purpose of the policy is to set guidelines for implementing the Workplace Violence & Harassment Prevention (WVHP) Program and to meet the City's obligation to provide a violence and harassment-free workplace for all workers.

### **BACKGOUND SUMMARY**

The new regulation within the *Occupational Health & Safety Act* comes into force on September 4, 2021. Under the *Violence and Harassment Prevention Regulation*, a workplace must put measures in place to help prevent injuries that may occur as a result of violence or harassment. Workplaces were provided with set expectations to meet the regulation. The City has created, with input and approval from the Joint Health & Safety Committee, Union and WCB, the WVHP Program as per the regulations.

### **ANALYSIS / DISCUSSION**

The City is responsible for a safe work environment, free of harassment and is committed to providing a workplace where all workers are treated with dignity and respect.

It is recommended that Committee of the Whole forward to Council for approval the Workplace Violence & Harassment Prevention Policy as per the Occupational Health & Safety Act requirements.

APPRO\	/AL	
NAME:	Cory Bellmore, CAO	(LBallonopa)
DATE:	August 20, 2021	SIGNATURE:



## **City of Dawson** Violence & Harassment Prevention Program Policy 2021-XX

### POLICY STATEMENT

The City of Dawson is committed to providing a workplace where all workers are treated with dignity and respect. Each worker has the right to a violence-and-harassment-free workplace. Violence and harassment will not be tolerated from any person in the workplace including managers and supervisors, workers, customers, clients, other employers, members of the public.

### 1.00 Purpose

This policy applies to all City of Dawson full-time, part-time, seasonal, casual and temporary employees and addresses workplace harassment, discrimination or other unwanted behaviour from all sources such as other employees, supervisors, managers, contractors, members of Council and the public. Volunteers and Councillors are afforded the same rights and protections provided by this policy, while performing authorized activities for the City of Dawson.

This violence and harassment prevention policy does not limit a worker's rights under any other laws.

### 2.00 Definitions

- 2.01 The following terms are used within this policy and are defined as follows:
  - a) "workplace violence" is generally understood as the threatened, attempted or actual application of physical force toward a worker that is likely to cause harm or lead a worker to believe that they are likely to be harmed. Violence can cause physical and psychological injuries.
  - b) "workplace harassment" is generally understood as any objectionable comments or behaviours that we know, or should know, are likely unwelcome. This includes, but is not limited to, any inappropriate comments or objectionable behaviour relating to a worker's sex, sexual orientation, gender identity or gender expression, race, cultural or religious beliefs, toxic behaviour, gossiping, bullying, persistently excluding or isolating someone, sabotaging someone else's work.
  - c) "workplace" is any location where a City worker is carrying out their occupational duties, including those locations that are not on primary work sites. This may include, but is not limited to, a social function, training and conferences, during travel, at restaurants, hotels or

meeting facilities being used for business purposes, during telephone, email or other communications. This may also include social networking sites.

- d) "program" means the Workplace Violence & Harassment Prevention Program as described in this policy.
- 2.02 Reasonable and respectful actions of an employer or supervisor to manage workers is not harassment. For example, giving instructions, changing workers' job duties, deciding schedules and workloads, evaluating performance or taking disciplinary actions.

### 3.00 Objective

The City, in collaboration with Union, will:

- a) work to prevent incidents from taking place through information, education, early identification and corrective discipline where appropriate
- b) thoroughly investigate reported incidents in an objective, sensitive and timely manner with due regard to confidentiality of all parties concerned
- c) provide fair and effective resolution of complaints
- d) take necessary action against those who are found in contravention of this policy; up to and including termination of employment
- e) provide support to those affected by misconduct, to maintain self-worth, health and wellness.

### 4.00 Procedures

To support this policy, the City has developed the Workplace Violence & Harassment Prevention Program. The program includes procedures to protect workers from violence and harassment and a process for workers to raise concerns or report incidents.

### 5.00 Roles and Responsibilities

The City will respect the workplace violence and harassment prevention policy and procedures. The City is responsible for a safe work environment, free of harassment. The City, supervisors and managers are required to apply and comply with this policy and supporting procedures. Supervisors are responsible for ensuring that the procedures are followed by workers.

Each worker at the City must comply with the workplace violence and harassment prevention policy and its procedures. Workers are entitled to a violence-and-harassment-free workplace. Workers must treat each other with respect and not engage in any workplace violence or

harassment. Each worker has the right to report any concerns or incidents of violence or harassment.

### 6.00 Retaliation

Any form of retaliation or discrimination against an employee because that person initiated a Complaint of harassment, or because that person acted as a witness or otherwise participated in an investigation, may be considered a violation of this Policy. Such action may result in discipline up to and including termination of employment.

### 7.00 Confidentiality

The privacy of all involved in a complaint or incident of violence and harassment will be protected as much as possible. The City will not identify to anyone a complainant, a respondent, any witnesses or any circumstances about a complaint, including personal information, unless it is necessary for the purpose of the investigation, to share the results of an investigation, for corrective action relating to the complaint, to inform workers of a risk of violence or harassment or where required by law.

If any personal information is shared, it will be the minimum amount needed to complete the investigation.

 POLICY TITLE:
 Workplace Violence & Harassment Prevention Program

 POLICY #:
 2021-XX

 EFFECTIVE DATE:
 ADOPTED BY COUNCIL ON:

 RESOLUTION #:
 Vorkplace Violence & Harassment Prevention Program

Original signed by:





	For Council Decision	Х	For Council Direction
--	----------------------	---	-----------------------

For Council Information

In Camera

SUBJECT:	Zoning Bylaw Amendment #21-0	91
PREPARED BY:	Stephanie Pawluk, CDO	ATTACHMENTS: 1. Zoning Amendment Bylaw No. 13
DATE:	August 18, 2021	2. Application and Map
RELEVANT BYLA Municipal Act Official Commu Zoning Bylaw	AWS / POLICY / LEGISLATION:	<ol> <li>2019 Infill Areas 1-3 Map</li> <li>Public hearing flier</li> </ol>

### RECOMMENDATION

It is respectfully recommended that Committee of the Whole forward the decision to Council to pass First Reading of Zoning Bylaw Amendment No. 13 to amend Infill Area 3 from Future Planning to Industrial.

### ISSUE

The Yukon Government Land Development Branch (LDB) submitted an application to rezone Infill Area 3 that is currently zoned Future Planning to Industrial, to facilitate industrial lot development.

### **BACKGROUND SUMMARY**

The applicant submitted zoning amendment application #21-091 on August 9<sup>th</sup>, 2021 following Council direction to pursue industrial lot development by releasing the parcel to the private sector. This Council direction was received at meeting C21-11 on April 28<sup>th</sup>, 2021 by resolution C21-11-11:

**C21-11-11** Moved by Councillor Shore, seconded by Mayor Potoroka that Council direct administration to pursue the potential option of releasing a raw land parcel (Infill #3) to the private sector for development.

Motion Carried 5-0

Work done by the LDB on Infill Area 3 includes environmental, geotechnical and heritage feasibility work. This work yielded results that influenced the parcel shape that has been applied for in this application. Infill Area 3 initially included the area as depicted in Figure 1 (map attached), prior to these studies being conducted. The parcel shape that is included in this rezoning application and that will go out to tender for private development is depicted in Figure 2 (map attached)



Figure 1: Infill Area 3 from 2019 Map



Figure 2: Infill Area 3 to be Rezoned and Developed

LDB provided an overview of the environmental, geotechnical and heritage feasibility work that led to the removal of the north-east section of the original parcel. It was primarily geotechnical and environmental findings, with some influence from heritage findings that led to this decision.

### **Environmental**

There are off-site areas with environmental concerns (hydrocarbon containers and fuel storage containers) "directly on the East edge of the junkyard above the eastern body of water". LDB discussed with YG Department of Environment, from which it was decided that it was most appropriate to avoid this area for development due to the potential of the eastern pond being contaminated. Areas of environmental concern that were noted by LDB are circled in red in Figure 3. Of note, YG is completing some work this fall to

remove the AST (above ground storage tank) indicated on Figure 3, conduct spot sampling, and excavate any contaminated soil resulting from sampling.



**Figure 3**: Environmental Feasibility Findings

### **Geotechnical**

The geotechnical work found that the north-east section of the original parcel is not suitable for development, as displayed in the map from the geotechnical report in Figure 4. This area was found to have poor ground conditions related to the presence of seasonal drainage courses, poorly draining soils, presence of organic deposits, and potential presence of permafrost. All these factors contributed to the report deeming this specific section as unsuitable for lot development. Developing this specific area would likely be very cost-prohibitive to a developer to bring it to a development standard.



Figure 4: Geotechnical Feasibility Findings

### <u>Heritage</u>

The following is an excerpt from the heritage feasibility findings:

"This review identified one area of elevated archaeological potential for surface/subsurface archaeological resource sites. This area of elevated potential for undocumented surface/subsurface archaeological resource sites is associated with an undisturbed raised landform. The majority of previously recorded Precontact and Historic sites in the greater Dawson area are in proximity to the main waterways, waterbodies, previous mining claims, and the Klondike Highway. Other common types of sites include areas of traditional use activities represented by the remains of cabins, trapping, hunting, temporary habitation and use sites, trails, CMTs, and isolated finds. Additionally, there is moderate potential for surficial historical, archaeological, and paleontological materials associated with previous mining activities and/or disturbed by these activities."

The findings yielded the potential for heritage value in the area shaded pink in the Figure 5 map below.



Figure 5: Heritage Feasibility Findings



LDB selected Rabbit Creek Road as the access point instead of the existing right of way to the north of the parcel (Figure 6) on account of encroachments, the need to fill in the large pond that exists between this right of way and the parcel and the associated need to conduct a fish habitat assessment, the need to upgrade the right of way in order to meet HPW standards, and potential environmental issues from adjacent properties.

Figure 6: Existing Road Right of Way to the North of the Parcel.

### ANALYSIS / DISCUSSION

### Comments

Department heads have been asked to comment on this application for the purposes of assessing operational requirements and impacts, and at the time of writing this report, no concerns have been raised.

### **Municipal Act**

S. 289(2) of the Municipal Act states:

The council of a municipality shall not pass a zoning bylaw or any amendment thereto that does not conform to the provisions of an existing official community plan.

Therefore, this report will consider whether the proposed amendment is consistent with the OCP. Further, sections 294-296 (along with S. 17(5) of the ZBL) outline the process required for public consultation for a zoning bylaw amendment. A public hearing is scheduled to be held on September 14<sup>th</sup>, 2021, and if substantial concerns are raised, the application will be forwarded to Committee of the Whole for discussion.

### **Official Community Plan**

The property is currently designated as MU – Mixed Use. S.6.2 of the OCP explains the intent of this land use designation:

"an integrated mix of commercial and industrial uses complemented by residences and small-scale open spaces. These areas may include single uses per parcel or multiple land uses per parcel—a true reflection of Dawson's unique nature wherein residents' living and working spaces are often intertwined."

This OCP land use designation supports this lot being zoned for Industrial use. New lots would retain the same designation, any development on the proposed lot would be required to conform to this designation.

### Zoning Bylaw

The Zoning Bylaw is intended to implement the goals of the OCP. The property is currently zoned FP -Future Planning. This application intends to change the FP zoning to M1 -Industrial. The purpose of the FP zone is to:

"preserve land as open space until such time as the land is required for development, and to identify potential future growth areas in the community. These areas may be suitable for one or more different land use designations. To determine the suitability of the areas for future development, additional planning must be completed."

The need for Industrial lots has been identified and LDB has conducted feasibility studies to assess the suitability of lot development, in line with the intent of the Future Planning zone. This project is now at the point where a zoning change is required to proceed from the planning stage to the development stage.

The purpose of the M1 zone as per the Zoning Bylaw is to:

"permit industrial activities that provide industrial services, light manufacturing, warehousing, and storage. Permitted residential uses in this district are secondary to the principal industrial use."

### OPTIONS

- 1. Forward to Council to pass First Reading of Zoning Bylaw Amendment No. 13 to amend Infill Area 3 from Future Planning to Industrial; OR
- 2. Do not forward to Council to pass First Reading of Zoning Bylaw Amendment No. 13 to amend Infill Area 3 from Future Planning to Industrial.

APPRO\	/AL	
NAME:	Cory Bellmore, CAO	(LBallmore)
DATE:	Aug 20, 2021	SIGNATURE: (HSellmore)



Zoning Bylaw Amendment No. 13 Bylaw

Bylaw No. 2021-12

**WHEREAS** section 265 of the Municipal Act, RSY 2002, c. 154, and amendments thereto, provides that a council may pass bylaws for municipal purposes, and

**WHEREAS** section 289 of the Municipal Act provides that a zoning bylaw may prohibit, regulate and control the use and development of land and buildings in a municipality; and

WHEREAS section 294 of the Municipal Act provides for amendment of the Zoning Bylaw;

**THEREFORE**, pursuant to the provisions of the *Municipal Act* of the Yukon, the council of the City of Dawson, in open meeting assembled, **ENACT AS FOLLOWS**:

### PART I - INTERPRETATION

### 1.00 Short Title

- 1.01 This bylaw may be cited as the *Zoning Bylaw Amendment No. 13 Bylaw*.
- 2.00 Purpose
- 2.01 The purpose of this bylaw is to provide for
  - (a) An amendment to the Zoning Bylaw from FP: Future Planning to M1: Industrial.



Zoning Bylaw Amendment No. 13 Bylaw

Bylaw No. 2021-12

### **Table of Contents**

PART I -	- INTERPRETATION	1
1.00	Short Title	1
2.00	Purpose	1
3.00	Definitions	3
PART II	– APPLICATION	3
4.00	Amendment	3
PART III	– FORCE AND EFFECT	3
5.00	Severability	3
6.00	Enactment	3
7.00	Bylaw Readings	4
PART IV	/ – APPENDIX (APPENDICES)	5



Zoning Bylaw Amendment No. 13 Bylaw

Bylaw No. 2021-12

### 3.00 Definitions

- 3.01 In this Bylaw:
  - (a) Unless expressly provided for elsewhere within this bylaw the provisions of the *Interpretations Act*, RSY 2002, c. 125, shall apply;
  - (b) "city" means the City of Dawson;
  - (c) "council" means the Council of the City of Dawson;

### PART II – APPLICATION

### 4.00 Amendment

4.01 This bylaw amends a section of Crown Land from FP: Future Planning to M1: Industrial in the Zoning Bylaw Schedule B: Valley, Confluence, and Bowl, as shown in Appendix A of this bylaw.

