

CITY OF DAWSON
AGENDA-COMMITTEE OF THE WHOLE MEETING #CW25-01

DATE: Tuesday January 7, 2025

TIME: 7:00 PM

LOCATION: City of Dawson Council Chambers

Join Zoom Meeting

<https://us02web.zoom.us/j/82965730398?pwd=XmNvxtOFFTA6EfkCuOsumRjglayonO.1>

Meeting ID: 829 6573 0398

Passcode: 353701

- 1. CALL TO ORDER**
- 2. ACCEPTANCE OF ADDENDUM & ADOPTION OF AGENDA**
 - 2.1. Committee of the Whole Meeting CW25-01
- 3. CORRESPONDENCE**
 - 3.1. RCMP Monthly Policing Report- October
- 4. PUBLIC HEARINGS**

Nil
- 5. DELEGATIONS, GUEST PRESENTATIONS, PUBLIC QUESTIONS & COMMENTS**

Delegation by pre-notice, Guest Presentation by Invitation,
Public Q & Comment 2 min ea. with max limit at discretion of Chair (testing...)
- 6. MINUTES**
 - 6.1. Committee of the Whole Minutes CW24-10 of December 3, 2024
- 7. FINANCIAL, BUDGET & ACCOUNTS PAYABLES REPORTS**
 1. TL1
- 8. SPECIAL MEETING, COMMITTEE, & DEPARTMENT REPORTS**
 - 8.1. CBC Building: Construction Manager
 - 8.2. CBC Building Restoration: Capital Budget Carryover
 - 8.3. Demolition Permit Request
 - 8.4. OCP & ZBL Project – What we Heard
- 9. Bylaws & Policies**
 - 9.1. Road Closure Policy
 - 9.2. Sale of Municipal Lands Policy
 - 9.3. Zoning Bylaw Amendment – Small Scale Multi-Unit Housing
- 10. New Business from Members of Council (testing....)**

Motions from members of council, Notice of Motion on Substantive issues
- 11. CLOSED MEETING**

Nil
- 12. ADJOURNMENT**



**MONTHLY
POLICING REPORT
October, 2024**

**Dawson City RCMP Detachment
“M” Division
Yukon**

The Dawson City RCMP Detachment responded to a total of 116 calls for service during the month of October, 2024.

OCCURENCES	October, 2024	Year to date, 2024*	October, 2023	Year to date 2023	Year Total 2023
Assaults (all categories)	5	54	2	40	46
Sexual Assault	0	5	1	6	7
Break and Enter	2	26	0	11	12
Thefts (all categories)	8	62	6	85	92
Drugs (all categories)	0	6	0	4	4
Cause a Disturbance	7	56	1	60	62
Mischief	9	108	7	109	111
Impaired Driving	5	38	4	19	23
Vehicle Collisions	3	50	1	52	67
Mental Health Act	6	31	4	43	49
Assistance to General Public	2	31	3	64	71
Search and Rescue	2 Land	6 Land 4 Marine	1 Land	9 Land 1 Marine	9 Land 1 Marine
Missing Persons	1	9	0	8	8
Wellbeing Checks	13	103	15	78	98
Check Stops (represents the actual number of check stops)	0	2	0	4	5
Other Calls for Service	53	642	42	657	737
Total Calls for Service	116	1233	87	1250	1402
Criminal Code Charges / (CDSA)	16 Criminal Code	121 Criminal Code	9 Criminal Code	49 Criminal Code	61 Criminal Code
Liquor Act/MVA/CEMA Charges/Cannabis Act (Can Act)/Campground Act (Camp. Act)	1 Motor Vehicle Act	73 Motor Vehicle Act 2 Liquor Act 1 Animal Control Act		34 Motor Vehicle Act 1 Liquor Act	40 Motor Vehicle Act 1 Liquor Act

PLEASE NOTE: The statistic numbers in the report may change monthly as file scoring is added, deleted or changed. This occurs as investigations develops resulting in additional charges or changing the scoring on a file. Numbers as at/corrected to 2024.10.31 // FYI – *2024 YTD report numbers did not update in the September Report – they are now corrected.



	October, 2024	Year to Date 2024 Total	October, 2023	Year Total 2023
Prisoners held locally	7	96	5	64
Prisoners remanded	0	1	0	2
Totals	7	96	5	66

Justice Reports	October, 2024	Year to Date 2024	October, 2023	Year Total 2023
Victim Services Referrals Offered	4	55	7	77
Youth Diversions	0	0	0	0
Adult Diversions	0	0	0	2
Restorative Justice Offered Total	0	0	0	3

Annual Performance Plan (A.P.P.'S) Community Priorities

Community approved priorities are:

- (1) Substance Abuse
- (2) Road Safety
- (3) Youth Initiatives
- (4) Attendance at THFN, City of Dawson and Community Events
- (5) Restorative Justice

(1) Substance Abuse

The October call volume remained steady for Dawson City RCMP with 116 calls for service. Substance abuse continues to be a high priority topic and maintaining frequent proactive patrols in conjunction with a decrease in visitor traffic resulted in fewer occurrences related to drugs and alcohol. As temperatures drop, maintaining police presence within the community will remain a focus to ensure vulnerable members of the public have adequate shelter. During the month of October the Dawson City detachment lodged two prisoners for causing a disturbance while under the influence.

(2) Road Safety

October brought the first dose of winter driving to Dawson City. This resulted in an increased volume of motor vehicle incidents. Police responded to 3 collisions and a high volume of vehicles entering the ditch was noticed by officers due to visible tracks leaving the roadway. Dawson City RCMP continue to remind motorists to drive for the conditions. School zone patrols have been increased in attempts to ensure speed limits are not being exceeded.

(3) Youth Initiatives

Dawson City RCMP, in conjunction with personnel from Whitehorse, hosted a booth at the Dawson City Career Fair. Robert Service School students were brought through one grade at a time and able to have open conversations with officers and public service employees about careers with the RCMP. Members continue to be present at the Robert Service School breakfast program and enjoy getting the chance to interact and meet youth, their parents and school staff.

(4) Attendance at THFN, City of Dawson and Community Events

- First Hunt
- Trail Maintenance at Cross Country Skiing Trails
- R22 Bush Craft Skills
- Interagency Meeting
- Halloween increased patrols and candy distribution

(5) Restorative Justice

There are currently no restorative justice initiatives.

Kindest regards,



Cst. Claire LAPOINTE

for

Sgt. David WALLACE
N. C. O. In Charge - RCMP
Box 159
Dawson City, Yukon
Y0B 1G0

/am

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MINUTES OF COMMITTEE OF THE WHOLE MEETING CW24-10 of the Council of the City of Dawson held on Tuesday, December 3, 2024 at 7:00 p.m. via City of Dawson Council Chambers

PRESENT:

Mayor Johnson
 Councillor Hobbs
 Councillor Eastbound
 Councillor Lynn
 Councillor Graf

REGRETS:

ALSO PRESENT:

CAO: David Henderson
 MC: Elizabeth Grenon
 PDM: Farzad Zarringhalam
 PWM: Jonathan Howe

1 CALL TO ORDER

The Chair, Mayor Johnson called Committee of the Whole meeting CW24-10 to order at 7:00 p.m..

CW24-10-01

2 ADOPTION OF AGENDA

Moved By: Councillor Hobbs
Seconded By: Councillor Eastbound

That the agenda for Committee of the Whole Meeting CW24-10 of December 3, 2024 be accepted as amended.

CARRIED UNANIMOUSLY

- *add Baler RFD*

3 PUBLIC HEARINGS

3.1 Zoning Bylaw Amendment No.32 (#2024-13)

The Chair called for submissions. The Chair called for submissions a second time. The Chair called for submissions a third and final time, and hearing none declared the Public Hearing closed.

4 DELEGATIONS & GUESTS

4.1 The Willow Foundation RE: Proposal For the Use of the Historic Front Street CIBC Building

Members of The Willow Foundation presented their proposal for the end use of the CBC Building.

5 MINUTES

5.1 Committee of the Whole Minutes CW24-09 of November 5, 2024

Committee of the Whole Meeting CW24-09 Minutes of November 5, 2024 are approved by consent of Council.

6 SPECIAL MEETING, COMMITTEE, & DEPARTMENTAL REPORTS

CW24-10-02 **6.1 Heritage Management Plan and Official Community Plan “What We Heard” Reports**

Moved By: Councillor Hobbs
Seconded By: Councillor Lynn

That Committee of the Whole receive the Heritage Management Plan and Official Community Plan “What We Heard” Reports, for informational purposes.

CARRIED UNANIMOUSLY

CW24-10-03 **6.2 2024 Baler Purchase Process for Recycling Centre**

Moved By: Councillor Eastbound
Seconded By: Councillor Hobbs

That Committee of the Whole direct administration to proceed with the procurement of a Baler for the Diversion Centre, utilizing a Request for Tender process.

CARRIED UNANIMOUSLY

CW24-10-04 **7 CORRESPONDENCE**
Moved By: Councillor Eastbound
Seconded By: Councillor Lynn

That Committee of the Whole acknowledge receipt of the following correspondence: 1. Danielle Clemmensen RE: Development Permit #23-087 2. Heritage Advisory Committee Minutes #HAC24-14 and #HAC24-21, for informational purposes.

CARRIED UNANIMOUSLY

8 BUSINESS ARISING FROM CORRESPONDENCE

CW24-10-05 **8.1 Danielle Clemmensen RE: Development Permit #23-087**
Moved By: Councillor Eastbound
Seconded By: Councillor Hobbs

That Committee of the Whole direct administration to provide a report on the Development Incentive request in relation to Development Permit #23-087 to the next Council meeting on December 17, 2024.

CARRIED UNANIMOUSLY

9 CLOSED MEETING

CW24-10-06 **9.1 Move into Closed Session of Committee of the Whole**
Moved By: Mayor Johnson
Seconded By: Councillor Eastbound

That Committee of the Whole move into a closed session of Committee of the Whole for the purposes of discussing a land matter and the conduct of existing or anticipated legal proceedings.

CARRIED UNANIMOUSLY

- CW24-10-07** **9.2 Revert to Open Session of Committee of the Whole**
Moved By: Mayor Johnson
Seconded By: Councillor Eastbound
- That Committee of the Whole revert to an open session of Committee of the Whole to proceed with the agenda.
- CARRIED UNANIMOUSLY
-
- CW24-10-08** **9.3 Closed Meeting Resolution**
Moved By: Councillor Eastbound
Seconded By: Mayor Johnson
- That Committee of the Whole direct administration to update the Sale of Municipal Lands Policy.
- CARRIED UNANIMOUSLY
-
- CW24-10-09** **10 ADJOURNMENT**
Moved By: Mayor Johnson
Seconded By: Councillor Lynn
- That Committee of the Whole Meeting CW24-10 be adjourned at 9:57 p.m. with the next regular meeting of Committee of the Whole being January 7, 2025.
- CARRIED UNANIMOUSLY
-

THE MINUTES OF COMMITTEE OF THE WHOLE MEETING CW24-10 WERE APPROVED BY CONSENT OF COUNCIL AT COMMITTEE OF THE WHOLE MEETING CW25-01 OF JANUARY 7, 2025.

Stephen Johnson, Mayor

David Henderson, CAO



City of Dawson Report to Council

Agenda Item	Tax Lien Summary: TL1
Prepared By	Yun Ke Ni, Chief Financial Officer
Meeting Date	January 7, 2025
References (Bylaws, Policy, Leg.)	Per S.83(1) of the Yukon Territory Assessment and Taxation Act
Attachments	List of Properties Subject to Tax Lien Schedule II

x	Council Decision
	Council Direction
	Council Information
	Closed Meeting

Recommendation

That committee forward the identified list of properties subject to Tax Lien to the Council Meeting of Jan 21, 2025 for Council authentication by affixing the seal of the City of Dawson as per S.83(5) of the Yukon Territory Assessment and Taxation Act (ATA)

Executive Summary

The list of Properties in arrears are identified to council - once authenticated by council the list is published publicly in local media and if still in arrears 60 days after publishing the properties may be seized and sold by the municipality to recover outstanding property taxes.

Background

Under S. 83(1) of the ATA, the CFO is required to submit a list of properties with tax arrears to Council for authentication. This is the first step in the process to initiate tax liens to recover unpaid taxes. Currently taxes are outstanding on fourteen (14) properties, totalling \$85,717.93. Appropriate notification has been mailed to the addresses of record.

Discussion / Analysis

The authentication of the list of properties is the first step in the collection of outstanding taxes. Next steps: Publication of the list in a local newspaper and at the City Office and Post Office. Sixty days after publication, liens may be filed. As a result of a lien placed on a property, the property may be seized by the City if the taxes are not paid.

Fiscal Impact

Potential reduction of Tax Receivable and collection of outstanding taxes.

Alternatives Considered

None.

Next Steps

Following authentication, the Finance Department will start the Lien process for Properties Subject to Tax Lien

Approved by	Name	Position	Date
	<i>David Henderson</i>	CAO	January 7, 2025

SCHEDULE II
YUKON TERRITORY ASSESSMENT AND TAXATION ACT
SECTION 83(1)
FORM TL2
PROPERTIES SUBJECT TO TAX LIEN
City of Dawson

O.I.C 1988/88

10% of total I J K

Roll #	Title Holder	Location	Legal Description			Certificate of Title	Tax	Arrears of property		Admin Fee	Balance Owning
			Lot	Block	Estate			Penalty	Interest		
D7402036007060	536756 Yukon Inc/DeWoody	Dawson City	7		Guggieville	2019Y1078	1,170.67	121.50	31.36	132.35	1,455.88
D7502031071070	Narozny, Frank	Dawson City	1071		Klondike Highway	99Y099	6,168.56	492.00	426.88	708.74	7,796.18
D7402036014070	C Bar M Inc	Dawson City	14		Guggieville	100248645	3,952.30	347.00	228.75	452.81	4,980.86
D7700004000000	Shatilla, Steven	Dawson City	40		Dome Road	A/SDAWSON	8,348.46	834.85	463.44	894.68	10,541.43
D8100080119020	Ball, Nicholas & Baptiste, Jacob	Dawson City	19&20	HA	Harper Estate	2010Y1156A	9,004.30	875.57	755.90	1,063.58	11,699.35
D8200000214030	Conservation Klondike Society	Dawson City	14	B	Ladue	95Y636	3,973.22	170.00	127.09	426.84	4,697.15
D8200001409060	Gerstenfeld, Solomon Estate	Dawson City	9	N	Ladue	149SS	5,412.80	477.94	337.41	622.82	6,850.97
D8200002517030	Lewthwaite, Rhea	Dawson City	17	Y	Ladue	2017Y1188	5,827.88	769.09	481.62	707.86	7,786.45
D8200120314080	Ryter, Ernest G.	Dawson City	14	LC	Ladue	98Y926	1,110.58	111.06	29.30	125.09	1,376.03
D8200121741090	Stretch, Eric	Dawson City	41	LQ	Ladue	2002Y0916	5,525.60	453.69	272.76	625.21	6,877.06
D8400000201060	Fraser, Vince	Dawson City	1	2	Day Addition	2014Y0080	1,108.80	88.00	29.65	122.65	1,226.45
D8600000707520	Cairns, Colm	Dawson City	7&8	G	Gov't Addition	90Y1207	1,108.80	88.00	29.65	122.65	1,226.45
D9002030010040	Penrose, Michael & Stephenie Williams-Penrose	Dawson City	10		Dredge Pond	2012Y0273	1,651.72	142.29	43.99	183.80	2,021.80
D9002030020020	Narozny, Frank	Dawson City	20		Dredge Pond	2012Y0869	13,102.94	1,364.50	1,152.44	1,561.99	17,181.87

Dated this 2nd day of January, 2025.

David Yi
Collector of Taxes
Chief Financial Officer
City of Dawson



City of Dawson Report to Council

Agenda Item	CBC Building Construction MGR
Prepared By	Project MGR
Meeting Date	January 7, 2025
References (Bylaws, Policy, Leg.)	Procurement Policy #2021-03
Attachments	RFP

	Council Decision
x	Council Direction
	Council Information
	Closed Meeting

Recommendation

That staff proceed with Construction Manager Procurement for the CBC Building Project via a Request For Proposal (RFP) Process.