### PART III – FORCE AND EFFECT

### 5.00 Severability

5.01 If any section, subsection, sentence, clause or phrase of this bylaw is for any reason held to be invalid by the decision of a court of competent jurisdiction, the invalid portion shall be severed and the part that is invalid shall not affect the validity of the remainder unless the court makes an order to the contrary.

### 6.00 Enactment

6.01 This bylaw shall come into force on the day of the passing by Council of the third and final reading.



Zoning Bylaw Amendment No. 13 Bylaw

Bylaw No. 2021-12

### 7.00 Bylaw Readings

Readings	Date of Reading
FIRST	
PUBLIC HEARING	
SECOND	
THIRD and FINAL	

Wayne Potoroka, Mayor

**Presiding Officer** 

Cory Bellmore, CAO

**Chief Administrative Officer** 



Zoning Bylaw Amendment No. 13 Bylaw

Bylaw No. 2021-12

### PART IV – APPENDIX A

### Figure 1. Location Map





Zoning Bylaw Amendment No. 13 Bylaw

Bylaw No. 2021-12

### Figure 2. Amended area





## Box 308 Dawson City, YT Y0B 1G0

PH: 867-993-7400 FAX: 867-993-7434 www.cityofdawson.ca

OFFICE USE ONLY			
APPLICATION FEE:	\$410 (NOGST)		
DATE PAID:			
RECEIPT #:			
PERMIT #:	2-091		

## AMENDMENT APPLICATION

CONTRACTOR AND AND AND A DESCRIPTION OF	A REAL PROPERTY AND A REAL	MENTS PRIOR TO COMPLETING FO
Zoning By (ZBA)	aw Amendment	Joint OCPA/ZBA
APPLICANT	INFORMATION	
nt (Pierre March	and)	
d Floor Box270	3 (C-14),	POSTAL CODE: Y1A 2C6
		PHONE #: 867 332 1578
NFORMATION (IF	DIFFERENT FROM API	PLICANT)
Susan Antpoeh	ler	
		POSTAL CODE: Y1A 2C6
		PHONE #: 867 667 5882
PROPOSED	AMENDMENT	
	VALUE OF DEVELOP	ment: \$ 300,000
BLOCK NA		PLAN# NA
N: FP - Future F	Planning TO DESIGN	ATION: M1 - Industrial
	PROPOSED I Zoning Byl APPLICANT APPLICANT INFORMATION (IF Susan Antpoeh 0) PROPOSED BLOCK NA	PROPOSED DEVELOPMENT Zoning Bylaw Amendment (ZBA) APPLICANT INFORMATION Int (Pierre Marchand) Ind Floor Box2703 (C-14), NFORMATION (IF DIFFERENT FROM APP Susan Antpoehler

**REASON FOR PROPOSED AMENDMENT:** Please provide justification of the proposed amendment.

The vacant site would be released as raw land to private sector to be developed as M1-Industrial. M1-Industrial designation would be appropriate for this site as it's located within the Callison Industrial Subdivision, which are also zoned M1. It is compatible with all existing nearby private industrial parcels.

This amendment would create an attractive opportunity for M1-Industrial land which is favorable for this industrial area. It would create a short-term opportunity for private sector industrial development.

In April 2021, City of Dawson Council passed Resolution C21-11-11 that directed Administration and YG to pursue the option of releasing this area as a raw-land industrial parcel to the private sector for development.



Box 308 Dawson City, YT Y0B 1G0 PH: 867-993-7400 FAX: 867-993-7434 www.cityofdawson.ca

OFFICE USE ONLY					
	PERMIT #:	21-091			

#### B.) TEXT AMENDMENT: (Attach additional sheets if required)

DESCRIPTION OF PROPOSED AMENDMENT: Please provide a description of the proposed amendment.

NA		
	- datable and states	De ana an
		Martin Annual States
	A CAN DO C YEAR	cia municipalitaria interessante

REASON FOR PROPOSED AMENDMENT: Please provide justification of the proposed amendment.

NA

#### DECLARATION

- I/WE hereby make application for a Development Permit under the provisions of the City of Dawson Zoning Bylaw #2018-19 and in accordance with the plans and supporting information submitted and attached which form part of this application.
- I/WE have reviewed all of the information supplied to the City of Dawson with respect to an application for a Development Permit and it is true and accurate to the best of my/our knowledge and belief.
- I/WE understand that the City of Dawson will rely on this information in its evaluation of my/our application for a Development Permit and that any decision made by the City of Dawson on inaccurate information may be rescinded at any time.
- I/WE hereby give my/our consent to allow Council or a person appointed by its right to enter the above land and/or building(s) with respect to this application only.

I/WE HAVE CAREFULLY READ THIS DECLARATION BEFORE SIGNING IT.

August 6 2021

DATE SIGNED

\$ 9,2021 DATE SIGNED

Rune Marchano SIGNATURE OF APPLICANT(S) SIGNATURE OF OWNER(S)





Box 308 Dawson City, YT Y0B 1G0 PH: 867-993-7400 FAX: 867-993-7434 www.cityofdawson.ca



## NOTICE OF PUBLIC HEARING: ZONING BYLAW AMENDMENT

Zoning Bylaw Amendment Application #21-076

Subject Property: Infill #3, Callison Industrial Subdivision Date: September 14<sup>th</sup>, 2021 Time: 7:00pm Location: Council Chambers, City Hall Listen to Public Hearing: Radio CFYT 106.9 FM or cable channel #11

As per the Municipal Act, S. 319.4, upon receiving an application for a Zoning Bylaw Amendment, Council must give public notice of the application. Therefore, the City of Dawson is now requesting input from the public regarding the boundary adjustment of Lots 19 and 20, Block LA, Ladue Estate.



For more information or to provide your input prior to the public meeting, please contact the Community Development and Planning Officer or Planning Assistant using the following contact information:

### Stephanie Pawluk

Community Development & Planning Officer Box 308, Dawson City YT Y0B 1G0 <u>cdo@cityofdawson.ca</u> 867-993-7400 ext. 414

### Stephani McPhee Planning Assistant Box 308, Dawson City YT Y0B 1G0 planningassist@cityofdawson.ca 867-993-7400 ext. 438

# **Report to Council**



X For Council Decision

For Council Direction

For Council Information

In Camera

AGENDA ITEM:	Draft Procurement Policy	
PREPARED BY:	Cory Bellmore	ATTACHMENTS: - 14-02 Procurement Policy
DATE:	<mark>August 20, 20</mark> 21	14 02 Troouronicit onlog
RELEVANT BYLA 14-02 Procure	AWS / POLICY / LEGISLATION: ment Policy	

### RECOMMENDATION

Committee of the Whole forward the draft Procurement Policy to council for approval.

### **ISSUE / PURPOSE**

The Current Procurement Policy is dated and needs review and updating.

### **BACKGOUND SUMMARY**

The Current Procurement Policy is dated (7 years old) and sometimes unclear for staff when working on projects between what is Operating and Captial. Better definition and range of procurement options would make the process clearer for both staff, council and suppliers of goods and services.

Committee of the Whole reviewed and provided feedback on this policy on July 27<sup>th</sup>, 2021. The current draft reflects the feedback received.

### ANALYSIS / DISCUSSION

This draft gives more options and clearly defines what options are available to use when procuring goods and services. This draft also updates authorization levels as overtime the authority level of the current procurement process has been eroded but increasing costs of goods and services but not the authority level to procure them.

This draft was derived and downsized from the newly adopted City of Whitehorse Procurement policy. Once feedback is received on content it will be formatted further into the City of Dawson template for policies.

APPROVAL			
NAME:	Cory Bellmore, CAO	SIGNATURE:	
DATE:	Aug 21, 2021	KBellmore	



## City of Dawson Council Policy

### **PROCUREMENT POLICY**

Page 1 of 21

Policy Number: Approved by:	2021-XX Council Resolutiondated	
Effective date:		
Department:	All Departments	

### **PURPOSE**

The purpose of this policy is to set out the principles, procedures, roles, and responsibilities for the City of Dawson Procurement program.

### 1.0 POLICY AND PRINCIPLES

### 1.1 <u>Policy Statements</u>

The City is committed to consistent, fair, accessible and transparent purchasing practices for the acquisition of Deliverables that ensure the City obtains Best Value and good outcomes for its expenditures on behalf of the public.

The City values continuous improvement and will strive to be a leader in advanced Procurement solutions that are efficient, quality-focused and consider the "total cost of ownership" where possible.

### 1.2 Principles

The City will acquire the Deliverables required to meet City needs through Procurement processes that reflect the following principles:

### a) <u>Compliance</u>

The City's Procurement practices are consistent with applicable legislation, policy and procedures.

### b) Supplier Access, Transparency, and Fairness

Access for qualified Suppliers to compete for the City's business must be publicly available and the Procurement process must be conducted in a transparent manner ensuring adherence to the highest standards of fairness and ethical conduct.

### c) Best Value

Funds for City purchases are provided by the public; therefore, the City is committed to achieve Best Value through consideration of the full range of Procurement formats and the adoption of commercially reasonable procurement practices.

### d) Efficient and Effective Procurement

The City strives for efficiency and cost effectiveness in its Procurement practices and will endeavor to reduce the overall consumption of Goods and Services, where practicable.

### e) Local Procurement

Local Procurement supports the local economy; therefore, the City will procure from Local Businesses when Deliverables meet the City's specifications and are available locally at competitive prices, subject to the terms of any applicable territorial/provincial or national trade agreements.

### f) Sustainable Procurement

The City intends to align its procurements with its existing sustainability practices, initiatives and plans, thereby advancing a corporate culture at the City that recognizes and places a priority on Economic Sustainability, Environmental Sustainability and Social Sustainability.

### 2.0 INTERPRETATION AND APPLICATION

### 2.1 <u>Definitions</u>

In this policy:

**Administrative Directives** means directives issued by the CAO in respect of practices and/or policies affecting City Procurements.

**Administrative Procedures** means procedures or guidelines issued by the CFO, that set out the procedural requirements to be carried out in fulfillment of this policy.

**Best Value** means the most advantageous combination of financial and non- financial factors that meet the Solicitation Document requirements; these factors may include:

- Quality, which is fitness for purpose, of the Deliverables;
- Delivery and performance commitments;
- Supplier experience, performance history, practices, risk and compliancemanagement, and demonstrated ability to successfully perform the Contract;
- Economic Sustainability considerations;
- Environmental Sustainability considerations;
- Social Sustainability considerations;
- Total cost of ownership, which may consider factors such as:
  - Total Purchase or Contract price;
  - Administration and Contract management costs;
  - o Payment terms;
  - o Cost of delay or performance failures;
  - Extensions, change orders, cost escalation;
  - Additional features;
  - o Licensing costs;
  - o Limitations associated with proprietary or patent rights;
  - o Regular and ongoing maintenance;
  - Warranty, parts and repair;
  - Transition and training costs;
  - o Lifecycle costs; and/or
  - o Disposal value and disposal costs, including remediation.

**Bid** means a submission in response to a Solicitation Document, including proposals, quotations or responses.

Bidder means a Supplier that submits a Bid, and includes proponents and respondents.

**Bond** means a written agreement in which a surety company guarantees that acontractor will fulfill its obligations to a third party to perform certain works and in which if the contractor defaults on its obligations, the surety company agrees to complete the obligations or pay for the completion costs to the third party.

**CAO** means the chief administrative officer of the City, appointed by bylaw pursuant to the *Municipal Act*.

**CFO** means the Chief Financial Officer or equivalent position as defined in the Management Bylaw.

**Competitive Procurement Process** means Open Competitions, Invitational Competitions and any other form of competitive Procurement Process used by the City.

**Conflict of Interest** means a situation in which the personal interests of a Council member, officer or employee of the City come into conflict with, or appear to come into conflict with, the interests of the City.

**Construction** means construction, reconstruction, demolition, repair or renovation of a building, building fixture, structure or other civil engineering or architectural work and includes the preparation, excavation, drilling, seismic investigation, and the supply of products, materials, equipment and machinery related thereto.

**Contract means** a binding agreement by way of a purchase order or other formalagreement between the City and a Supplier that creates an obligation regardingProcurement of Deliverables. For the purposes of this policy, Contract does not include leases entered into by the City.

Council means the elected Council members of the City.

Deliverables means any Goods, Services, or Construction or a combination thereof.

**Department Manager** means the City employee responsible for the specific department of the City that is requisitioning the purchase of Deliverables.

**Economic Sustainability** means providing and enhancing the City services, infrastructure and conditions that sustain a healthy, diverse and resilient local economy in which businesses of all sizes, and their employees, can flourish.

**Emergency** means a sudden, unexpected, or impending situation that may cause injury, loss of life, damage to the property and/or significant interference with the normal activities of the City and which, therefore, requires immediate attention and remedial action. This includes a situation which may endanger the health and/or safety of any City employee or member of the public; and/or a situation which may jeopardize City property and/or threaten the maintenance of essential City services.

**Environmental Sustainability** means protecting and enhancing the climate, ecology and natural resources for future generations through approaches that reduce carbon dependency, enhance energy resilience, conserve energy and resources, and reduce waste and toxins. Related practices may include purchasing products that are durable, reusable, contain post-consumer, recyclable, non-toxic and/or non-petroleum or carbon-based content, minimize packaging, and/or are new environmentally preferable products.

**Fairness Monitor** means an independent third party whose role is to observe all or part of a procurement process, to provide related feedback on fairness issues to the City, and to provide an unbiased and impartial opinion on the fairness of the observed procurement process.

**Goods** means goods produced, manufactured, grown or otherwise obtained, used for a commercial purpose and distributed from a party.

Invitational Competition means a Competitive Process in which an invitation to submit Bids is

issued to at least three Suppliers.

**Local Business** means a business that has a valid City or inter-municipal business licence and has a physical address located in Dawson City or surrounding region (40 km radius of the municipal boundary).

**Negotiated Competitive Procurement** means a competitive Procurement process that includes a negotiation/discussion phase with short-listed proponent(s) prior to the submission of a best and final offer.

**Open Competition** means the solicitation of competitive Bids using a publicly posted Solicitation Document.

**Procurement** means the acquisition of Deliverables by purchase, rental or lease.

**Purchaser** means the person who, on behalf of the City, is initiating and overseeing the Procurement, and the general management of the Deliverables being procured.

**Purchasing Card** means the card provided by the City's Finance department with its use bound by the provisions of the Procurement Policy.

**RFX** means "request for X", with X representing any of the formal Solicitation Documents used to obtain information or cost estimates for the Procurement of Deliverable, including request for proposal (RFP), request for quotation (RFQ), request for tender (RFT), request for prequalification (RFPQ), request for expression of interest (RFEOI) and request for information (RFI).