Executive Summary

Council approved \$1.2 million in capital work on the CBC Building in the 2024-2026 Capital Budget for the 2024 Year. Council further approved the scope of work and process to undertake said work in resolutions of Council in June of 2024.

The City Procurement policy requires that:

- budgeted purchases over \$50,000 use either an RFT or RFP process
- The recommended procurement process will be presented to council at a Committee of the Whole meeting
- Council will approve the method of procurement based on the Procurement Policy.

The recommended process is a Request for Proposal (RFP) with awarding of contract conditional on Council authorizing the expenditure of the balance of the 2024 budgeted funds in 2025.

Background

The City of Dawson has committed to restoring the Former Canadian Bank of Commerce Building located on the Dawson Waterfront.

Phase 2 of the restoration project was budgeted in 2024 at \$1.2 million. For various reasons work did not go beyond the contracting of the Architectural firm for 2024. The project team recommends moving forward with the contracting of a construction Manager for Phase two – The construction manager will contract and supervise sub trades within the plans developed by the architects. Phase 2 is budgeted at \$1.2 mi, exceeding 50,000. As per the procurement policy Council must approve the procurement method as outlined by the procurement policy.

The recommended Purchase method for this item is a RFP (Request for Proposal).

Conditional - The awarding of this contract will be conditional on Council authorizing funding. As the Funding was previously authorized in the 24-26 Capital budget for the year 2024 but not spent Council will be asked separately to authorize the funds to be spent in the 2025 year.

Discussion / Analysis

Given the variables involved with how a potential Construction Manager may deliver the required product it is recommended to go to a Request for Proposals which gives the supplier greater latitude than a Request for Tender.

This RFD is presented at the current time due to the urgency to line up the contractor before they are committed elsewhere

Fiscal Impact

The identified source of Funds is the CCBF (Gas Taxes). Funding was budgeted for in 2024 and remain unspent.

Alternatives Considered

The City does not have the Capacity to manage the construction internally. Full tendering was considered too expensive.

Next Steps

With authorization of usage of budgeted funds a successful proposal will be identified and contracts signed .

Approved by	Name	Position	Date
	David Henderson	CAO	Jan 7, 2025

CITY OF DAWSON PUBLIC TENDER

Request for Proposals

Canadian Bank of Commerce NHS: Construction Manager

**ISSUE DATE: January 15, 2025
CLOSING DATE: February 14, 2025**



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City of Dawson

CBC Phase 2 Construction Manager

Instructions to Bidders

1.0 Invitation

1.1. Intent

The intent of this Request for Proposals (RFP) is for the Owner to obtain offers (Proposals including "Bids") from interested and qualified parties ("Bidders") for the Canadian Bank of Commerce Phase 2 Restoration for the Construction Manager as per and in accordance with attached Terms of Reference, RFP Documents including Appendices, and CCDC 5B Construction Management contract (2010).

A CCDC 5B document will also be prepared to confirm the agreement - to the specifics of this proposal - to be signed by Owner, Construction Manager, and Consultant.

1.2. Proposal / Bid Call

- .1 Proposal / Bids signed under seal, executed, dated and submitted by post or email will be received by the City of Dawson labelled as:

**CBC Phase 2 Restoration Construction Manager
For the City of Dawson
Attn: Samantha Lewis, Asset & Project Manager
1336 Front Street
PO Box 308
Dawson City, YT
Y0B 1G0
projectmanager@cityofdawson.ca**

It is the responsibility of the Contractor to ensure bids submitted via email and all corresponding documentation is received by the City of Dawson. An email should be followed up by a phone call to ensure it arrived with the person it was intended for, c/o Public Works Administration Officer, Kim Martins, 867-993-7400 Ext 306.

- .2 Documents must be delivered before the time of bid closing of **2:00PM local time** as designated by the clock at the Reception Desk of the office at 1336 Front Street, Dawson City, YT on **February 14, 2025** ("Bid Closing Date").
- .3 Bids submitted after the above time for bid closing will not be considered and will be returned to the Bidder unopened if a return address has been provided.
- .4 Bids will not be opened in public. Bids shall be opened after the above time for bid closing.
- .5 Amendments to a submitted Bid will be permitted only if received on the bidder's letterhead prior to the above time for bid closing and if signed by the same party or parties who signed and sealed the Bid. A Bid amendment shall state the amount to be

added to or deducted from the Bid Price. Amendments to a submitted bid may be submitted by email to:

Samantha Lewis, Asset & Project Manager, City of Dawson
projectmanager@cityofdawson.ca
867-993-7400 ext. 304

An email must be followed up by a phone call to ensure the bid arrived with the person it was intended for.

- .6 All erasures, revisions or corrections to the Bidder's entries on the Bid Form shall be initialed by the Bidder.
- .7 Bids and amendments to submitted Bids submitted by telephone will not be considered by the City of Dawson.
- .8 Bidders agree to prepare and submit Bids at their own cost. The City of Dawson is not obligated in any way to pay costs of any kind or nature whatsoever that may be incurred by a Bidder or any third parties in the Bid Process. All such costs shall be the Bidder's sole responsibility.

2.0 Contract and Bid Documents

2.1. Definitions

- .1 *Contract Documents*: As defined in Contract B.
- .2 *Bid Documents*: Instructions to Bidders, Bid Forms, any Bid Form Supplements, other information issued for the benefit of Bidders to prepare and submit a Bid.
- .3 *Bid Price*: The monetary sum identified by the Bidder in the Bid Form.

This will encompass proposed hourly and daily rates for:

- Construction Manager
- Labour in categories described below.

And may also provide an estimated over-all value for materials suited to completion of Phase 2 work.

2.2. Availability

- .1 Bid Documents will be distributed on and after December 20, 2024, by the City of Dawson.
- .2 Upon receipt of Bid Documents, Bidders shall verify that the documents are complete. Bidders shall immediately notify the City of Dawson if the Bid Documents are incomplete or upon finding discrepancies or omissions in the Bid Documents.

2.3. Enquiries & Addenda

- .1 All enquiries from Bidders regarding the Bid Documents must be via email and submitted no later than five business days before the Bid Closing Date to:

Samantha Lewis, Project Manager, City of Dawson
projectmanager@cityofdawson.ca

- .2 Addenda may be issued by the City of Dawson during the bidding period. All addenda become part of the Contract Documents. Include all costs of all addenda in Bid Price.
- .3 Verbal responses are only binding when confirmed by written addenda.

3.0 Site Assessment

3.1. Site Examination

- .1 Bidders are strongly advised to carefully examine the place of the Work, and fully inform themselves of all existing conditions, limitations and difficulties that may arise during the future execution of the Work including but not limited to any or all site-specific health and safety, environmental and operational protocols.
- .2 A site meeting may be arranged with:

Samantha Lewis, Project Manager, City of Dawson
projectmanager@cityofdawson.ca
867-993-7400 ext. 304
- .3 The City of Dawson will not consider claims for additional payments during the administration of the execution of the Work, or at all, for extra Work, costs, damages or difficulties encountered resulting from conditions which were either visible or could be reasonably inferred from an examination of the place of the Work prior to the submission of Bids.

4.0 Bid Enclosures and Requirements

4.1. Taxes

- .1 Bidders shall not include GST or any applicable taxes.

4.2. Scheduled Completion

- .1 Bidders shall state in the Bid Form the estimated time duration and items of work required to complete each task to attain Substantial Performance of the Work and Total Performance of the Work.
- .2 Objective of Substantial Performance Review for work identified for 2025 - on a date to be confirmed between: October 15 and October 31, 2025.
Phase 2 Work not completed by that Substantial Performance Review date may be determined to continue in an extension of the 2025 CCDC 5B contract, or through a new CCDC 5B document for 2026.

.3 Consideration will be given to the time durations and list of items of work when reviewing submitted Bids.

.4 Milestones specified by the City of Dawson are as follows:

Tender Opens	January 13, 2025
Tender Closes	February 14, 2025
Tender Award	February 28, 2025
Construction complete	TBD –

.5 The Bidder must have sufficient staff to complete the work within the scheduled milestones and demonstrate this as per their Proposal and submitted Schedule.

.6 A pre-award meeting will be scheduled with the appointed contractor prior to work commencing.

5.0 Offer Acceptance or Rejection

5.1. Delivery of Bid

.1 Submit the following Bid Form Supplements with the Bid:

.1 Detailed Proposal

.2 Information required to meet the Evaluation Form as outlined below:

Item of Work	Scoring Amount
Fee for Full Scope	45%
Detailed Project Milestone Schedule and previous project experience	25%
Information on completed Bid Forms and within Proposal	15%
Project Resumes, Letters of Reference, Subcontractors List	15%
Total	100%

.2 Agreement to provide proof of Comprehensive and Professional Liability Insurance.

.3 Bids that are unsigned, improperly signed or sealed, conditional, illegible, obscure, contain arithmetical errors, erasures, alterations or irregularities of any kind may, at the City of Dawson’s sole discretion, be declared non-compliant.

.4 Bids with Bid Forms and Bid Form Supplements which are improperly prepared may, at the City of Dawson’s sole discretion, be declared non-compliant.

.5 Bids based upon an unreasonable time duration for the completion of the Work may, at The City of Dawson’s sole discretion, be declared non-compliant.

- .6 Construction Manager - once engaged - to evaluate Phase 2 work, as indicated in Consultants' drawings, and prepare a proposed schedule for extent of work to be completed in 2025 - for a Substantial Performance Review Date between October 15 and October 31, 2025.
- .7 Phase 2 work not completed by that Review Date may continue following the Substantial Performance Review, either as an extension of the 2025 Construction Manager contract, or a new CCDC 5B contract for 2026.
- .8 All submitted Bids and supporting documentation become the property of the City of Dawson and will not be returned. Bids and supporting documentation received after the time of the Bid Closing Date will be returned to the Bidder unopened.

5.2. Duration of Offer

- .1 Bids shall be irrevocable and remain open to acceptance for a period of sixty (60) days from the Bid Closing Date.

5.3. Acceptance of Offer

- .1 The lowest or any Bid will not necessarily be accepted.
- .2 Notwithstanding anything else contained in the Bid Documents, the City of Dawson reserves the right to exercise complete and unfettered discretion in all aspects of the conduct of the Bid process, the assessment and evaluation of Bids, including the determination of criteria, the ranking of Bidders and the selection of a successful Bidder without incurring any liability whatsoever to any Bidder, including any liability for costs, losses or damages and without giving any reasons therefore.
- .3 Without limiting the generality of the foregoing, the City of Dawson, in its sole and absolute discretion:
 - .1 Reserves the right to accept or reject any or all of the Bids;
 - .2 Reserves the right to evaluate, accept or reject any Bid, whether or not completed properly and whether or not it contains all required information or is otherwise non-compliant, and City of Dawson is not bound to evaluate, accept or reject any Bid;
 - .3 Reserves the right, after the selection of the successful Bidder, to negotiate and finalize any changes, amendments, or modifications to the Bid of the successful Bidder as submitted or to the Contract, without offering other Bidders the opportunity to amend their Bids.
 - .4 Reserves the right to not be bound to explain any decision to the Bidder(s). The City of Dawson may, at its own discretion, release the name of the successful Bidder.
- .4 Bidders expressly waive any right to make any claim against The City of Dawson for any matter arising from The City of Dawson exercising its rights as stated above.

- .5 After acceptance by The City of Dawson, the successful Bidder will be notified in writing via email.

End of Instructions to Bidders



City of Dawson CBC Phase 2 Construction Manager Bid Forms

Project/Contract: CBC Phase 2 Restoration Construction Manager

Company Name For the City of Dawson
Address 1001 Front Street Dawson City, Yukon Territory

We, the undersigned, having examined the Bid Documents for the above-named Project/Contract, including addendum number(s) _____, and having carefully examined the place of the Work and fully informed ourselves of existing conditions, limitations and difficulties that may arise during the execution of the Work, hereby offer to perform the Work in a sound, careful and workmanlike manner, complete in all respects to the entire satisfaction of the Yukon Workers Health and Compensation Safety Board and Occupational Health and Safety Act., and in accordance with all the terms and conditions of the Bid Documents for the total price of:

(\$ _____) + GST.
(Estimated Amount in figures)

\$ _____ + GST.
(Amount in letters)

Estimated Cost Breakdown

Construction Manager Hourly/Day rates	\$ _____
Contractor rates	\$ _____
Equipment	\$ _____
Administration	\$ _____
Other (please identify)	\$ _____

FORM OF TENDER - Form A

Contract Documents

Project Title: CBC Phase 2 Restoration Construction Manager

For the City of Dawson

Project Location: 1001 Front Street Dawson City, Yukon Territory

Submitted by:

Company

Declaration of Contract Documents received and reviewed

I/We have received, reviewed and fully understand all contract documents listed under the Appendix Instruction to Bidders-Table of Contents

Sign and date either option below. Please be advised that while a site visit is not mandatory it is strongly recommended.

I/We have visited the site and are fully familiar with the existing site conditions.

Signature of Company Representative

Date

Name of Company Representative

I/We have **NOT** visited the site but I/We assure being fully familiar with the existing site conditions.

Signature of Company Representative

Date

Name of Company Representative

FORM OF TENDER - Form B

Team

Project Title: CBC Phase 2 Restoration Construction Manager

For the City of Dawson

Project Location: 1001 Front Street Dawson City, Yukon Territory

Submitted by: _____
Company

Team Members

Team Members	- Roles and Responsibilities-detailed description to be included in Proposal including work experience in the Yukon - Hourly and Daily Rates for Project
Construction Manager	
Carpenters	
Reinforced Concrete Installer	
Steel Framing Installer	
Interior Wood Preservative Applicator or Painter	
Insulation / Vapour Barrier Installer	
Exterior Metal Cladding, Tin Smith or Specialist	
Exterior Metal Cladding, Painter	

General Building Construction Labourer	
---	--

Add additional pages to the List if necessary.

FORM OF TENDER - Form C

List of Sub-Contractors

Project Title: CBC Phase 2 Restoration Construction Manager

For the City of Dawson

Project Location: 1001 Front Street Dawson City, Yukon Territory

Submitted by: _____
Company

List of Sub-Contractors if applicable

Item of Work	Sub-Contractors Name, Roles and Responsibilities- detailed description to be included in Proposal including work experience in the Yukon - Hourly and Daily Rates for Project
Carpenters	
Reinforced Concrete Installer	
Steel Framing Installer	
Interior Wood Preservative Applicator or Painter	
Insulation / Vapour Barrier Installer	
Exterior Metal Cladding, Tin Smith or Specialist	
General Building Construction Labourer	

Add additional pages to the List if necessary.

FORM OF TENDER - Form D

Phases of Services and Schedule

Project Title: CBC Phase 2 Restoration Construction Manager

For the City of Dawson

Project Location: 1001 Front Street Dawson City, Yukon Territory

Submitted by: _____
Company

Mobilization Phase

Start date _____ End Date _____

Implementation Phase

Start date _____ End Date _____

Refer also to Proposal Pages for additional information if applicable.

Note intention of Substantial Performance Review of Phase 2 2025 work by October 15, 2025

FORM OF TENDER - Form E

List of Addenda

Project Title: CBC Phase 2 Restoration Construction Manager

For the City of Dawson

Project Location: 1001 Front Street Dawson City, Yukon Territory

Submitted by: _____
Company

Declaration of Addenda received and reviewed

I/We have received Addendum # ____ to # ____ and understand that they form part of the contract documents.

Signature of Company Representative

Date

Name of Company Representative

FORM OF TENDER - Form F

Work Experience and References

Project Title: CBC Phase 2 Restoration Construction Manager

For the City of Dawson

Project Location: 1001 Front Street Dawson City, Yukon Territory

Submitted by:

Company

List of Projects and Client Contacts for reference check
Also submit Letters of Reference (at minimum one Letter of Reference)

Project Name, Description and Location	Client Contact/Reference

Add additional pages to the List if necessary or refer to applicable Pages in Proposal.

SIGNATURES

Signed and Submitted by:

Company name

Name and title of authorized signing officer

Signature of authorized signing officer

Name of witness

Signature of Witness

Name and title of authorized signing officer

Signature of authorized signing officer

Name of witness

Signature of Witness

Dated this _____ day of _____, 2025.

Note: Affix corporate seal as required by Bid Document



City of Dawson CBC Phase 2 Construction Manager Contract B

TITLE: CBC Phase 2 Restoration Construction Manager

This **AGREEMENT** made effective as of this ____ day of _____ 2025.