Services means services supplied or to be supplied by a person or business.

**Single Source Procurement** means purchases from a selected Supplier even though other Suppliers exists that provide similar Deliverables.

**Social Sustainability** means cultivating and sustaining vibrant, creative, safe, affordable and caring communities for the wide diversity of individuals and families that live in, work in and visit the City.

**Sole Source Procurement** means purchases where there is only one Supplier that provides the required Deliverable.

**Solicitation Document** means the document issued by the City to solicit Bids from Bidders, including an RFX.

**Standing Offer** means a written offer from a pre-approved Supplier to supply Deliverables to the City upon request, through use of an ordering process during a particular period of time, at a pre-determined price or discount, generally within a pre-defined dollar limit.

Supplier means a person or entity carrying on the business of providing Deliverables.

### 2.2 <u>Application</u>

- **2.2.1** This policy applies to all employees and other authorized personnel responsible for Procurement of Goods and Services for the City.
- **2.2.2** This policy applies to the Procurement of all Deliverables with the exception of those listed in **Appendix A– Items Exempt from this Procurement Policy**.
- **2.2.3** Procurement by the City may be subject to the provisions of applicable trade agreements. Where an applicable trade agreement is in conflict with this policy, the trade agreement shall take precedence.
- **2.2.4** The City may participate in cooperative or joint Procurement initiatives with other entities where such initiatives are determined to be in the best interests of the City. If the City participates in such initiatives, the City may adhere to the policies of the entity conducting the Procurement process provided that such policies comply in spirit with this policy.

### 3.0 ROLES, RESPONSIBILITIES AND AUTHORITIES

### 3.1 Roles and Responsibilities of Council

It is the role of Council to establish policy and approve expenditures through the City's budget approval process. Council monitors the outcomes of this Procurement Policy and may determine that amendments are warranted thereto.Council approves annual budgets and amendments thereto, as needed to fund Procurements.

Through this policy, Council delegates to the City's employees the authority to incur expenditures in accordance with approved budgets through the Procurement of Deliverables in accordance with the policy direction, rules and processes set out in this policy, and related protocols and procedures.

**3.1.1** Council authorization shall be required prior to the commencement of Procurements with an estimated value of \$50,000 or more and of Procurements less than \$50,000 that are deemed to be of significant risk, involve security concerns or may be of significant community interest as recommended by the Purchaser.

Prior to the commencement of such a Procurement, Administration will provide a report to Committee of the Whole providing details about the proposed Procurement including how it addresses the Principles set out at section 1.2 of this policy.

### 3.2 Conditions of Council's Delegated Authority

- **3.2.1** Purchasers shall ensure that an approved budget exists for a proposed Procurement, that it conforms to this policy, that it does not violate any City policies or applicable law and that it will satisfy any applicable audit and documentation requirements of the City.
- **3.2.2** Subdividing, splitting or otherwise structuring Procurement requirements, processes or Contracts in order to reduce the value of the Procurement in any way or circumvent the requirements or intent of this policy is not permitted.
- **3.2.3** Failure to adhere to the requirements of this policy and to Administrative Directives or Administrative Procedures related to its implementation will lead to disciplinary action which may be up to and including termination of employment.

### 3.3 Roles and Responsibilities of the CAO and Employees

- **3.3.1** The CAO:
  - Implements and ensures compliance with this policy;
  - Monitors policy outcomes;
  - Ensures that the policy is reviewed regularly and brings forward any recommended amendments for Council's consideration;
  - Issues Administrative Directives as required to implement the policy; and
  - Delegates spending authority limits to staff in accordance with this policy and all other applicable policies.
- **3.3.2** The Chief Financial Officer:
  - Monitors compliance with this policy and advises the CAO when there has been non-compliance.
  - Approves and issues Administrative Procedures and/or guidelines required toimplement this policy;
  - Establishes, through consultation with the Sr. Management team, set standards for bid

- solicitations, Contracts and other Procurement-related documents;
- Implements financial controls that meet the City's audit requirements to ensure that those responsible for requisitioning and purchasing goods and/or services are held accountable for their decisions.
- **3.3.3** Department Managers:
  - Support the implementation of this policy in their respective Departments;
  - Ensure compliance with this policy;
  - Oversee the Procurement processes from inception through to award;
  - Ensure approved budget funding is available for Department purchases;
  - Promote conduct and communication with Suppliers and contractors that is fair, professional and respectful and provide technical assistance as required;
  - Review and approve proposed departmental Solicitation Documents to ensure clarity, reasonableness and quality;
  - Ensure open, fair and impartial processes for Procurement for the Department;
  - Award and execute Contracts within the Departments scope and budget and within the Department Manager's signing authority; and
  - Promote the standardization of Deliverables where that demonstrates and supports the objectives of this policy;
  - Determine whether Deliverables qualify for exemption under **Appendix A– Items Exempt from this Procurement Policy**.
- **3.3.4** Executive Assistant
  - Maintains a repository of Contracts in accordance with existing City records management authorities and practices.
- **3.3.5** Purchasers are responsible for complying with this policy and ensuring that procedures are consistently applied. The Purchaser:
  - Prepares all specifications of the Solicitation Document;
  - Ensures adequate time is allotted for the bidding process in order to meet theminimum posting requirement for a public Procurement;
  - Issues purchase orders for Deliverables per spending limit protocols and authorities;
  - Manages contracts to ensure Deliverables are received by the City and they comply with contract terms and conditions;
  - Monitors all contract expenditures and ensures that all financial limitations have been complied with and that all accounts are paid within the times set out in the contract;
  - Monitors and reports on the performance of suppliers; and
  - Standardizes the use of goods and/or services, where such standardization demonstrates and supports the purposes, goals and objectives of this policy.

### 3.4 Approval Authority and Spending Limit Protocols

- **3.4.1** Unless otherwise provided in this policy, Procurement expenditures shall be authorized in accordance with **Appendix B– Procurement Authority Matrix**.
- **3.4.2** The CAO may authorize delegations of the spending authorities set out in **Appendix B**–**Procurement Authority Matrix**.
- 3.4.3 Delegated signing authorities approved by the CAO may be authorized to enter into purchasing

agreements that conform to this policy.

**3.4.4** Staff who have been delegated approval authority shall have no authority to delegate that authority to any other person. A staff member acting on behalf of another staff member shall have the authority of the position in which they are acting.

### 3.5 <u>Reporting Requirements</u>

- **3.5.1** On a semi-annual basis, Administration will report publicly to Council regarding the outcomes of this policy, including at a minimum:
  - Contract awards with a value of \$100,000 and over;
  - Procurements with a value of over \$100,000 that have incorporated requirements related to Economic Sustainability, Environmental Sustainability and/or Social Sustainability in their Solicitation Documents;
  - Non-Competitive, Single Source or Sole Source Procurements with a value over \$5,000;
  - Emergency Procurements, including their value;
  - Pursuant to section 6.2 of this policy, contract extensions or renewals where the original contract contains no option for renewal, describing how the extension or renewal conforms to the requirements of this policy; and
  - Instances of non-compliance with the policy and ensuing actions taken in eachinstance.

### 4.0 ETHICAL CONDUCT AND CONFLICTS OF INTEREST

### 4.1 <u>Conflicts of Interest</u>

The City's Procurement activities must be conducted with integrity and all individuals involved must act in a manner that is consistent with this policy and in accordance with applicable codes of conduct, e.g., the City's Employee Code of Conduct.

Conflict of Interest includes but is not limited to:

- Situations or circumstances that could give a Supplier an unfair advantage during a Procurement process or compromise the ability of a Supplier to perform its obligations under an agreement;
- The offer or giving of a benefit of any kind, by or on behalf of a Supplier, to anyone employed by or otherwise connected with the City.

Conflicts of Interest are not necessarily always wrong or unethical. However, they must be identified and managed appropriately to serve the public interest. Mismanagement or concealment of Conflicts of Interest may lead to accusations of corruption, fraud, or other criminal charges for individuals or entities involved.

As such, the City requires its Suppliers to act with integrity and conduct business in an ethical manner. The City may refuse to do business with any Supplier that has engaged in illegal or unethical business practices, has or fails to disclose an actual or potential Conflict of Interest or an unfair advantage, or fails to adhere to ethical business practices.

The City reserves the right to:

- Determine whether any situation or circumstance constitutes a Conflict of Interest, providing a substantiating rationale to the affected party or parties;
- Disqualify a Bidder from a Procurement process due to a substantiated Conflict of Interest;
- Require Bidders participating in a Procurement process to declare any perceived, actual or potential Conflict of Interest;
- Require Suppliers to avoid any Conflict of Interest during performance of theirContract

- obligations to the City and to disclose any Conflict of Interest that may arise;
- Prescribe the manner in which a Bidder or Supplier should resolve a Conflict of Interest;
- Terminate a Contract where:
  - A Supplier fails to disclose any actual or potential Conflict of Interest;
  - The Supplier fails to resolve its Conflict of Interest as directed by the City;or
  - The Conflict of Interest cannot be resolved.

### Furthermore:

 Individuals participating in the evaluation of Bids must immediately declare and address any potential Conflict of Interest.

### 4.2 <u>Supplier Conduct</u>

The City requires its Suppliers to act with integrity and conduct business in an ethical manner. The City may refuse to do business with any Supplier that has engaged in illegal or unethical bidding practices, has an actual or potential Conflict of Interest or an unfair advantage or fails to adhere to ethical business practices.

### 4.2.1 Illegal or Unethical Bidding Practices

Illegal or unethical bidding practices include:

- Bid-rigging, price-fixing, bribery or collusion or other behaviors or practiceprohibited by federal or provincial statutes;
- Offering gifts or favours to the City's officers, employees, appointed or elected officials or any other representative of the City;
- Engaging in any prohibited communications during a Procurement process;
- Submitting inaccurate or misleading information in a Procurement process; and/or
- Engaging in any other activity that compromises the City's ability to run a fairProcurement process.

The City will report any suspected cases of collusion, Bid rigging or other offenses under the *Competition Act* to the Competition Bureau or other relevant authorities.

### 4.3 <u>Prohibitions</u>

- **4.3.1** No Council member, appointed officer, or City employee shall interfere in the Procurement process by knowingly causing or permitting anything to be done or communicated to anyone in a manner that is likely to cause any potential Supplier to have an unfair advantage or disadvantage in obtaining a Contract for the supply of deliverables to the City.
- **4.3.2** Other than documents or information publicly available, Council members shall not be given documents or otherwise receive information related to a particular Procurement that is considered confidential and has a bearing on the outcome of a Procurement process while the Procurement process is under way. Bidders who contact members of Council regarding a Procurement while the Procurement process is under way will be directed to communicate with the contact person listed in the Solicitation Document.

For the purposes of this section, the Procurement process is understood to commence when the RFX is posted and to conclude when the contract award is communicated publicly. For greater certainty, during this period Council members will not have access to any Bid, or evaluation ranking or evaluation team report.
- **4.3.3** No Deliverables shall be purchased from a Council member, officer or employee of the City or from any immediate relative or business or professional associate of that person, unless the extent of the interest of the Council member, officer or employee has been fully disclosed and the Procurement approved by:
  - The CAO in the case of City employees; or
  - By Council in the case of Council members or appointed officers.
- **4.3.4** No employee or Council member shall utilize City assets, Contracts, Procurement processes or policies to obtain Deliverables for personal advantage except for Supplier-offered employee discount programs, or Deliverables procured on the City's behalf specifically for employee wellness or other human resource initiatives.
- **4.3.5** Absolutely no gifts or favours are to be accepted by the purchasing representatives of the City in return for business or the consideration of business.City employees shall not endorse one Supplier in order to give that Supplier an advantage over others.

#### 5.0 PROCUREMENT PROCESSES

#### 5.1 Solicitation Documents

Solicitation Documents are a key mechanism to give effect to the policy principles set out in section 1.2 of this policy and to enable the City to achieve Best Value. The terms and specifications, including evaluation criteria, set out in a Solicitation Document must take into consideration, and to the extent practicable, reflect and implement those policy principles.

The requirements contained in a Solicitation Document must be fair and reasonable in relation to the City's needs, and be written so as not to unreasonably limit Suppliers from submitting Bids by virtue of excessive or limiting standards or other criteria.

Solicitation Documents must include:

- All information material to the Procurement;
- All evaluation criteria that will be considered in the evaluation of the Bid; and
- Administrative matters such as the Procurement process dates, contact information etc.

#### 5.2 Low Value Procurement (Purchases Not Exceeding \$10.000)

The Purchaser may directly select a Supplier, without obtaining quotes; however, the procedure used to purchase low value Deliverables shall otherwise be in accordance with this policy. Obtaining competitive quotes, although not required, remains a good business practice and should be done where practicable.

Purchases of low value Deliverables may be made using a properly authorized Credit Card, Purchase Order, Contract or petty cash.

#### 5.3 <u>Competitive Procurement Methods</u>

All purchases exceeding \$10,000 ordinarily must use an open, transparent, competitive selection process whereby competitive Bids are obtained.

#### 5.3.1 Invitational Competition (greater than \$10,000 to \$25,000)

The Purchaser may directly obtain written quotes from a minimum of three Suppliers. Quotes obtained, or evidence of efforts towards obtaining quotes, must be documented and filed with the procurement information. If the Purchaser has exhausted all efforts to obtain three quotes and can support this with documented evidence, a minimum of two written bids is acceptable if approved by the Manager.

The Deliverables shall be purchased through the issuance of a Purchase Order or Contract.

#### 5.3.2 Request for Quotation (RFQ)

Deliverables estimated at more than \$25,000 but less than \$50,000 may be handled by a RFQ when the requirement can be fully defined and an award selection made on the basis of total cost that meets all specifications, terms and conditions.

The Purchaser shall prepare the Solicitation Documents containing the relevant specifications, terms and conditions for Procurement of the Deliverables.

A resulting Procurement must be approved by the Department Manager.

The Deliverables shall be purchased through the issuance of a Purchase Order or Contract.

#### 5.3.3 Request for Tender (RFT) or Request for Proposal (RFP)

An RFT or RFP must be used for any purchase valued over \$50,000 and may be used for lesser value purchases where appropriate.

- An RFT is used to solicit competitive Bids for Deliverables when the solutions, specifications, performance standard(s) and timeframe(s) are defined in the Solicitation Document. Tenders are typically awarded to the compliant Bidder with the lowest cost.
- An RFP is an alternative to the RFT, normally for the provision of Services, complex Goods or Construction, and allows the Bidder to propose a solution to the City's requirements, which may include providing unique skills. The selection of the successful Supplier is based on the evaluated overall Best Value to the City as defined via the specifications set out in the Solicitation Document.