BETWEEN:

City of Dawson
(Hereinafter called the “City”)

ON THE FIRST PART
AND:

(Hereinafter called the “Contractor”)

ON THE SECOND PART

WHEREAS:

- a. The **City** is desirous of contracting the **Contractor** to perform the duties and functions described in the duties attached hereto as “Schedule A” [Term of Reference];
- b. The **Contractor** has the knowledge and skills and expertise to perform the Duties;
- c. The **Contractor** has a valid Business Licence with the **City**;
- d. The **Contractor** and **City** have agreed to enter into a contract upon the terms and conditions hereinafter set forth:

NOW THEREFORE THIS AGREEMENT WITNESSETH that in consideration of the mutual covenants and agreements contained herein, and for the good and valuable consideration, the parties hereto covenant and agree as follows:

Section 1 Terms

- 1. The **City** shall contract the **Contractor** for a term commencing on:
The ____ day of _____, 2025.
- 2. And terminating on:
The ____ day of _____, 2025.

Section 2 Duties of Contract

- a. The **Contractor’s** duties shall be as described in the Project Description attached hereto as “Schedule A”.

- b. All Services contemplated by this Agreement shall be performed in the manner set out in this Agreement and in compliance with such requirements as shall be reasonably made by the **City** officials designated to administer this Agreement, and in compliance with all statutes and regulations relating to the operations, inclusive of City Bylaws.
- c. The **Contractor** shall comply with all reasonable requirements established by the **City** for the performance of the Services.
- d. The **Contractor** shall follow all Federal, Territorial and Municipal standards, procedures and regulations that apply to health and safety with respect to the provisions of the Services.
- e. The **Contractor** shall provide the Services and will carry out the work in a good and workmanlike manner, exercising good public relations at all times.
- f. The work site shall be kept in a clean and neat manner, free from all foreign material to the work at all times at the discretion of the **City**.
- g. Protection of Property
 - i. Any damages resulting from or attributed to the **Contractor's** action are to be made good by the **Contractor** at no extra cost to the **City**.
 - ii. Damages will be repaired prior to termination of the contract.
 - iii. Damages will be repaired to specifications and standards provided by the Public Works Superintendent.
 - iv. The **Contractor** shall be liable to the **City** for any loss or damage to any property of the **City** arising out of the performance of the Work whether or not such loss arises from causes beyond the **Contractor's** control.
- h. The work is to be carried out by competent workers, fully capable of delivering the highest standard of results under the work of this contract.
- i. Neither the whole or any part of the work may be subcontracted by the **Contractor** without the Consent of the **City**, and every approved subcontractor shall incorporate all the terms and conditions of the contract which can reasonably be applied thereto. Nothing contained in the contract documents shall create any contractual relationship between any subcontractor and the **City**.
- j. The **City** reserves the right to inspect any or all jobs and any time.
- k. Failure by the **Contractor** to provide the described services in compliance with the terms and conditions of the contract, may result in the owner subcontracting the work to a third party, all additional costs to be borne by the **Contractor**.

Section 3 Remuneration

Upon completion of this contract, the **City** agrees to pay the **Contractor**:

Construction Manager Fee, and Associated Project Labour Material, Transportation Costs up to the date of Substantial Performance.

To be Determined in the course of the project _____ *plus GST.*

- a. The **City** shall provide payment for approved services rendered as invoiced upon completion of the duties as outlined in "Schedule A".
- b. The **Contractor** agrees and understands that there will be no advances of payment under any circumstances or conditions.
- c. Subject to applicable legislation, a holdback of ten percent (10%) of the work performed and the materials supplied under the terms of the Contract will be enforced. Within 30 days after Total Performance of the Work as certified by the **City**, the **City** shall pay the **Contractor** the unpaid balance of the holdback monies.
- d. The **Contractor** will add GST to all rates listed above.

Section 4 Confidentiality

The **Contractor** shall not disclose the private affairs of the **City** other than as authorized by the **City** and shall not (either during the continuance of this contract by the City or at any time thereafter unless specifically authorized in writing by the **City** in that regard) use for his own purpose or for any purpose other than those of the **City** any information he acquires in relation to the **City**.

Section 5 Performance Bond

For Work valued at \$100,000.00 or greater, the **Contractor** shall provide the **City** with a final security from a duly licensed surety company in the form of a performance bond and a labour and materials payment bond in respect of the Work or written undertaking from the Bidder.

Section 6 Insurance and Indemnity

- a. The **Contractor** shall indemnify and save harmless the **City** from all claims, judgments, liabilities, damages, causes of action, demands, losses and costs that may arise as against the **City** by virtue of the operations of the **Contractor** under this Agreement.
- b. The **Contractor** shall, at his own expense, maintain insurance in the name of the **Contractor**, including the **City** as additional insured against liabilities or damages in respect of injuries to persons (including injuries resulting in death) and in respect to damage to property (including the facilities and property of the **City**) arising out of the performance of this Agreement until completion of this Agreement, including, without limiting the generality of the foregoing, public liability and property damage insurance.
- c. The insurance policies maintained under sub-Section 6.b) above shall:
 - i. include the following "Cross Liability" clause: "the insurance as is provided by this policy shall apply in respect to any claim or action brought against any one Insured by any other Insured. The coverage shall apply in the same manner and to the same extent as though a separate policy had been issued to each Insured. The inclusion herein of more than one Insured shall not operate to increase the limit of the Insurer's Liability".

- ii. cover the cost of defense or adjustment of claims over and above the money limitations of the policies;
 - iii. be in an amount of not less than \$2,000,000.00 (Two Million Dollars) for any one accident for general public liability to third parties, property damage and automobile, and other vehicular coverage for public liability and property damage if the **Contractor** is utilizing his equipment;
 - iv. require the insurers to give thirty (30) days' notice, to the **City**, prior to cancellation or expiry of the insurance or of any proposed material changes in such policies.
 - v. provide proof to the **City** by way of "Certificate of Insurance" issued by the Insurance Company.
- d. The insurance policies maintained under sub-section 6.b) above may be issued with a deductible amount of not more than \$2,500.00 (two thousand five hundred dollars). The amount of any loss up to the deductible limit shall be borne by the **Contractor**.
- e. Upon signing of this agreement, the **Contractor** shall deposit with the City a Certificate of Insurance verifying the insurance requirements of this contract.

Section 7 Termination

- a. The **City** may terminate this Agreement by giving two (2) weeks' notice in writing to the **Contractor** which is sent by Registered Mail to the address in Section 8. b); or by giving notice in writing to the **Contractor** which is sent by Registered Mail to the address in Section 8. b) if the **Contractor**
- i. at any time for cause, including, without limitation, a breach of any covenant of this Agreement;
 - ii. fails to complete the Services of any portion thereof within the time limit as specified herein;
 - iii. becomes insolvent;
 - iv. commits an act of bankruptcy;
 - v. abandons the Services to be provided herein;
 - vi. assigns this Agreement without the required written consent;
 - vii. fails to observe or perform any of the provisions of this Agreement; or
 - viii. has any conflict of interest which may, in the opinion of the **City** have an adverse effect on the provision of the Services.
- b. The **Contractor**, upon termination of this Agreement for any of the reasons set out in Section 6. a), shall be liable to, and upon demand, shall pay to the **City** an amount equal to all loss or damage suffered, both directly and indirectly by the **City** as a result of the non-completion of the Services of the **Contractor**. If the **Contractor** fails to pay the **City** for any such loss or damage on demand, the **City** shall be entitled to deduct the same from any payments due and payable to the **Contractor** as well as exercise any other remedies available to the **City**. Any dispute as to what constitutes loss or damage suffered may be decided by arbitration.

- c. The **Contractor** agrees that termination of this Agreement or a change to the Services to be provided under this Agreement in accordance with "Schedule A" does not operate so as to relieve or discharge the **Contractor** from any obligation under the Agreement, or imposed upon it by law, in respect of the Services, or any portion of the Services, that it has completed.
- d. Subject to Section 7. b), the **City** shall, in the event of termination of this Agreement, pay to the **Contractor** all amounts for completed work due to the **Contractor** in accordance with this Agreement to the date of termination. The **City** shall have no further liability of any nature whatsoever to the **Contractor** for any loss of profit or any other losses suffered either directly or indirectly by the **Contractor** as a result of the termination of this Agreement.
- e. The **Contractor** shall, upon termination, forthwith deliver to the **City** a reproducible copy of all materials used by the **Contractor** or prepared by the **Contractor** in relation the provision of Services.

Section 8 Miscellaneous

- a. The **Contractor** shall remit to the Receiver General of Canada such deductions as may be required under any of the *Income Tax Act* (Canada), the *Unemployment Insurance Act* (Canada) and the *Canada Pension Plan Act* and Yukon Workers Compensation Board in respect to remuneration paid by the **City** to the **Contractor**.
- b. All notices, requests, demands or other communications required by this Agreement or desired to be given or made by the parties hereto shall be given or made by personal delivery or by mailing the same in a sealed envelope, postage prepaid, registered mail, return receipt requested, addressed to:

The **City**:
City of Dawson
Box 308
1336 Front Street
Dawson City, Yukon
Y0B 1G0

The **Contractor**:

or such other address as may be from time to time be designated by notice given in the manner provided by this paragraph.

- c. Unless otherwise expressly provided in this Agreement, or unless otherwise expressly agreed in writing, time shall be of the essence of this Agreement and every part thereof.

- d. The **City** and the **Contractor** hereto hereby agree that this Agreement expresses the entire and final agreement between them and has not been induced by, nor do either of them rely upon or regard as material, any conditions, warranties, representations or promises not expressly set forth in this agreement. No alteration, amendment or qualifications to this Agreement shall be valid unless in writing and executed by both parties hereto.
- e. This Agreement shall be deemed to have been made in and shall be construed in accordance with the laws of the Yukon Territory.
- f. The provisions of this Agreement shall be deemed to be savable and the invalidity or non-enforceability of any provision shall not affect the validity and enforceability of the other provisions hereof. If any provision of this Agreement is held to be too broad in scope or otherwise unenforceable, such provision shall be interpreted in such way as to affect the intents and purposed hereof most effectively.
- g. This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, or other legal personal representatives of the **Contractor** and the successors and assigns of the **City**, respectively. Notwithstanding the foregoing, this Agreement is personal to the **Contractor** and may not be assigned by the **Contractor** without prior written approval of the **City**.

IN WITNESS WHEREOF the parties have executed this Agreement under seal in the

City of Dawson Representatives:

(Printed Name and Title)

(Signature)

(Witness)

(Date)

Contractor:

(Printed)

(Signature)

(Witness)

(Date)



City of Dawson

CBC Phase 2 Construction Manager

Schedule A: Terms of Reference

1.0 Objectives

The City of Dawson is seeking the services of a licensed and qualified Construction Manager to implement the next phase of Architectural drawings as per the specifications at the Canadian Bank of Commerce National Historic Site (NHS), Dawson City, YT.

2.0 Background

The heritage value of Dawson City's Canadian Bank of Commerce lies in its longstanding role in Yukon history, in the excellence and sophistication of its design and composition, particularly in a northern environment, and in its prominent location in the historic Gold Rush town of Dawson.

Constructed in 1901, its grand architectural style reflects the important services that were performed by the bank, such as the buying and melting of gold into bricks and the brokering of gold on world markets. This structure, with its sophisticated form, was a prominent and visible symbol of the bank's significance within the community. It operated as a bank until 1989. The two story structure measures approximately 10.820m x 13.868m and has an attic and full basement (constructed in 2000). The building is not insulated or heated.

In 2015 a large scale hazardous materials abatement program removed the hazardous materials within the building to a point where access to the building could be obtained without the requirements for personal protective equipment.

This included removal of urea formaldehyde foam insulation (UFFI) in the first-floor wall cavities, removal of asbestos paper behind the pressed tin ceiling and under the second-floor floorboards, removal of asbestos fibers throughout the interior surface of the building, removal of lead paint from the pressed tin ceiling, and removal of mold and rot throughout.

Phase 1 of the project was completed in 2024 including; temporary electrical services, trenching and structural bracing of basement completed.

3.0 Scope

The Construction manager will work with the City and the project consultants to implement and continuing over-all objectives laid out in the Phase 2 drawing packages as per specifications (APPENDIX A & APPENDIX B & APPENDIX C & APPENDIX D). Project to proceed in stages over the next two years, starting with one-year free agency, as stipulated in the CCDC5B contract. Phase 3 & 4 will be reissued under new contracts. Costing reviews will be pending and on going with the City of Dawson and Construction Managers assessments. On-site work is anticipated to start next spring.

Exterior metal cladding restoration, excluding paint remediation not covered in this contract, is deemed a priority at this time and to be planned in sequence with interior structure upgrades and envelope work.

Structural restoration including but not limited to building shell, roofing system, floor leveling and framing. As well a building envelope including but not limited to preservatives, insulation, vapour barrier, window and door casings. Sequencing and priorities will be on ongoing conversation.

Note; Interior enclosures, washroom finishes, elevator shaft & installation, mechanical and electrical services, life safety and finishes to be completed in Phases 3 & 4.

4.0 Approach

The Canadian Bank of Commerce National Historic Site is a beloved and culturally significant building from the 1896 Klondike Gold Rush. It is the last remaining historical waterfront building in Dawson City. The grounds and the building are irreplaceable – it is the responsibility of the Contractor to protect the building from irreversible damage during the completion of the work.

The Contractor shall be responsible for all applicable permits (including costs), arranging for inspections, and final certification of the Work.

The Contractor shall provide the materials, labour and equipment needed to perform the Work.

A CCDC 5B Construction Management contract (APPENDIX D) shall be used as the primary document for this work.

The Contractor shall maintain Yukon WCB and provide proof of registration and good standing to the City of Dawson.

The Contractor shall not impede the flow of traffic.

The Contractor shall execute the work as outlined in the drawings and specifications.

The Contractor shall submit requests for alternative materials or equipment to the City for approval.

The Contractor shall carry the work between the hours of 07:00 and 19:00.

5.0 Resources

Award of this work is contingent on appropriation of funds. This work is reliant on various grants, the results of which will only be known after tender closing.

The following documents are available with this bid:

- Appendix A: CBC Phase 2 Architectural drawings
- Appendix B: CBC Phase 2 Structural drawings
- Appendix C: CBC Phase 2 Envelope drawings
- Appendix D: CCDCB Construction Management contract

6.0 Timing

Project Start date is **March 1st, 2025**

Project Deadline is **December 31, 2025**

End of Terms of Reference

APPENDIX A, B, C CONSULTANT DRAWING SETS:

**Canadian Bank of Commerce - Renovations and Restoration / Phase 2 -
Construction Manager Contract with City of Dawson, Yukon Territory -**

1.0 General Project Description

- Phase 2: interior renovations & repairs of: lower basement floor, main floor, upper floor, attic levels.
- Scope of Work: enhancing existing and new structural wood framing, exterior wall, attic - insulation & vapour barrier;
- Generally in Phase 2 - exterior of the building: metal siding is to be restored - (Metal Siding drawings and specifications to follow in early 2025);
- Phase 2 work is anticipated to proceed through Construction Management Contract CCDC 5B - over two years - 2025, 2026 – with this Contract concerning work in 2025 only.

2.0 Appendix A:

**ARCHITECTURAL DRAWING SET - Chris Gower Architect Inc. –
Dated December 01, 2024:**

A 00 Cover Sheet; A 01 Site Plan, Project Notes; A 02 Existing, Demo Plans;
A 03 Basement Floor Plan; A 04 Main Floor Plan; A 05 Upper Floor Plan;
A 06 Attic Plan, Roof Over; A 07 E + W Elevations; A 08 N + S Elevations;
A 09 Building Cross Sections 1; A 10 Building Cross Sections 2;
A 11 Wall Section Details 1; A 12 Wall Section Details 2.