An RFT shall be used where all of the following criteria apply:

- Two or more Suppliers are considered capable of supplying the Deliverables;
- Price is the only determining criterion;
- Market conditions are such that Bids can be submitted on a common pricing basis;
- It is intended to accept the lowest priced compliant tender without negotiations.

Should those criteria not apply, another procurement method approved by Department Manager will be used in place of the RFT.

For both RFTs and RFPs, the Purchaser shall provide to the Department Manager apurchase requisition form for approval containing the relevant specifications, terms and conditions for Procurement of the Deliverables.

A resulting Procurement requires approval as listed in Appendix B- Procurement Authority Matrix.

The Deliverables shall be purchased through the issuance of a Purchase Order or a formal Contract, as applicable.

#### 5.3.4 <u>Negotiated Competitive Procurement</u>

In some cases, typically when procuring major and/or complex Deliverables, a traditional RFP with specific requirements may not be possible, or beneficial for the City. This includes projects where a range of alternative proposed methods exist to meet the City's needs, while still meeting the basic requirements set out in the Solicitation Document. To make the most efficient and cost-effective use of City resources, and limit the cancelling of RFPs, the City may choose to make use of a Negotiated Competitive Procurement.

The Negotiated Competitive Procurement process builds on the RFP process by including a phase

during which shortlisted proponents engage in private dialogues with the City's evaluation committee members prior to submitting a best and final offer. The Negotiated Competitive Procurement steps will follow the RFP steps outlined in this policy with the following changes:

- The RFP must state that a Negotiated Competitive Procurement process will be used.
- A short-list of Bidders will be established based on evaluation criteria in the RFP.
- Discussions/negotiations will be initiated with each Bidder regarding the Negotiated Competitive Procurement process, issues and concerns about the requirements set out in the RFP, and each Bidder's specific proposal.
- Following these structured discussions, all Bidders will be requested to provide their best and final offers.
- Revised proposals will be evaluated using the original evaluation criteria and evaluation team members.

The following will apply to all Negotiated Competitive Procurements:

- All Negotiated Competitive Procurements must be approved by the CAO and led by the Department Manager, with the involvement of staff of the Department procuring the Deliverable.
- No negotiations will take place unless the possibility of negotiations is expressly noted in the RFP Solicitation Document.
- Areas open for negotiation will be limited to areas chosen by the City.
- All proposals provided and subsequent negotiations will be treated confidentially; the City will ensure Bidders will not have access to another Bidder's proposal or Bid.
- All proponents will be treated equally throughout the process. Any changes or modifications made to requirements will be shared equally with all Bidders engaged in the competition.
- All shortlisted proponents will be provided with an equal chance to provide a best and final offer.

#### 5.3.5 Bid Evaluation

The Evaluation team will evaluate all Bids to confirm compliance with the requirements set out in the Solicitation Document.

An evaluation team will be formed comprising at least two staff members, one of which will be the manager of the Department requisitioning the Deliverables. The evaluation team will conduct the evaluation of Bids in accordance with the evaluation methodology set out in the Solicitation Document.

In the case of a Negotiated Competitive Procurement, the evaluation team will form part of the negotiation team.

#### 5.3.6 Local Preference in Price-Based Competitive Procurements

In a price-based Competitive Procurement where the total purchase price up to \$100,000 and the Local Business's Bid meets the requirements set out in the Solicitation Document, the City will give preference to Procurement from a LocalBusiness as follows:

- For Procurements valued at \$50,000 to \$100,000, where the Local Business's total Bid price is not more than 3% higher than the lowest compliant non-local Bid price;
- For Procurements valued at \$10,000 to \$49,999.99, where the Local Business's total Bid price is not more than 5% higher than the lowest compliant non-local Bid price; and
- For Procurements valued under \$10,000, where the Local Business's total Bid price is not more than 10% higher than the lowest compliant non-local Bid price.

#### 5.3.7 Cooperative (joint) Procurement

The Department Manager may make cooperative purchasing arrangements with other municipalities or public authorities under which particular Deliverables may be acquired by the City in conjunction with such other partners at a lower overall cost than they might otherwise achieve were they to proceed independently.

Because the cooperative arrangements may require the cooperation of multipleorganizations with differing purchasing procedures, deviations from the requirements of this policy are permitted in such cooperative arrangements provided that the principles set forth in this policy are fully respected.

Where the Department Manager has effected cooperative purchasing arrangements, Departments shall acquire the associated Deliverables in accordance with such cooperative arrangements and not otherwise.

#### 5.4 <u>Non-Competitive Procurement Methods</u>

Situations will arise where use of a Competitive Procurement Process is not practical or possible. Any consideration to use a non-competitive selection process must be taken carefully and with an honest view of the conditions surrounding the purchase.

Note that the following situations will not be considered valid reasons for Non- Competitive Procurement:

- Where a Purchaser simply has a preference for a particular brand or supplier;
- Where insufficient time was allowed for the normal Procurement process to occur, or where there was a lack of planning for the purchase; and/or
- Where a Supplier is chosen solely because they were already engaged in the past to provide similar Deliverables.

A Notice of Intent to Award should be posted publicly for a minimum of seven days prior to contracting a Non-Competitive Procurement (except in the case of an Emergency) when the value of the total Contract would be more than \$50,000.

#### 5.4.1 Procurements in an Emergency

When a Department Manager is of the opinion that an Emergency warrants a non-competitive, Single Source Procurement for Deliverables necessary to respond to and remedy the situation, the Department Manager may authorize such a Procurement of Deliverables necessary to respond to and remedy the situation and may award the necessary Contract provided as per the authority in Appendix B.

If a list of pre-qualified Suppliers is available, it will be used to select the Supplier.

Where the extent or severity of the Emergency warrants a non-competitive Single Source Procurement likely to be in excess of Managers approval authority listed in Appendix B, the CAO may award the necessary Contracts for the purchase of such Deliverables as considered necessary to remedy the situation without regard to the requirement for a bid solicitation provided that the CAO is satisfied that adequate funds may be appropriated from accounts within the Council approved budgets.

#### 5.4.2 Single Source Procurement

Single Source Procurement may be used if the Deliverables are available from more than one source, but there are valid and sufficient reasons for selecting one Supplier in particular, as follows:

• An attempt to acquire the required Deliverables using a Competitive Procurement Process has been made in good faith, but has failed to identify more than one willing and compliant Supplier;

- The nature of the requirement is such that it would not be in the public interest to solicit competitive Bids, as in the case of security or confidentiality matters;
- Construction, renovations, repairs, maintenance etc. in respect of a building leased by the City may only be done by the lessor of the building, in accordance with a lease agreement;
- The required Deliverables are to be supplied by a particular Supplier having specialized knowledge, skills, expertise or experience;
- Goods are purchased under circumstances which are exceptionally advantageous to the City, such as in the case of a bankruptcy or receivership;
- It is advantageous to the City to acquire the Deliverables from a Supplier pursuant to a procurement process conducted by another public body;
- It is advantageous to the City to acquire the Deliverables directly from another public body or public service body;
- Another organization is funding or substantially funding the acquisition and has determined the Supplier, and the terms and conditions of the commitment into which the City will enter are acceptable to the City;
- The acquisition is for a particular brand of Deliverables that are intended solely for resale to the public and no other brand is desirable and the brand is not available from any other source;
- Where due to abnormal market conditions, the Deliverables required are in short supply; or
- The acquisition is for entertainment at a City event.

#### 5.4.3 Sole Source Procurement

Sole Source Procurement may be used if the Deliverables are available from only one Supplier by reason of:

- Statutory or market-based monopoly;
- A Competitive Procurement Process is precluded due to the application of any Act or legislation or because of the existence of patent rights, copyrights, technical secrets or controls of raw material, and no alternative exists;
- The Deliverable (item, service, or system) is unique to one Supplier and no alternative or substitute exists; or
- There is a need for compatibility with Deliverables previously acquired or the required Deliverables will be additional to similar Deliverables being supplied under an existing Contract (e.g., warranty extension, compatibility with an existing technical system, or renewal of software licences).

#### 5.4.4 <u>Authorization of Single Source and Sole Source Procurements</u>

Approvals required for the use of Single Source and Sole Source Procurements as per authority in **Appendix B- Procurement Authority Matrix**.

#### 5.5 Other Procurement Methods

The following methods of Procurement may be used.

#### 5.5.1 <u>Gathering Information</u>

#### a) <u>Request for Information (RFI)</u>

The purpose of an RFI is to gather general supplier or product information and gather information regarding the interest of the supplier community for a potential business opportunity. This method may be used when researching a contemplated Procurement and the characteristics of an ideal solution are still unknown.

Responses to an RFI typically contribute to the Competitive ProcurementProcess, are nonbinding, and may lead to an issuance of an RFX. An RFI should be utilized for resolving targeted questions about the requiredacquisition, market sounding, seeking combinations of industry leading practices, suggestions, expertise and reciprocate concerns and additional questions from respondents. The information collected may also facilitate the selection of the best method of Procurement.

#### b) <u>Request for Pre-Qualifications (RFPQ)</u>

An RFPQ is used to gather information regarding Suppliers' capability, capacity and qualifications, with the intention of creating a list of pre- qualified Suppliers. An RFPQ is not a legal offer to contract but only an invitation for suppliers to make offers to the City.

This process is intended to reduce effort devoted to the Competitive Procurement Process and may be considered in the following circumstances:

- The work will require substantial project management by the City and could result in a significant cost to the City if the Supplier is not appropriately experienced.
- The Deliverables to be purchased must meet national safety standards.
- The work involves complex, multi-disciplinary activities, specialized expertise, equipment, materials or financial requirements.
- There could be substantial impact on the City's operations if the work is not satisfactorily performed the first time.
- Any other circumstances deemed appropriate by Department Manager.

An RFPQ shall be provided to potential Suppliers that establishes the criteria for prequalification, which may include, but are not limited to:

- Experience on similar work (firm and staff assigned);
- References provided from other customers for similar work;
- Verification of applicable licences and certificates;
- Health and safety policies and staff training; and/or
- Financial capability.

The time frame during which pre-qualification will apply may vary depending on the Deliverable. The RFPQ will state the duration of the resulting pre- qualification list.

#### c) <u>Request for expression of interest (RFEOI)</u>

An RFEOI is used to help assess interest in a particular project when thenumber of players, market size, or approach to solving a problem is largelyunknown. An RFEOI can help in determining the availability of potential Suppliers, compiling a list of Suppliers or determining potential scope of work. An RFEOI may be used as a pre-condition of any Procurement method used by the City.

The receipt of an expression of interest does not create any obligation between the potential Supplier and the City.

#### 5.5.2 Standing Offer Agreements (SOA)

An SOA is an acquisition method that may be used when it is anticipated that there will be a repetitive need for Deliverables. SOAs support timely purchases and to allow the City to take advantage of predetermined prices or discounts. An SOA is not a Contract; it is an offer made by

the Supplier to supply Goods and/or Services at pre-arranged prices, under specified terms including the time frame during which the SOA will apply.

SOAs should only be set up with trusted suppliers, ordinarily selected using a Competitive Procurement Process subject to the stipulations of this policy, including those for Supplier performance management.

The time frame during which an SOA will apply may vary depending on the Deliverable. The terms of the SOA will state the duration for which it applies.

#### 5.6 <u>Notification of Procurement Opportunities</u>

Notification of competitive Procurement opportunities exceeding \$50,000 shall be made by open, electronic tendering means. Competitive Procurement opportunities below this threshold may also be made by means of open, electronic tendering, but it is not obligatory. Notifications should be posted for a minimum of 14 calendar days unless otherwise specified by the Manager.

Notification of competitive Procurement opportunities by means of open, electronic tendering may be complemented by other means where appropriate, e.g., newspaper advertising. If means other than electronic tendering is used for notification of Procurement opportunities, consideration shall be given to ensuring wide dissemination and equal opportunity for Suppliers.

Source lists may be maintained by the on an exception basis for specific Deliverables if open, electronic tendering or other notification means will not notify the specific Supplier community of the opportunity.

#### 6.0 CONTRACTING

#### 6.1 <u>Contract Management</u>

Once a Procurement award has been completed, whether by Contract, Purchase Order or other form of agreement, the City is legally committed to proceed with the purchase. That commitment can only be rescinded by applying the contract terms available to do this or with the negotiated agreement of the Supplier. The negotiation process would incur costs for the City, and the likelihood is high that the negotiated agreement would include a financial penalty payable by the City. Such a situation is always to be avoided.

- All Contracts, Solicitation Documents and addenda or amendments thereto, notices of Contract awards, Bonds, letters of credit, notices of intent to Contract, change orders, Purchase Orders, renewals, extensions, and any other forms of commitment and Contracts will be on terms and conditions approved by the CAO. Any material deviation from the approved terms and conditions of any document may require review by the City's legal counsel under the direction of the CAO.
- All Contracts must be endorsed by the Supplier prior to being endorsed by the City.
- Department staff are responsible for any Contract-related documentation, including change documentation and to enable Contract changes to be prepared appropriately.
- Contract durations shall be limited to a maximum of five years, including option years, unless otherwise approved by the CAO.
- The award of a Contract may be made by way of an agreement or a Purchase Order.
  - A Purchase Order is to be used when the resulting Contract is straight forward and will contain the City's standard terms and conditions.
  - A formal agreement is to be used when the resulting Contract is complex and will contain terms and conditions other than the City's standard terms and conditions.
- It shall be the responsibility of the Department Manager, to determine if it is in the best interest of

- the City to establish a formal agreement with the Supplier.
- Where a formal agreement is required, as a result of the award of a Contract by delegated authority, the CAO shall execute the agreement in the name of the City.
- The Executive Assistant will maintain all records and relevant supporting documents for Procurement Contracts in accordance with the City's records management authorities and practices.

#### 6.2 <u>Exercise of Contract Renewal Options</u>

Where a Contract contains an option for renewal, the appropriate manager based on the contract value, may authorize to exercise such option provided that:

- The Supplier's performance in supplying the Deliverables is considered to have met the requirements of the Contract; and
- The Manager agrees that the exercise of the option is in the best interests of the City.

Where a Contract contains no option for renewal, the Manager may extend the Contract for a period of time no greater than one year from the date of expiration provided that **all** of the following conditions are met:

- The Supplier's performance has met or exceeded the requirements of the Contract;
- Inflationary increases for Contract renewal shall be limited to the annual Consumer Price Index for Whitehorse, Yukon, unless the Supplier can demonstrate that the Supplier's costs have increased significantly from the original Contract price and the Supplier's cost increases can be independently verified by the City.