3.0 Appendix B:

**STRUCTURAL DRAWING SET- Associated Engineering (B.C.) Ltd. –
Dated December 01, 2024:**

S-100 Notes, Structural / Construction; S-101 Basement General Arrangement;
S-102 Main Floor Plan, Struct'l / Const'n; S-103 Second Floor Plan, Struct'l / Const'n;
S-104 Main Floor Equipment Level; S-106 Lower Roof Level, Struct'l / Const'n;
S-301 Section Sheet 1, Struct'l / Const'n; S-302 Section Sheet 2, Struct'l / Const'n;
S-303 Section Sheet 3, Struct'l / Const'n; S-501 RC Details , Struct'l / Const'n
S-502 Details Sheet 1, Struct'l / Const'n; S-701 Sketch, Struct'l , Struct'l / Const'n.

4.0 Appendix C:

**BUILDING ENVELOPE DRAWING SET - RDH Building Science –
Dated December 01, 2024**

BE-3.01 Wall Details; BE-5.01 Window Details



City of Dawson Report to Council

Agenda Item	CBC Building Restoration – Phase 2
Prepared By	Project MGR / CAO
Meeting Date	Jan 7 th , 2025
References (Bylaws, Policy, Leg.)	Finance Policy 14-03
Attachments	-

X	Council Decision
	Council Direction
	Council Information
	Closed Meeting

Recommendation

The following motion be forwarded to the Budget Meeting on Jan 14 for council for consideration:

That Council authorize the carryover of unspent capital funding allocated in 2024 for the CBC Building project to the 2025 Capital Budget

Executive Summary

Council has committed to the restoration of the former Canadian Bank of Commerce Building located on the Dawson Waterfront. The Scope of Phase 2 of the project, scheduled for completion in 2024 and budgeted at \$1.2 million, was approved by Council in June of 2024.

For Various reasons the work completed in 2024 was primarily the contracting of the Architects. The next step recommended is the contracting by the city of a construction manager to complete Phae 2 as defined by the architect.

The funding from CCBF (Gas Taxes) was approved in the 2024-2026 Capital Budget and identified for year 2024.

The City of Dawson Finance Policy identifies that transfers within the approved Capital budget must be approved by Council. While the premise of the policy appears focused on transfers between physical projects it seems reasonable that a transfer between years for carryover of substantially unstarted projects would be equally applicable and thus presented in this format

Background

The building was built in 1901 and housed the Canadian Bank of Commerce which then became the Canadian Imperial Bank of Commerce until 1989. From 1989 to 2013 The building sat vacant. The City purchased the building in 2013 for \$170,000 with the intent to restore the structure and find a suitable use for it.

Restoration work has proceeded intermittently with primary funding now coming from the City's CCBF (Gas Tax) funds. The City has not established an end use for the building yet but did work with the Klondike Development Corporation on some initial analysis of possible end users.

Restoration is expected to continue for the next 3-4 years, building out the basic structure.

The Architectural plan has identified the current "Phase 2" which includes exterior work plus interior structural work budgeted at \$1.2 million.

Discussion / Analysis

City council reaffirmed the commitment to Phase 2, the budgeted \$1.2 million, and the scope of work in June of 2024. The City project manager involved at the time changed roles which combined with the June consideration of the scope to essentially move the project to the following construction year (2025)

The City, as per Yukon legislation adopts a 3 year capital budget annually (2024 – 2026) and phase 2 of the CBC Building project was approved in the capital budget under 2024.

Under the City Finance policy capital budget funds can be reallocated by Council from Project to project and presumably as a carryover from one year to another year.

The City has made a long-term commitment to the restoration, has budgeted for Phase 2 and approved the scope of work, has the authority to authorize the carryover of budgeted funds and faces a need to act on the issue in a timely manner to ensure the securing of a construction manager prior to the construction season.

If Council authorizes the carryover the funds will be included in the 2025-2027 Capital Budget under year 2025

Fiscal Impact

These capital funds are sourced from the City's CCBF (Gas Tax) allocation.

The City is allocated CCBF funds annually based on population. The funds remain with the Yukon Government and are released to the city on a project-by-project basis. CCBF funds can be used for an identified list of municipal infrastructure.

The City received approx. \$6 million in CCBF funds from 2015 to 2024 and is expected to receive approx. \$8 million from 2025 to 2035

Alternatives Considered

Council could turn down this recommendation and wait until the 2025, 3 year Capital Budget is approved which would determine if the unspent CCBF funds allocated for the CBC Building project are brought forward to 2025 or are reallocated / cancelled. Doing so would delay the process to identify a construction manager and may prevent the process as recommended from proceeding in 2025.

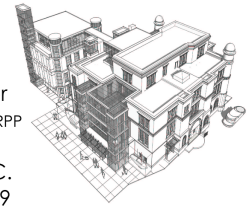
Next Steps

The recommendation, if approved, will go to the Budget meeting on Jan 14th, as a budget related item, and if approved at that meeting will be identified in the 2025 Capital budget for expenditure in 2025

Approved by	Name	Position	Date
	<i>David Henderson</i>	CAO	Jan. 3, 2025

**City of Dawson –
Canadian Bank of Commerce Building
Building Renovations and Restoration**

Chris Gower
ARCHITECT
Urban Design Planner
MAIBC FRAIC LEED^{ap} MCIP RPP
1210 Monterey Ave.,
Oak Bay, Victoria B.C.
V8S-4V5 778 922-9979
chrisgower@shaw.ca



Architectural Services Proposal: Phase 2, Design & Construction Documents
October 31 2023

Attention: Owen Kemp-Griffin,
Asset & Project Manager for the City of Dawson / ProjectManager@cityofdawson.ca
cc John Keay Heritage Consultant; Brian Kendrick, Technical Assistant

Introduction

Thank you for your invitation to submit a proposal for undertaking the design, and the development of contract documents for Phase 2 of this project. Note that our project team has met to develop this proposal to provide architectural services to continue organizing and implementing this set of heritage stabilization and restoration projects for the City of Dawson Canadian Bank of Commerce Building.

Over-all Building Project – to be undertaken in continuing Phases

Up to this point Phase 1 (which reached Substantial Performance last week on October 27) has concerned site excavation, vault removal, refurbishing and structurally upgrading the basement level walls, new sump and perimeter drains, new waterproof membrane, addition of a new stair bay for access between the floors, rough grading.

It has been recommended that the following Phases be planned: now titled Phase 2, 3, 4, each in individual years, with solely Phase 2 to commence design and documentation this early November – for costing review and issue for tender late winter, early spring 2024. Given limitations of the scopes of work that can be undertaken in a short season in this remote location, and given budget staging within a preliminary client-identified Phase 2 construction budget of \$1.1 million, the work of Phases 3 and 4 would necessarily follow in future years.

- Phase 2 – Building would generally entail: structural and framing upgrades and exterior envelope and heritage restoration (with primer painting); insulation implementation only within exterior wall framing and possibly the upper floor ceiling; temporary window infill panels; some preliminary mechanical; and some preliminary electrical wiring - all to general exterior lock-up status. Concrete slab completion, elevator shaft, washroom framing, and upper floor and attic work could each be Separate Prices – that could be considered to be deferred to Phase 3, if necessary.
- Phase 3 - would generally include: new windows and exterior doors; finished exterior painting; furring with concluding interior insulation; general GWB installation; fire separations; initial plumbing with sprinkler system; preliminary interior priming painting; general mechanical and electrical services; one serviceable washroom; a new electrical panel – all to more comprehensive wintering and construction lock-up conditions.
- Phase 4 - would generally include: determination of intended building use or tenancy, with full interior finishes; interior heritage trim and details; feature lighting; finished flooring; finished washrooms; elevator supply and installation; all interior case and cabinet work for tenancy requirements; finish grading & walkways; services, alarms, exiting to full public occupancy sign-off.

We hope to commence the tasks for architectural design and documentation, and consultant coordination, solely of Phase 2, ASAP in November, following approval of this proposal, aiming for a target completion of tender documents by approximately March 31 2024. Phases 3 and 4 would follow in two subsequent years: provisionally Phase 3 in autumn 2024 and spring 2025, for construction in spring-summer fall 2025; and provisionally Phase 4 in autumn 2025 and spring 2026, for construction in spring-summer fall 2026.

Separate Prices are recommended in Phase 2 documentation

Because of the limitations of a preliminary \$1.1 million construction budget, we recommend that some Separate Prices be identified in this Phase 2 documentation, in case some elements need to be delayed or postponed for later implementation - in order to keep within Construction Budget limitations.

City of Dawson to engage remediation of existing exterior cladding paint prior to Phase 2A contractor work.