#### 6.3 Contract Amendments and Revisions

No amendment or revision, including price to a Contract shall be made unless the amendment is in the best interests of the City and provided to the CAO.

Purchasers may authorize amendments to Contracts provided that the total amended value of the Contract, including all cumulative changes, is within the approval authority of the Purchaser. Where expenditures for the proposed amendment combined with the price of the original Contract exceeds Purchaser authority, the change must be escalated to the authority authorized to approve the total value.

#### 6.4 Guarantees of Contract Execution and Performance

The Solicitation Document may require that a Bid be accompanied by a Bond or other similar security to guarantee entry into a Contract. In addition, the successful Supplier may be required to provide:

- A performance Bond to guarantee the faithful performance of the Contract; and/or
- A payment Bond to guarantee the payment for labor and materials to be supplied in connection with the Contract.

Ordinarily, the City will require a Bond for Construction Contracts valued at \$250,000 or higher.

The Purchaser may select the appropriate methods to guarantee execution and performance of the Contract. Methods may include one or more of, but are not limited to, financial Bonds or other forms of security deposits, provisions for liquidated damages, progress payments, and holdbacks.

The Purchaser shall ensure that the guarantee methods selected will:

Not be excessive but sufficient to cover financial risks to the City;

- Provide flexibility in applying leverage on a Supplier so that the penalty isproportional to the deficiencies; and
- Comply with applicable statutes and regulations.

Financial Bonds for Contract performance shall only be required where the City will be exposed to costs if the Supplier does not complete the requirements of the Contract.

#### 7.0 OTHER PRACTICES

#### 7.1 <u>Fairness Monitoring</u>

The Manager, through its involvement in and monitoring of the Procurement process and practices, generally has the responsibility to oversee that Procurements are conducted in a fair and consistent manner, free of conflict and/or bias.

However, when planning a specific Procurement, the City may consider the use of an independent Fairness Monitor where an enhanced assurance of fairness is desired. This will generally be reserved for complex Procurements, typically, although not always, with a high value. A staff request to hire a Fairness Monitor must be documented, with a supporting rationale, and must be approved by the CAO. Council may also request the use of a Fairness Monitor.

Where the use of a Fairness Monitor can be anticipated, the associated cost should be included in the project budget. Otherwise, a budget amendment may be required.

#### 7.2 <u>Supplier Management</u>

A Department Manager may monitor and document annually the performance of Suppliers providing Deliverables with a value greater than \$50,000. Department Managers/Purchasers will be responsible to document Supplier performance in the Contract file by means of a Supplier performance evaluation form.

The Department Manager shall document evidence and provide to the CAO in writing where the performance of a Supplier has not satisfactorily met Contract specifications, or for health and safety violations.

In the event of poor Supplier performance, the Department Manager/Purchaser will develop a Supplier performance corrective action plan, with the participation of the Supplier, in an effort to bring performance back to an acceptable level. If acceptable performance is not restored, the CAO may take appropriate action to reduce risk to the City, including terminating a Contract, and prohibiting the unsatisfactory Supplier from bidding on future Contracts.

Supplier performance records will be posted internally on the City's intranet for three years and shall be reviewed by all Department Managers or Purchasers prior to the acceptance of any Bid. A Bid received from a Supplier whose performance is deemed unsatisfactory will not be accepted, unless otherwise approved by the CAO.

For the purposes of this section, the term "Supplier" may include any principal, director or officer of that Supplier, whether submitting Bids directly or indirectly through another legal entity.

#### 7.2.1 Exclusion of Suppliers

The City may, in its absolute discretion, exclude a Supplier from participating in a Procurement process or reject a Supplier's Bid, providing the Supplier with a written explanation for the exclusion and setting out applicable terms, if:

- The Supplier has failed to demonstrate that it has met the requirements of a performance corrective action plan intended to bring performance back to anacceptable level or other Supplier management plan initiated by the City;
- The Supplier has failed to declare a potential Conflict of Interest when responding to a Solicitation Document; and/or

- The Supplier, or any of its officers or directors has been engaged in, or is currently engaged in, directly or indirectly, a lawsuit against the City, its employees or elected officials or appointed officers in relation to:
  - o any other Procurement process;
  - o any other Contract for Deliverables; and/or
  - o any matter arising from the City's exercise of its powers, duties, or functions.

A Supplier subject to such an exclusion may apply to City Council for a review of the exclusion.

#### 7.3 Bid Dispute Resolution

All Bidders shall have an opportunity to advise the Purchasing Department Manager or contact as listed on the bid documents, prior to the deadline of the enquiries as outlined in the Solicitation Document, if a Bidder needs to address any discrepancies, errors, concerns and/or omissions in the Solicitation Document, or if they have any questions or clarifications needed.

After the award of the Contract, Bid challenges pertaining to those matters shall not be considered by the City.

Suppliers who have submitted an unsuccessful Bid in a Procurement process will be offered the opportunity for a debriefing. The goal of the debriefing is to assist Suppliers in improving their proposals for future projects. The debriefing will only discuss the Supplier's point rating in the Bid evaluation. Areas for improvement will be discussed on a comparative basis only, without divulging the point values of other Suppliers or any proprietary information. Debriefings may be either verbal or written at the discretion of the Department Manager.

In the instance of a Bid dispute which has not been resolved through a Supplierdebrief, the City shall put into place a Bid challenge panel to review the Bid dispute, comprising:

- Department Manager requesting the Procurement;
- The CFO
- Any other party deemed appropriate which may include an independent, non-City employee.

The Bid challenge panel's responsibilities include, but are not limited to, reviewing and making decisions on Bid irregularities or other issues pertaining to a Bid.

#### **REPEAL OF EXISTING POLICY**

The Procurement Policy #14-02 adopted by Council resolution C14-23-22-, including all amendments thereto, is hereby repealed as of \_\_\_\_\_\_

#### FORCE AND EFFECT

This policy shall come into full force and effect on January 1, 2022.

#### Supporting References

Municipal Act RSY 2002, c.154

#### History of Amendments

Date of Council Decision	Reference (Resolution #)	Description

#### Appendix A – Items Exempt from this Procurement Policy

The purchasing methods described in the Procurement Policy do not apply to the following:

- 1. Councillor/Employee Training and Education
  - a) Registration, accommodation and tuition fees for conferences, conventions, courses and seminars
  - b) Magazines, books and periodicals
  - c) Memberships
  - d) Staff development or workshops
- 2. Refundable Councillor/Employee Expenses
  - a) Advances
  - b) Meal allowances
  - c) Travel
  - d) Miscellaneous expenses
- 3. Employee/Employer's General Remittances/Expenses
  - a) Payroll deduction remittances
  - b) Council/Committee/Employee remuneration
  - c) Licences/Memberships
  - d) Agencies
  - e) Damage claims
  - f) Insurance premiums
- 4. Other
  - a) Levies
  - b) Utilities
  - c) Postage
  - d) Bailiff or collection agencies
  - e) Licensing
  - f) Any payments required to be made by the City under statutory authority
  - g) Inventory for resale (sale price of items is under \$5)
  - h) Banking and Investment service fees
  - i) Debt payments
  - j) Borrowing/debt arrangements including leases
  - k) Payment of damages or settlements
  - I) Petty cash replenishments
  - m) Insurance
  - n) Legal services
  - o) Hiring of negotiators, internal investigators, or actuaries
  - p) Property assessments

#### Appendix B – Procurement Authority Matrix

Applicable taxes and duties shall be excluded in determining the Procurement limit of the Approval Authorities listed below. An Approval Authority may authorize a delegate subject to section 3.4.4 of this policy.

Dollar Value	Tool / Procurement Process	Approval Authority (lowest level)	Policy Section
Petty Cash Under \$100	Petty Cash Voucher	Department Manager	5.2
Under \$10,000	Purchasing Card Purchase Order	Department Manager	5.2
\$10,000 to \$25,000	Informal Quotation(3 written quotes)/Invitational competition	Department Manager	5.3.1
\$25,000 to \$50,000	RFQ / RFP / Negotiated Competitive Procurement	CAO	5.3.2 5.3.4
Greater than \$50,000	RFP / RFT/ Negotiated Competitive Procurement	Council	5.3.3 5.3.4
Under \$10,000	Single Source or Sole Source	Department Manager <b>and</b> CFO	5.4.4
\$10,000 to 50,000	Single Source or Sole Source Notice of Intent toAward	Department Manager <b>and</b> CAO	5.4.4
Greater than \$50,000	Single Source or Sole Source Notice of Intent to Award	Council	5.4.4
Under \$30,000	Emergency Procurement	Department Manager	5.4.1
Greater than \$30,000	Emergency Procurement	CAO	5.4.1
Total cumulative value under \$10,000	Contract Amendment / Revision	Department Manager <b>and</b> CFO	6.3
Total cumulative value greater than \$10,000 to \$25,000	Contract Amendment / Revision	CAO	6.3
Total cumulative value greater than \$25,000 to \$50,000	Contract Amendment / Revision	CAO	6.3
Total cumulative value greater than \$50,000	Contract Amendment /Revision	Council	6.3

## **Committee Minutes**

Meeting: # HAC 21-11
Gamble, Patrik Pikálek, Jim Williams
es
Presenter: Angharad Wenz Seconder: Patrik Pikálek
eting 21-11 has been adopted as amended.
Abstained: 0 CARRIED
Committee of the Whole.
Abstained: 0 CARRIED
Presenter: Angharad Wenz Seconder: Patrik Pikálek
vould be switched to wood.
vay. k crossing the field is to match the City board walk.

Agenda Item: Delegations Resolution: #21-11-05 **Presenter:** Angharad Wenz **Seconder:** Patrik Pikálek

Paul Robitaille – Development Permit Application 21-054

#### Discussion:

- The design was updated as per HAC's concerns from a previous meeting. This includes the speed railing, muntins and mullions, and the 1X6 corner boards.
- Paul confirmed that the siding will be tongue and groove.

#### Agenda Item: Delegations Resolution: #21-11-06

**Presenter:** Angharad Wenz **Seconder:** Patrik Pikálek

John Mitchell – Development Permit Application 21-066 & 21-067

#### Discussion:

- HAC requested mullions to which John Mitchell agreed.
- HAC requested trim around the vent (eg. 1X4 trim) and a window sill on the bottom of the vent.
- Wood skirting.
- It was noted that the difference is slight between these proposals and the previously approved ones from 2020 for these lots.

Agenda Item: Delegations Resolution: #21-11-07 Presenter: Angharad Wenz Seconder: Patrik Pikálek

Jenni Matchett – Development Permit Application 20-124 Amendment

#### Discussion:

- Jenni presented a proposed amendment to DP 20-124 which, most notably, changes the main roof from a gable to a shed roof.
- HAC informed Jenni of the possibility of an applicant providing 3 photographic examples of a residential structure of equivalent size. Examples of small crib housing or a shack will not suffice given that the sizing is significantly different.
- Jenni brought up section 4.4.6.1 of the Design Guidelines. HAC informed that the interpretation of this clause has to do with the "combination" of different roof types.

Agenda Item: Revert to Heritage Advisory Committee Resolution: #21-11-08

Presenter Angharad Wenz Seconder: Patrik Pikálek

THAT the Committee of the Whole revert to the Heritage Advisory Committee.

#### Discussion: None.

Votes For: 5	Votes Against: 0	Abstained: 0 CARRIED
Agenda Item: Business Arising from Delegations		<b>Presenter</b> Angharad Wenz
Resolution: #21-11-09		<b>Seconder:</b> Patrik Pikálek

Development Permit Application 20-124

#### Discussion:

- HAC commented that the photographs provided as examples of instances of shed roofs as part of the amendment application were not pertinent given that they are commercial structures.
- HAC reiterated that any examples providing proof of residential shed rooves must be of equivalent size and residential use.

**Resolution:** #21-11-15

#### THAT the Minutes for HAC meeting 21-10 are accepted as amended.

#### Discussion:

• Resolution numbering.

Votes For: 5	Votes Against: 0	Abstained: (	) CARRIED
Agenda Item: Business Arisi Resolution: #21-11-11	ng from the Minutes	Presenter: Angharad Wenz Seconder: Patrik Pikálek	
Neon signs.			
<ul> <li>Discussion:</li> <li>Angharad Wenz info last meeting, for the</li> </ul>		er regarding neon signs to the , as disc	ussed at the
Agenda Item: Applications Resolution: #21-11-12		Presenter: Angharad Wenz Seconder: Patrik Pikálek	
THAT the Heritage Advisory	Committee move to APPROVE the ar	nendments to development permit 20	-120.
<ul> <li>Discussion:</li> <li>HAC is pleased with</li> <li>HAC noted that all</li> <li>Trex decking remove</li> </ul>	this amended design. ed		
Votes For: 5	Votes Against: 0	Abstained: 0	CARRIED
Agenda Item: Applications Resolution: #21-11-13		Presenter: Jim Williams Seconder: Eve Dewald	
THAT the Heritage Advisory	Committee move to TABLE developn	nent permit 20-124.	
Discussion: • Table until comes ba	ack with photographic evidence.		
Votes For: 5	Votes Against: 0	Abstained: 0	CARRIED
Agenda Item: Applications Resolution: #21-11-14		Presenter: Angharad Wenz Seconder: Patrik Pikálek	
THAT the Heritage Advisory	Committee move to APPROVE develo	opment permit 21-005.	
<b>Discussion:</b> • HAC approved the p	proposed amendment to DP21-005: 3	′2″ corrugated tin on the north wall.	
Votes For: 5	Votes Against: 0	Abstained: 0	CARRIED
Agenda Item: Applications		Presenter: Angharad Wenz	

Seconder: Patrik Pikálek

THAT the Heritage Advisory Committee move to APPROVE development permit 21-054 with the following condition: The north, south and west first floor windows need to be taller than they are wide.

#### Discussion:

- The north, south and west first floor windows must be taller than they are wide.
- HAC is okay with the top window being square given the massing of the structure and on account of practicality. Jim Williams advised that there is historic precedent for using a more square shaped window on the second floor.
- This issue arose at this meeting but not the last one given that the image provided at the last meeting seemed to have rectangular windows; whereas, the updated elevation drawing shows square windows.

Votes For: 5	Votes Against: 0	Abstained: 0	CARRIED
Agenda Item: Application Resolution: #21-11-16	S	Presenter: Angharad Wenz Seconder: Patrik Pikálek	
-	lions to be added to the windows.	opment permit 21-066 on the following	g conditions:
Discussion:			
HAC requested tri	m around the vent (eg. 1X4 trim) and I	preak with a window sill on the bottom.	
Votes For: 5	Votes Against: 0	Abstained: 0	CARRIED
Agenda Item: Application Resolution: #21-11-17	S	Presenter: Angharad Wenz Seconder: Patrik Pikálek	
_	lions to be added to the windows.	opment permit 21-067 on the following	g conditions:
Discussion:			
• None.			
Votes For: 5	Votes Against: 0	Abstained: 0	CARRIED
Agenda Item: New Busine Resolution: #21-11-18	255	Presenter: Angharad Wenz Seconder: Patrik Pikálek	
None.			
Agenda Item: Unfinished	Business	Presenter: Angharad Wenz	
<b>Resolution:</b> #21-11-19		Seconder: Patrik Pikálek	
None.			
Agenda Item: Adjournme	nt	Presenter: Angharad Wenz	
<b>Resolution:</b> #21-11-20		Seconder: Patrik Pikálek	

That Heritage Advisory Committee meeting HAC 21-11 be adjourned at 8:21pm on June 17<sup>th</sup>, 2021.

Discussion: None.

Minutes accepted on: July 29th, 2021



Aug 3rd, 2021

Mayor Wayne Potoroka City of Dawson Box 308 Dawson City, YT Y0B-1G0 AUG 0 5 2021

#### **RE: Tr'ondëk-Klondike World Heritage Site ICOMOS Evaluation**

We are sending this letter to invite elected officials from Tr'ondëk Hwëch'in, City of Dawson, and Yukon Government to participate in an informal event in Dawson City on the evening of Monday, August 30, to welcome Paul White, evaluator for the International Council of Monuments and Sites (ICOMOS), and show your support for the Tr'ondëk-Klondike World Heritage nomination.

As you are aware, the Tr'ondëk-Klondike World Heritage Nomination was submitted to the World Heritage Committee in February 2021. The Tr'ondëk-Klondike nomination is a serial cultural property consisting of eight component parts, that tell a story of Tr'ondëk Hwëch'in experiences and responses to colonialism in their homeland between 1874 and 1908. As per the Operational Guidelines for the Implementation of the World Heritage convention, evaluations of cultural heritage nominations are carried out by ICOMOS (International Council on Monuments and Sites) over an 18-month timeline following submission. A critical component of this evaluation is the Technical Site Evaluation Mission.

During this Technical Site Evaluation Mission, an ICOMOS expert is toured through the nominated site to verify the efficacy of various technical components of the nomination, while also engaging with national and local authorities, management entities, and local communities. While the onsite mission is only a part of a complex process of evaluation where a large number of experts participate, this is the only opportunity for a member of the ICOMOS evaluation team to engage directly with Tr'ondëk-Klondike.

Tr'ondëk-Klondike PO Box 599 · Dawson City, YT · Y0B 1G0 Phone 867·993·7100 ext. 113 Working with ICOMOS, the Tr'ondëk-Klondike World Heritage Advisory Committee, and our Government Partners, the technical mission for Tr'ondëk-Klondike has been scheduled for August 30–September 4, 2021. We hope you will participate on August 30 to welcome Mr. Paul White. Our Project Manager, Lee Whalen (<u>lee.whalen@trondek.ca</u>; 1-867-993-7100 ext. 113) will be in contact to confirm details and determine if there are other opportunities throughout this week where your Officials would like to participate.

Sincerely,

Debbie Nagano Co-Chair, TKWHS Advisory Committee

Molly Shore Co-Chair, TKWHS Advisory Committee

CC Cory Bellmore, City Administrative Officer, City of Dawson. Stephanie Pawluk, Community Development and Planning Officer, City of Dawson

> Tr'ondëk-Klondike PO Box 599 · Dawson City, YT · Y0B 1G0 Phone 867·993·7100 ext. 113

# TR'ONDËK KLONDIKE

Sharing Our Stories

### WHAT'S HAPPENING WITH THE TR'ONDËK-KLONDIKE WORLD HERITAGE NOMINATION?

In February 2021 Canada submitted a new nomination for Tr'ondek-Klondike to UNESCO (the United Nations Educational, Scientific and Cultural Organization). This new nomination of the Tr'ondëk-Klondike heritage site has been accepted for evaluation. Over the next year experts will review the nomination. A decision by UNESCO's World Heritage Committee is expected in spring of 2022.

#### BACKGROUND

The idea for a Klondike World Heritage site has been around since the 1970s. The idea gained momentum in 2013 when UNESCO designation became a priority during regional economic planning. Over the following four years a community-based initiative led to a formal nomination that Canada submitted in 2017. In May 2018 Canada withdrew the nomination from consideration. This decision was made after the evaluation of the nomination found more work was required.

#### WE'VE BEEN BUSY SINCE THE SPRING OF 2018.

While the decision to withdraw the nomination was a setback, the local project team was

committed to reworking the nomination. In October 2018, the local project team hired an independent expert to visit and review Tr'ondëk-Klondike. The goal of the review was to help decide whether to revise the current nomination, develop a new nomination, or end the project. Through this review, the local project team and four levels of government continued working together. The local advisory committee suggested a new nomination should place Tr'ondëk Hwëch'in perspective at the center of the gold rush narrative.

#### THE NEW IDEA

Over the winter of 2019, the project team worked on a new idea for a UNESCO World Heritage Site nomination. The focus of the new concept is the long-standing presence of Indigenous people in the Klondike, before, during and after the establishment of colonial administration. The new nomination includes the many layers of settlement and interaction at Fort Reliance, *Ch'ëdähdëk* (Forty Mile), *Ch'ëdähdëk Tth'än K'et* (Dënezhu Graveyard), Fort Cudahy and Fort Constantine, *Tr'ochëk*, Dawson City, *Jëjik Dhä Dënezhu Kek'it* (Moosehide Village) and *Tthe Zra,y Kek'it* 



Georgette McLeod leading a tour at Tr'ochëk (2012).

(Black City). Together, these sites tell a story of Tr'ondëk Hwëch'in experiences of colonialism within their homeland.

This idea was shared with UNESCO's cultural heritage advisor, ICOMOS (International Council on Monuments and Sites). After a rigorous five-month review, ICOMOS determined that a new nomination, focussed on Indigenous experiences of colonialism, could be an important addition to the World Heritage List.

#### WHAT IS THE NEW NOMINATION?

The new nomination is a serial property, which is a World Heritage site made up of different sites. The new nomination has eight parts: Fort Reliance; Ch'ëdähdëk (Forty Mile); Ch'ëdähdëk *Tth'än K'et* (Dënezhu Graveyard); Fort Cudahy and Fort Constantine; Tr'ochëk; Dawson City; *Jëjik Dhä Dënezhu Kek'it* (Moosehide Village); and Tthe Zra, y Kek'it (Black City). These sites show the long-standing presence of Indigenous people in the area and their interactions with newcomers between 1874 and 1908. Each part of the site tells the story of different phases of the relationship between Tr'ondëk Hwëch'in and the newcomers who began arriving in Tr'ondëk Hwëch'in's territories in the later part of the nineteenth century.

Together, these eight sites total 334 hectares of land. Each site is a separate and distinct area. The lands and waters in between the sites are not included in the nomination.

#### Who is the Project Team?

Tr'ondëk-Klondike World Heritage Advisory Committee is non-regulatory. The Committee has representatives from community and mining industry organizations, governments, and residents. Representatives from the Dawson City Museum, Dawson City Chamber of Commerce, Klondike Visitors Association, Klondike Placer Miners Association, Yukon Chamber of Mines, Tr'ondëk Hwëch'in, Yukon, Parks Canada, City of Dawson governments, and Dawson residents (up to four positions, with at least one Tr'ondëk Hwëch'in citizen).

The Project Management Committee is heritage staff from Tr'ondëk-Hwëch'in and Yukon governments.

Most of the eight component sites are on Trondëk Hwëch'in Settlement Lands. *Ch'ëdähdëk* (Forty Mile) and Fort Cudahy and Fort Constantine are co-managed by Trondëk Hwëch'in and Yukon. The sites in Dawson City that contribute to the nomination are all Historic Sites under the care of federal, territorial, and municipal governments.

There are five component sites that currently have management plans: *Ch'ëdähdëk* (Forty Mile), Fort Cudahy and Fort Constantine, *Tr'ochëk*, Dawson City, and *Jëjik Dhä Dënezhu Kek'it* (Moosehide Village). These sites will continue to be managed according to their plans with no additional constraints or changes. The sites that do not have management plans will continue to be managed according to existing legislation, including the Tr'ondëk Hwëch'in Heritage Act, Tr'ondëk Hwëch'in Lands and Resources Act and the Tr'ondëk Hwëch'in Final Agreement and Self-Government Agreement.

All of the component sites of Tr'ondek-Klondike have already had mineral staking rights withdrawn or are on Category A settlement land, identified in the Tr'ondëk Hwëch'in Final Agreement. There are no mining claims located within any of the component sites.

#### DEVELOPING THE NEW NOMINATION

Drafting the new nomination began in the spring of 2020. The new nomination covers the important historical period from 1874 to 1908. This stretches from the construction of the first fur trading post in Tr'ondëk Hwëch'in territory to when the colonial government and infrastructure was firmly established.

Contractors and heritage staff from Tr'ondëk Hwëch'in and Government of Yukon worked together to draft a statement of Outstanding Universal Value (OUV). The OUV is the core of a World Heritage site nomination. The project team's goal for drafting the OUV was to tell a story that is true, relatable and easy to understand.

The draft nomination was shared with UNESCO's World Heritage Centre in September 2020. This technical review was to ensure critical information was captured in the nomination. The draft included the statement of OUV, the history of the site, and the argument for how Tr'ondëk-Klondike fills a gap in the World Heritage List. There are no World Heritage sites that tell this story of an Indigenous People who experienced colonialism, and most significantly, who continue to inhabit their homeland and practice their traditions and culture.

The nomination was finished in the fall of 2020 and submitted to the World Heritage Centre in Paris, France in January 2021. On March 1, 2021, the nomination was accepted by UNESCO and sent to an Advisory Panel for evaluation.

Funding was provided by Parks Canada, Government of Yukon, and Canadian Northern Economic Development Agency (CanNor) with Tr'ondëk Hwëch'in leading the project, providing in-kind support, heritage and cultural knowledge, and expertise.

#### NEXT STEPS

Over the next 14 months, up to 10 experts will review the nomination and report back to the Advisory Panel, which reviews the nomination on behalf of ICOMOS. As part of the review, ICOMOS will send a world heritage expert to Dawson for an onsite evaluation. This visit

TR'ONDËK-KLONDIKE • JUNE 2021

**Outstanding Universal Value** means cultural and/or natural significance which is so exceptional as to transcend national boundaries and to be of common importance for present and future generations of all humanity.

will look at the component sites to ensure the nomination's accuracy and completeness. It will likely occur in late summer or early fall of 2021. The COVID-19 pandemic may affect this site visit.

In spring 2022, the Advisory Panel will make recommendations to the UNESCO World Heritage Committee. The World Heritage Committee will make the final decision at its annual meeting in early July 2022.

If Tr'ondëk-Klondike is successfully inscribed on the World Heritage List, staff from the four levels of government will form a Stewardship Committee. This group is responsible for developing and approving an Interpretive Plan and a Management Plan for the site. The local Advisory Committee will meet regularly with the Stewardship Committee to provide community perspectives, concerns and opportunities.

#### For more Information

Tr'ondek—Klondike World Heritage Nomination P.O. Box 599 Dawson City, YT Y0B 1G0 worldheritage@trondek.ca 867-993-7100 ext. 113 www.tkwhstatus.ca



Monitoring visit, Tthe Zray Kek'it (Black City).



Nominated Property Boundary and Buffer Zone.



Monday, August 9, 2021

Cory Bellmore CAO City of Dawson CAO 1336 Front Street Dawson City, YT YOB 1GO

Dear Cory:

#### RE: Have your say on Yukon Hospital Corporation's 2022-27 Strategic Plan

We are excited to share with you important information about how Yukon Hospital Corporation (YHC) is developing our new 5-year strategic plan. We also invite you to participate and provide input and feedback, along with all Yukoners, to ensure we develop the best plan to move us forward together.

To help YHC lead this process we have engaged <u>Strategic Moves</u>, a Whitehorse-based independent consultancy led by Inga Petri. Inga has built a unique team to lead this process including Dennis Shorty, elder and citizen of Kaska First Nation in Ross River, Christine Genier, citizen of Ta'an Kwäch'än Council in Whitehorse, and Melaina Sheldon, citizen of Teslin Tlingit First Nation.

Before planning for the next five years, we need to know your views on how far we have come since our previous plan from 2018. We also need to understand how best to achieve consistent and effective hospital-based care for all. To this end, this planning process seeks your views on several topics:

- How you see the results achieved since our previous strategic plan
- Where you see the greatest needs and opportunities for improvement or change in the delivery of care in Yukon's hospitals
- Your advice on areas of greatest impact Yukon Hospitals for the health care for Yukoners
- What success would look like for Yukon's hospitals and how they can deliver the health outcomes you want to see.

This strategic plan is specific to the Yukon Hospitals Corporation, which operates Whitehorse General Hospital and Dawson City and Watson Lake Community Hospitals. This plan cannot address all issues and challenges in Yukon's health care system. We are, however, taking into account the findings from the Government of Yukon's *Putting People First* report.

Together with Warren Holland, Executive Director, Quality & Strategy and Laura Salmon, Director of First Nations Health Programs, Strategic Moves has laid out an open information gathering and community engagement process that invites your input in ways that make sense to you and keep you updated on progress made.

You can choose from several options:

- an in-depth one-on-one Interview of about 30 to 45 minutes with a member of the Strategic Moves team – slated to be completed in August
- a roundtable conversation with other chiefs of about 75 to 90 minutes in length, most likely via
   Zoom slated from the second half of August into early October
- An **online survey** that will be available from mid August to September
- An online consultation website that will house background information, discussion forum, interim reports and offers an opportunity to users to share their comments on key questions and as the process unfolds at <u>www.placespeak.com/YHC2027</u>
- Several public engagement and information sessions open to any Yukoner who RSVPs, via Zoom, during September/October
- Prepare a written submission to provide advice on our plans for the next five years.

Please let us know your preferences for participation. A member of the Strategic Moves team will follow up with you by phone in the next week so you can provide your perspectives and we have the time to fully consider the implications.

In addition to your views as a valued partner, we also wish to hear directly from seniors and youth, patients and family members of patients.

We ask for your support in sharing information about this work unfolding between now and December 2021 with your members and service users. To facilitate this, we have attached a short message suited for newsletters, meeting announcements, and social media.

Thank you again for your time and attention. We look forward to hearing from you at your earliest opportunity.

Kind regards,

Jason Bilsky CEO, Yukon Hospital Corporation



August 2, 2021

Dear Partners and Contributors,

On behalf of the Yukon Advisory Committee on Missing and Murdered Indigenous Women, Girls, and Two-spirit+ people, thank you for your historic commitment to **Changing the Story to Upholding Dignity and Justice: Yukon's Missing and Murdered Indigenous Women, Girls and Two-spirit+ People Strategy**.

When we gathered together on December 10, 2020 in ceremony at the Kwanlin Dün Cultural Centre, we signed the Declaration together, pledging our commitment to the following:

As Yukoners and leaders, we acknowledge the work of the National Inquiry into Missing and Murdered Indigenous Women and Girls and accept the findings of "Reclaiming Power and Place", the Final Report of the National Inquiry.

**As Yukoners and leaders,** we acknowledge the unceasing commitment of Yukon Indigenous survivors and families in pursuing justice, dignity, and safety for women, girls, and Two-spirit+ people and family members.

**Together, and as individuals,** we are committed to do our part to take action for the implementation of Changing the Story to Upholding Dignity and Justice: Yukon's MMIWG2S+ Strategy, and initiatives that contribute to the vision set out in the Strategy.

We commit to end violence, including all forms of race- and gender-based violence and to uphold dignity and justice for Indigenous women, girls and Two-spirit+ people in Yukon.

We commit to be accountable to families, survivors, other partners, contributors, and Yukoners for implementation of this Strategy.

Since the release of Yukon's MMIWG2S+ Strategy, the Yukon Advisory Committee has created a Technical Working Group to develop an implementation plan for the actions laid out in this Strategy. This will provide more details to each action including partners, timelines, and available resources where possible. The Technical Working Group will reach out to you soon to hear more about what actions you have undertaken or have planned in relation to Yukon's MMIWG2S+ Strategy.



Enclosed you will find two copies of Changing the Story to Upholding Dignity and Justice: Yukon's Missing and Murdered Indigenous Women, Girls and Two-spirit+ People Strategy for your organization, including signatures from all partners and contributors. You can also access the Yukon Strategy online at https://yukon.ca/en/changing-story-upholding-dignity-and-justiceyukons-missing-and-murdered-indigenous-women-girls-and.

From the bottom of our hearts, we thank you for your contributions to this historic, whole of Yukon Strategy to uphold dignity and justice for Indigenous women, girls, and Two-spirit+ people. We look forward to continuing to work with you.

Souga singla, Shäw nithän, mahsi cho, mussi,

pean

Hon. Jeanie McLean Co-Chair, Yukon Advisory Committee on MMIWG2S+

a-8

Ann-Maje Raider Co-chair, Yukon Advisory Committee on MMIWG2S+

Chief Doris Bill Co-chair, Yukon Advisory Committee on MMIWG2S+



# Changing the Story to Upholding Dignity and Justice:

Yukon's Missing and Murdered Indigenous Women, Girls and Two-spirit+ People Strategy

## Thank you

to Janelle Richardson for the logo design and to Megan Jensen for the visual identity design.

## Contents

Introduct	tion	2
Message	from the Yukon Advisory Committee	4
MMIWG	2S + Declaration 2020	6
Vision		9
Foundati	onal Values	9
Impleme	ntation Principles	10
Goals		11
Partners	& Contributors	12
Four Paths to Change the Story		13
1.0	Strengthening Connections & Supports	13
2.0	Community Safety & Justice	14
3.0	Economic Independence & Education	15
4.0	Community Action & Accountability	16
Endnotes	5	17



# Introduction

After tireless family activism and calls for justice surrounding the murders and disappearances of Indigenous women at disproportionate rates, and calls for a national inquiry, the Government of Canada began the process of initiating a formal National inquiry in 2016. After more than two years of inquiry that included family, expert and institutional hearings, led by Yukon families who were the first in Canada to courageously testify and share their loved ones' stories, the National Inquiry into Missing and Murdered Indigenous Women and Girls released its Final Report, "Reclaiming Power and Place", on June 3, 2019, that delivered 231 Calls for Justice directed at all levels of government, institutions, social service providers, industries, and all Canadians.

Keclaiming Power and Place reveals that persistent and deliberate human and Indigenous rights violations and abuses are the root cause behind Canada's staggering rates of violence against Indigenous women, girls, and 2SLGBTQQIA<sup>1</sup> people. The two-volume report calls for transformative legal and social changes to resolve the crisis that has devastated Indigenous communities across the country<sup>2</sup>.

> In response to the Final Report, the Yukon Advisory Committee (YAC) on Missing and Murdered Indigenous Women, Girls and Two-spirit+ people (MMIWG2S+) identified Yukon priority actions grouped under four paths to develop this whole-of-Yukon Strategy on MMIWG2S+. A whole-of-Yukon approach includes all governments, partners and contributors in joining efforts to create change together.



The YAC was created in the spring of 2015 to guide and support the first Yukon Regional Roundtable on MMIWG2S+ and to connect the work of the National Inquiry in Yukon to families of MMIWG2S+, and Indigenous survivors, experts and communities. Following the National Inquiry, the mandate of YAC was expanded to include the development and implementation of the Yukon Strategy on MMIWG2S+. The YAC continues to be committed to a decolonized approach to taking action to end violence and upholding dignity and justice for MMIWG2S+ that is grounded in culture and community.

#### The YAC is co-chaired by:

- The Honourable Jeanie McLean, Minister Responsible for the Women's Directorate, representing Government of Yukon;
- Chief Doris Bill, Kwanlin Dün First Nation, representing Yukon First Nations; and
- Ann Maje Raider, Executive Director of the Liard Aboriginal Women's Society (LAWS), representing Indigenous women's organizations.

#### **Current members of YAC are:**

- Terri Szabo, President, Yukon Aboriginal Women's Council (YAWC);
- Adeline Webber, President, Whitehorse Aboriginal Women's Circle (WAWC);
- Toni Blanchard, MMIWG2S+ family representative;
- Amanda Buffalo, Liard Aboriginal Women's Society (LAWS) representative;
- Shaun Ladue, LGBTQ2S+ representative; and
- Mae Bolton, Elder representative.

Ex-officio members include officials from the Yukon government, Indigenous women's organizations, Government of Canada, and Yukon RCMP <sup>3</sup>.

## We thank past members of the Yukon Advisory Committee on MMMIWG2S+ for their time, energy, and commitment:

- Doris Anderson, former President, Yukon Aboriginal Women's Council (YAWC);
- Krista Reid, former President, Whitehorse Aboriginal Women's Circle (WAWC);
- Agnes Mills, Elder representative; and
- Elaine Taylor, former Minister Responsible for the Women's Directorate.



# Message from the Yukon Advisory Committee

We, the members of the Yukon Advisory Committee (YAC), are honoured to present this Yukon Strategy in response to the National Inquiry into Missing and Murdered Indigenous Women and Girls Final Report, "Reclaiming Power and Place" released on June 3, 2019. We acknowledge the contributions of the Commissioners of the National Inquiry for bearing witness to the truth of part of the historical relationship between Indigenous peoples and Canada, and their critical role in hearing from families and calling for justice.

The Final Report acknowledges genocide and **identifies four pathways** that continue to enforce the historic and contemporary manifestations of colonialism that lead to additional violence. They are:





We are grateful for the active participation of family representatives on YAC and the highly valued input generated from the 2020 gathering and other family and survivor gatherings, meetings, and engagement over the years. Families actively contribute their lived experience, rich Indigenous knowledge, and guiding wisdom. Survivors and families provide very important context, information, and recommendations to direct systemic change to improve justice and safety.

We appreciate the engagement and commitment of Yukon First Nations elected officials and leaders of Yukon municipalities. Their input informed the development of this Strategy, and their commitment to change will uphold this work in their communities.

The Strategy is intended to be a living document that will grow and change as implementation proceeds and priorities for action change over time in response to evolving community needs. The Strategy will be supported by joint implementation plans that highlight commitments of partners and contributors.

We are accountable to the families and survivors to ensure their guidance and input is honoured and respected. Their experiential knowledge, wisdom, and expertise is the foundation for action. We hold ourselves, our partners, and contributors accountable for implementation of the Strategy.

We recognize that violence has been perpetuated within a social context that is shaped by systemic racism and colonialism. Systemic change requires comprehensive action across governments, other agencies, and involving all Yukon people and communities. We are committed to moving forward to create the change needed to ensure the protection of life, dignity, and equality of Indigenous people in Yukon, particularly women, girls and Two-spirit+ people. We are committed to not only changing institutions, but changing our communities, our families and ourselves.

This Strategy intentionally connects with, but does not duplicate, work being led by First Nations governments, Indigenous women's organizations, Government of Yukon, Government of Canada, Council of Yukon First Nations (CYFN), and other organizations<sup>3</sup>.

Indigenous family members, survivors, community activists and leaders have been at the forefront of advocacy on missing and murdered women, girls and others, and in launching the Inquiry. As the Strategy is shaped, implemented, and revised over the years, Indigenous and family knowledge and leadership must remain central to the path forward.



## MMIWG2S+ Declaration 2020

**As Yukoners and leaders,** we acknowledge the work of the National Inquiry into Missing and Murdered Indigenous Women and Girls and accept the findings of "Reclaiming Power and Place", the Final Report of the National Inquiry.

**As Yukoners and leaders,** we acknowledge the unceasing commitment of Yukon Indigenous survivors and families in pursuing justice, dignity, and safety for women, girls, and Two-spirit+ people and family members.

**Together, and as individuals,** we are committed to do our part to take action for the implementation of Changing the Story to Upholding Dignity and Justice: Yukon's MMIWG2S+ Strategy, and initiatives that contribute to the vision set out in the Strategy.

We commit to end violence, including all forms of race- and gender-based violence and to uphold dignity and justice for Indigenous women, girls and Two-spirit+ people in Yukon.

We commit to be accountable to families, survivors, other partners, contributors, and Yukoners for implementation of this Strategy.



Government of Yukon Minister Jeanie McLean Co-Chair of the Yukon Advisory Committee



Liard Aboriginal Women's Society Ann Maje Raider, Executive Director Co-Chair of the Yukon Advisory Committee



Government of Canada Carolyn Bennett Minister of Crown Indigenous Relations



Kwanlin Dün First Nation Chief Doris Bill Co-Chair of the Yukon Advisory Committee

Government of Yukon Sandy Silver Premier

mant

Government of Canada Maryam Monsef Minister of Women and Gender Equality/ Rural Economic Development



Government of Canada Dan Vandal Minister of Northern Affairs

Ta'an Kwäch'än Council Kristina Kane Chief





Kluane First Nation Bob Dickson Chief



Ross River Dena Council Jack Caesar Chief



Chief Ungela Demit

Tr'ondëk Hwëch'in Roberta Joseph Chief

Angela Demit

Chief

Mc Laver Marie McLaren

Councillor

White River First Nation

flich Ton Nicole Tom

Little Salmon/Carmacks First Nation Nicole Tom Chief

Teslin Tlingit Council Eric Morris Chief



<u>Vuntut Gwitchin First Nation</u> Dana Tizya-Tramm Chief

Mana Bernt

Carcross/Tagish First Nation Maria Benoit Deputy Chief

First Nation of Na-Cho Nyäk Dun Roberta Hagar Deputy Chief

**Champagne and Aishihik First Nations** 

ama Baker

Selkirk First Nation Carmen Baker Deputy Chief

Anandle From

Liard First Nation Amanda Brown Councillor

Council of Yukon First Nations Peter Johnston Grand Chief



Government of Yukon Ranj Pillai Deputy Premier



Government of Yukon Tracy-Anne McPhee Minister of Justice



Government of Yukon Richard Mostyn Minister of Highways and Public Works



Yukon New Democratic Party Kate White Leader

Assembly of First Nations Kluane Adamek Regional Chief

Government of Yukon Pauline Frost Minister of Health and Social Services

Government of Yukon John Streicker Minister of Community Services

Yukon Party and Official Opposition Currie Dixon Leader

7. Bagell

Government of Canada Larry Bagnell Member of Parliament for Yukon




<mark>Senate of Canada</mark> Pat Duncan Yukon Senator

<mark>City of Whitehorse</mark> Dan Curtis Mayor

Town of Faro Leonard Faber Mayor

RCMP Scott Sheppard Chief Superintendent, Yukon

for a

Town of Watson Lake Chris Irvin Mayor

Dawson City Wayne Potoroka Mayor



Town of Mayo Joann Aird Councillor

Village of Carmacks Lorraine Graham Deputy Mayor

Willage of Haines Junction Angie Charlebois Councillor

Teslin

Mayor

Gord Curran

Alenchand

Member representing family members Toni Blanchard Yukon Advisory Committee

Tait Bolton

Elder May Bolton Yukon Advisory Committee

Americk Buffab

Liard Aboriginal Women's Society Amanda Buffalo Yukon Advisory Committee

President, Yukon Aboriginal Women's Council Terri Szabo Yukon Advisory Committee

Adeline CI Web

President, Whitehorse Aboriginal Women's Circle Adeline Webber Yukon Advisory Committee MMIWG Outreach Coordinator, Yuko Women's Council

MMIWG Outreach Program Coordinator, Yukon Aboriginal Women's Council Joy O'Brien Yukon Advisory Committee, ex-offico member



Appointed representative of the Government of Canada Dionne Savill Yukon Advisory Committee, ex-offico member

Vacine Royle

Deputy Minister, Women's Directorate, Government of Yukon Valerie Royle Yukon Advisory Committee, ex-offico member



# Vision

Healthy, safe and violence-free communities where Indigenous women, girls and Two-spirit+ Yukoners are respected, inherently valued, and treated equitably with dignity and justice.

# **Foundational Values**

The values that have guided the Yukon Advisory Committee during the development of this Strategy and will show the way forward include:

# Culture, Language, Spirituality and Relationship with the Land

The Final Report of the National Inquiry into MMIWG states that "the right to culture is also understood as including the ability to practice and pass on cultural traditions, language, and ways of relating to other people and to the land"<sup>5</sup>. Recognizing that cultural rights are part of human rights, Yukon's Strategy on MMIWG2S+ will be grounded in Indigenous culture, language, and land-based initiatives. Each community is invited to interpret and implement this Strategy according to their own laws, language, sacred teachings, relationship with the land, cultural protocols, and governance systems.

#### Yukon First Nations and Other Indigenous Values and Principles

Each Yukon First Nation has its own unique set of values that they live by. Kindness, love, respect, balance, and harmony are some the values that are honoured in relationships between all Indigenous people and with the land. Developing unique and shared understandings of values among all Yukon and Indigenous people is an important foundation for the design and implementation of this Strategy.

#### **Truth and Reconciliation**

Partners are committed to taking joint action including all governments, organizations, Indigenous women's organizations and MMIWG2S+ families to reinstate safety, justice, dignity, and equality for Indigenous women, girls, and Indigenous people in Yukon. Collaborative planning and implementation will advance truth and reconciliation between Indigenous and non-Indigenous citizens by responding to the 94 Calls to Action of the Truth and Reconciliation Commission of Canada.

#### Self-Determination

Indigenous women, girls and Two-spirit+ people, like all Canadians, have the right to life, liberty, and security of the person. Yukon's MMIWG2S+ Strategy will restore, respect and advance the fundamental principle of self-determination.

#### Indigenous Self-Government

Eleven Yukon First Nations have Final land claim and Self-Government Agreements and three Yukon First Nations have other governance structures in place without agreements. The Yukon Strategy on MMIWG2S+ recognizes all First Nations governments and will advance opportunities for inter-governmental collaboration that respect of the governance structure of each community.



# Implementation Principles

Principles that will support implementation of this Strategy include:

#### **Inclusivity and Interconnection**

By working together with all governments, non-governmental organizations, the private sector, and Yukon people, the Yukon Strategy on MMIWG2S+ recognizes that it will take coordinated efforts to implement this Strategy. Women, girls, and Two-spirit+ individuals living with FASD or other disabilities will be fully included and considered.

#### **Equity and Equality**

Social inequities and inequalities perpetuate violence. The implementation of this Strategy will identify and address patterns of racism, sexism, discrimination, and bias to improve justice, equality, and equity among Yukon people.

#### Sustainability

Partners must come together and invest in changing systems, improving services, providing comprehensive, multi-year funding and in developing First Nations and Yukon service providers in all relevant fields over the long term to embed changes.

#### Accountability

All contributors to the development and implementation of this Strategy must hold themselves and each other accountable for their commitments in leading or partnering on the implementation and action plans applicable to them.



# Goals



Implement coordinated and effective violence prevention, intervention, and crisis response across Yukon that contribute to safer and healthier communities for Indigenous women, girls and Two-spirit+ people.



End violence against all Indigenous people in Yukon, in particular women, girls and Two-spirit+ people in Yukon.



Increase the economic independence of Indigenous women, girls and Two-spirit+ people.



Increase public awareness and engagement with the community in ending violence against Indigenous women, girls, and Two-spirit+ people.



# Partners & Contributors

Discussions have been held with representatives from a range of government, non-government and private sector organizations.

**Partners** are those that will be invited or will be welcomed to sign the 2020 MMIWG2S+ Declaration and formally commit to advancing the implementation of the Strategy alongside other partners. Partners will invest financial and human resources in the implementation of this Strategy.

**Contributors** are those individuals and organizations that have and will continue to offer their ideas and efforts to the implementation of this Strategy in less formal ways.

Additional partners and contributors will be added as implementation proceeds. Partners and Contributors include but are not limited to:

- Families of MMIWG2S+
- Indigenous women and community activists
- Indigenous Elders, youth, and knowledge holders
- Indigenous men
- Indigenous women's organizations
- First Nations Governments
- Government of Yukon
- Yukon political parties
- Municipal governments
- Government of Canada
- Council of Yukon First Nations
- Assembly of First Nations, Yukon Regional Office

- RCMP
- Yukon Women's Coalition
- Non-governmental organizations
- Yukon Hospital Corporation
- Yukon University
- First responders
- Employers
- Private sector/industry
- Media
- Yukoners
- Other individuals or organizations



# Four Paths to Change the Story



# **1.** Strengthening Connections & Supports

Historical, multigenerational, and intergenerational trauma was identified by the National Inquiry as one of four pathways to violence. Yukon MMIWG2S+ families have long echoed the Inquiry's pathways to violence and the need for sources of new and continued trauma to be identified and addressed. Strengthening connections to support access to justice, recovery, and healing is an ongoing process that is optimal when designed and developed by and for Indigenous people in collaboration with contributing partners.

## 1.1 MMIWG2S+ Family/Survivor Support and Involvement:

Keep families at the heart of "changing the story" by providing ongoing support and involvement, including the implementation of this Strategy.

#### **1.2 Commemoration:**

Yukon acknowledges the lives lost and lives changed because of violence against Indigenous women, girls and Two-spirit+ people and will honour and commemorate MMIWG2S+ Yukoners and those connected to Yukon families, by assisting to restore graves, fencing, and markers.

## 1.3 Strengthen First Nation Identity and Connections:

Acknowledge and increase actions that strengthen connections to the land, language, culture, spirituality and traditional livelihoods.

## 1.4 Community-based Mental Wellness Support:

Provide and improve community-based, culturally relevant mental wellness support for victims of violence, perpetrators of violence, children witnessing violence, victims of sexual abuse and other family and community members. Develop community–led accessible and appropriate options for detox, treatment, aftercare, healing and recovery.

## 1.5 Community and Land-based Infrastructure and Programming:

Invest in community and land-based infrastructure and programming including after-care and development of facilities and camps in order to ensure options are available that align with community priorities.

## 1.6 Indigenous Children and Families:

Improve and expand culturally appropriate supports to Indigenous families so that Indigenous children are raised in their own safe and loving families and communities.

#### 1.7 Improvements in Health and Social Programs and Services:

Work with partners to appropriately implement "Putting People First", the April 30, 2020 final report of the comprehensive review of Yukon's health and social programs and services.

## 1.8 International Agreements on Rights:

Explore options to consider the application of the United Nations Declaration on the Rights of Indigenous People (UNDRIP) in the context of Yukon's Final Agreements, other modern treaties, and the evolving relationship with First Nations governments without agreements.

# 2. Community Safety & Justice

Systemic injustices supported by institutional lack of will to change was also identified by the National Inquiry as one of the four pathways to violence. Maintaining the status quo is not acceptable; especially when it comes to safety and justice. We must do better. As such, our actions need to seek systemic change to the structures that enact and enable violence.

## 2.1 Community Safety Assessments, Plans and Implementation:

Conduct community-based safety assessments designed by communities to identify factors contributing to the ongoing perpetuation of violence and unsafe conditions in each community. Develop and implement Community Safety Plans that address these factors and conditions.

#### 2.2 Evaluate Sharing Common Ground:

Sharing Common Ground – Yukon's Police Force Review (2010)<sup>6</sup> is the final report of the review in Yukon focusing primarily on the RCMP. The evaluation should review the status of the implementation of the recommendations and identify emerging needs.

#### 2.3 Restorative Justice:

Improve options and coordination for youth and adult restorative justice in Yukon communities with a focus on the safety and dignity of victims.

#### 2.4 Whitehorse Correctional Centre and Community Justice Services:

Partner with Whitehorse Correctional Centre and Department of Justice to improve programs, services and supports for Indigenous people while incarcerated and support reintegration into the community with a focus on upholding the safety and dignity of women, girls and Two-spirit+ people.

#### 2.5 Sexualized Assault and Violence Response:

Improve victim-centered and crisis-responsive supports for victims of gender-based violence and sexualized assault.

#### 2.6 Violence Prevention and Response Programs:

Review violence prevention and response programs and services and associated funding programs in Yukon to improve sustainability, positive outcomes and alignment with First Nations needs.

#### 2.7 Update of MMIWG2S+ Record:

Update the record of MMIWG2S+ with current information and include those who were not included in the original Yukon Sisters in Spirit research project and create a record of missing and murdered Indigenous people in addition to the MMIWG2S+ record.

#### 2.8 Transportation and Communication:

Create safe and affordable transportation and communication options to and between Yukon communities.

#### 2.9 Research Projects:

Identify research priorities under the leadership of Indigenous women, girls and Two-spirit+ people and conduct individual and/or joint projects to advance knowledge and information available on specific topics, including human trafficking affecting Yukon Indigenous people.





# **3. Economic Independence & Education**

Social and economic marginalization is a significant pathway to violence that was identified by the National Inquiry. Enhancing the education and economic independence of Indigenous women, girls and Two-spirit+ people supports the eradication of economic forms of violence, and builds pathways to freedom and self-determination.

## 3.1 Leadership, Education and Training Programs:

Create and expand available options in leadership, education, and training programs for children, youth, and adults that are grounded in culture.

## 3.2 Post-Secondary Education and Professional Development:

Improve funding for and access to culturally relevant career counselling, post-secondary education programs, and community education outreach.

## 3.3 Employment, Livelihoods, and Entrepreneurial Development:

Increase and improve opportunities for Indigenous women, girls and Two-spirit+ people to create sustainable and self-determined livelihoods and economic independence.

## 3.4 Resource Extraction and Major Infrastructure Projects:

Eliminate violence related to development projects in both workplaces and communities. Increase the workforce capacity, mitigate negative impacts, and improve the positive benefits for Indigenous women and Yukon communities.

## 3.5 Workplace Physical, Psychological and Cultural Safety:

Improve the physical, psychological, cultural, and spiritual safety of all Yukon workplaces for Indigenous women, girls and Two-spirit+ people.

## 3.6 Safe Housing and Freedom from Poverty:

Appropriately and safely meet the needs of Indigenous women, girls and Two-spirit+ people which includes the provision of gender-specific options for safe and affordable housing, food, clothing, and other essentials.



# 4. Community Action & Accountability

Ignoring the agency and expertise of Indigenous women, girls and Two-spirit+ people is the fourth pathway to violence identified in the National Inquiry's Final Report. Working together, taking action, and being accountable while respecting the expertise of Indigenous people and communities is a path to Changing the Story and Upholding Dignity and Justice in Yukon. We believe that grounding our work in the inherent value and central importance of Indigenous women, girls and Two-Spirit+ people is key to our ability to end violence in our communities.

## 4.1 Public Information, Training, and Education:

Provide culturally relevant public education about MMIWG2S+ issues and related priority topics, including violence prevention and healthy masculinities that contribute to the elimination of racism, oppression, and violence.

#### 4.2 Intercultural Competence Training and Education:

Provide education and training to all relevant public servants, judiciary and service providers in First Nations, municipal, territorial, and federal governments that is designed and delivered by Indigenous people where possible, with the goal of improving cultural safety.

#### 4.3 Media Roles and Responsibilities:

Improve accurate, respectful reporting of gender- and race-based violence and eliminate the inaccurate portrayal of Indigenous women, girls and Two-spirit+ people in all forms of media. Work to ensure that the media can access relevant facts from the RCMP and other sources.

#### 4.4 Yukon Environmental and Socio-economic Assessment (YESA):

Implement culturally relevant, gender-balanced analysis in the YESA Act processes.

#### 4.5 Indigenous Women's Organizations:

Informed by a co-developed funding assessment process, provide adequate, long-term funding for Indigenous women's organizations that supports effectiveness and enhances collaboration.

#### 4.6 MMIWG2S+ Strategy Accountability Framework:

Embed an accountability framework into the Strategy to ensure continued inclusion and involvement of MMIWG2S+ families, survivors, partners, contributors and all Yukon communities.

#### 4.7 2SLGBTQQIA Advocacy and Public Education:

Assess needs and resource of organizations that engage in advocacy and education on anatomical sex, sexual orientation, sexualities, gender expression and identities to address colonial violence against all genders and sexualities, promote understanding, and create safety, equality, and justice for 2SLGBTQQIA Yukoners.

#### 4.8 MMIWG2S+ Trust Fund:

Establish a trust fund for families and survivors of MMIWG2S+ to provide resources in priority areas defined by families.



# Endnotes

<sup>1</sup> The acronym 2SLGBTQQIA is used in the Final Report of the National Inquiry. It represents people who are Two-spirit, lesbian, gay, bisexual, transgender, queer, questioning, intersex and asexual. The acronym MMIWG2S+ is used in the Yukon Strategy to indicate Missing and Murdered Indigenous Women, Indigenous Girls, and Indigenous people identifying as Two-spirit, lesbian, gay, bisexual, transgender, queer, or with any other form of non-binary sexual orientation or gender identity. The acronym 2SLGBTQQIA is used intentionally in Strategy Item 2.7.

<sup>2</sup> All Yukoners are encouraged to read the Final Report <u>https://www.mmiwg-ffada.ca/final-report/</u>.

<sup>3</sup> Claudia Riveros, Executive Director of Yukon Aboriginal Women's Council (YAWC); Joy O'Brien, MMIWG Outreach Coordinator, Yukon Aboriginal Women's Council (YAWC); Valerie Royle, Deputy Minister responsible for the Women's Directorate; Hillary Aitken, Director, Women's Directorate; Lisa Dewhurst, Senior Advisor on MMIWG, Women's Directorate; Scott Sheppard, Commanding Officer, 'M' Division, RCMP; Dionne Savill, Regional Director General, Yukon Region, Crown-Indigenous Relations and Northern Affairs Canada.

Former ex-officio members include Jennifer England, former Director, Women's Directorate; Chantal Genier, former Senior Advisor on MMIWG, Women's Directorate; Siku Allooloo, former Policy Analyst, Women's Directorate; Winnie Peterson, former Executive Director, Whitehorse Aboriginal Women's Circle. We also recognize and thank other members and ex-officio members who attended meetings on behalf of their organization, as well as those who provided administrative and executive support to the YAC.

<sup>4</sup> Related initiatives include but are not limited to the review of the Child and Family Services Act (Yukon) completed in 2019 and in implementation of changes by Yukon government with First Nations and other partners; the work of CYFN and Yukon First Nations on Jordan's Principle implementation; child welfare reform including the review of implications of the new federal "Act Respecting First Nation, Inuit and Metis children, youth and families" which was assented to in June 2019 and First Nations jurisdiction in child welfare; "Honouring Connections", a collaborative effort launched by CYFN, Government of Yukon's Family and Children's Services in December 2019 to address the overrepresentation of Indigenous children in the child welfare system; "Putting People First", the final report of Yukon's comprehensive review of health and social programs and services which was released on April 30, 2020 and implementation is in the planning stages; project and capacity building work of YAWC, LAWS and WAWC; Yukon Women's Coalition work including the Together for Safety Protocol work related to the review of the RCMP policy on sexual assault; and the work of the newly formed Yukon First Nation Education Directorate under Yukon First Nation leadership.

<sup>5</sup> "National Inquiry into Missing and Murdered Indigenous Women and Girls, "Reclaiming Power and Place": Executive Summary of the Final Report., page 23. <u>http://mmiwg-ffada.ca</u>

#### <sup>6</sup> For more information on Sharing Common Ground, visit

https://yukon.ca/en/your-government/find-out-what-government-doing/find-out-about-improvedrelations-between-rcmp-and.