We understand that the City of Dawson will be attempting to organize a remediation process for the old remnant paint of the existing cladding, hopefully by early in the spring, to be documented as resolved ahead of the intended general contractor site work for Phase 2. This remediation may include a preliminary primer painting of the exterior cladding, to assist in the containment of any remaining old paint, and of the original exterior building paper.

Stored exterior metal cladding has been reviewed, with preliminary diagrams for reuse begun

At our October 17- 20 site visit the project Heritage Consultant has initiated the process of a detailed in-building review of stored metal cladding for a documented schedule and diagram for heritage cladding restoration and re-attachment intended in Phase 2. The stored metal cladding and interior ceiling materials are now located in a cleared area of the main floor of the building. Preliminary diagrams for the reuse of this material, and for needed new components to be ordered have commenced.

Project Consultants

We expect to closely coordinate with other owner-selected and/or local consultants. These owner-engaged project consultants should be identified, as soon as feasible, including:

- Structural, Civil Engineering Services: to be confirmed
(with Niels Jacobsen recommended as a secondary advisor)
- Building Envelope Consultant: to be confirmed;
- Project Heritage Consultant (part of the Architectural team): John Keay;
- Mechanical Engineering Services: to be confirmed;
- Electrical Engineering Services: to be confirmed;
- Landscape Design Consultant: if needed, to be confirmed;

It is understood that these consultants will be individually commissioned by the City, in parallel to the architectural contract - each with requirements to liaise closely with the architectural team, as the coordinating lead consultant. Commissioning of these consultants as soon as feasible will be important to work towards achieving coordinated construction tender documents by next spring.

If these other consultant engagements have delayed commencements, and if fully resolved and closely coordinated tender documents by all consultants are not concluded by Spring 2024, reassignment of the work allocated between Phase 2 and Phase 3 may be recommended - with elements of Phase 2 work possibly deferred to the following year.

We understand that the structural consultant should be providing a seismic evaluation in their Phase 2 design work. We would expect the specialized envelope consultant to provide representative typical envelope drawing details, along with noted products and materials specifications. These drawing details

would help inform the much more extensive architectural drawing details – which the envelope consultant would also review to provide checks and specialized guidance.

Hazardous Materials Reports, Abatement, and sign-offs shall be organized by the City of Dawson,

- Hazardous Materials Report and Abatement: should be confirmed, in a contract and process separate from the work of this Phase 2 project. Ideally the exterior cladding paint remediation work can be engaged, completed, and documented as signed off - ahead of the anticipated schedule for the Phase 2 contractor site work. With the general contractor kept informed on this process.

National Standards and Guidelines for Restoration of Historic Places.

Restoration work is generally expected to conform to National Standards and Guidelines for Restoration of Historic Places. (with review anticipated with the City of Dawson Heritage Advisory Committee, and the Yukon Territory Heritage Planner). The current National Building Code is to be utilized.

Project Budgets – to be assessed in sequence for each project Phase, 2, 3, 4

Through the advancement of the project and its work, it is recommended that estimated budgets may be assessed for each work Phase, in conjunction with the City Project Manager, possibly through a Yukon Quantity Surveyor. Assessments of Phase 1 costs can provide a start for projecting budget scopes for this Phase 2 stage, and in anticipation of following Phases.

It will not be possible that detailed costing estimates be derived without preparation and review of preliminary sets of construction documents. Thus each Phase 2, 3, 4 of design and construction documents preparation could be submitted in each of their time-frames, for a 60% and perhaps an 80% review, in advance of their propose tender dates. Listed above are project task's preliminary assessments – these groupings may be adjusted as the project advances.

Project and Phase Time Frames

Time frame details for each Phase is to be confirmed as the project advances.

Project Phase 2 Budget Allowances and Architectural Fee Calculations

Estimated Phase fee budgets or upsets can be developed and confirmed through the advancement of the project, through Phases 2, 3, and 4 as described above – typically based on roughly estimated or projected construction budget allowances for each Phase. Conventionally, typical architectural fee percentages are established through professional institute advice – in this case the standards of AIBC (Architectural Institute of BC) fee schedules. Notably for heritage restoration and refurbishing work, this fee schedule identifies an allowance for complete architectural services advisably in the range of 10.1% of estimated or confirmed over-all construction budgets, or bid values.

Fees are broken into the following stages, (as shown in the attached AIBC Stages of Services Chart):

- 1.0 Pre-Design - preliminary project planning and feasibility;
- 2.0 Schematic Design – preliminary scope, plan layouts, elevations, example details;
- 3.0 Design Development – confirmed plans, elevations, over-view typical details;
- 4.0 Construction Documents – detailed construction drawings, coordination with consultants;
- 5.0 Tendering – Contractor bid process and reviews, negotiations, review of Contract signing.
- 6.0 Construction Contract Administration – Letters of Assurance, building and site reviews and reports, contract instructions, contractor progress claim reviews and certifications;
- 7.0 Contract Completion - Substantial Performance Assessment, Deficiency Reviews and lists, Lien commencement, warrantee items, Building Permit and Public Occupancy reviews and sign-offs.

For this project, an existing building renovation with a large portion of heritage restoration work, it would be suited to combine stages 1.0,2.0, 3.0, with stage 4.0 Construction Documents. It is also recommended to

anticipate - because of existing complex conditions, and likely unexpected conditions and additional tasks - a large portion of consultant services and site visits tasks and fees in the Construction Administration, and Contract Completion stages.

At this point, for establishing an architectural fee for Phase 2, design and construction documents - with the owner we may assume a reasonable, roughly estimated, construction budget for the Phase 2 construction document work, and then derive a fair fee from that tentative figure. Phase 1 construction costs have been ample – so we are concerned that the City of Dawson review budgets with anticipation of well-adequate allowances, and that any tentative preliminary budget allowances be considered as minimal.

At this stage, for architectural service fee calculations we suggest a minimal preliminary allowance of \$1,000,000 for Phase 2.

Project Phase 2 Architectural Fee Allowance

To derive an architectural fee allowance for the upcoming Phase 2, preparation of Construction Documents for Tender, we suggest a division of architectural services to 50% for Design and Construction documents, and 50% for following Tendering and Construction Administration, including a recommended number of consultant site visits. In the spring of 2024, the value of the Tendering and Construction Administration work stage would be calculated based on the tendered and contracted value established at that time.

At this time for a fee agreement solely for the preparation of the Construction Documents we propose:
*10.0 % of a preliminary construction budget of \$1,000,000 x 50% = \$100,000 x 50% = **\$50,000.00***

Project Fee Schedule: Typical Hourly Rates

For potential later changes to the scope of the project, or for additional services, we would propose to progress on a time frame basis, tasks assigned to each sub-project, at the following typical hourly rates:

- \$100 per hour for routine drawing and office tasks;
- \$120 per hour for specialized technical functions and production tasks;
- \$125 per hour for Heritage consultant – meetings, detailed project input and tasks;
- \$160 per hour for Project Architect's drawing reviews and office tasks;
- \$240 per hour for Principal Architect's high level tasks such as Building Permit presentations, Committee or Council presentations, formal Consultant / Client meetings, Letters of Assurance.

Printing and Production Disbursements

Printing and, if needed, display mounting costs shall be added to invoices as additional disbursement costs.

Site Visits, Travel Disbursements for the following Construction Administration Phase

Although most client, architect, and consultant work meetings may be conducted by Zoom Meetings or phone discussions - it is estimated that at least two three day architectural team site visits will be needed for the Phase 2 project construction administration, to cover reviews, clarifications, and records at these stages of the construction. Timing would likely be: a 'start-up' site review meeting for the contractor commencement, and a mid-construction second site visit at mid-or late summer, as in Phase 1. Included in these two site visits would likely be the project architect Chris Gower and the project Heritage Consultant John Keay, and for the second visit the project technical officer Brian Kendrick. An additional architect's site visit to sign-off conclusion of the Phase 2 work would be arranged for the Autumn of 2024, by early October.

Travel expenses from Victoria to Dawson City, and over-night accommodations and a meal allowance either in Dawson City or in Whitehorse would be covered, with estimated values of:

- Flight connections Victoria to Whitehorse or Dawson City - approx \$1000 per person, return.
- Car rental and mileage, to be coordinated with flight connections – approx \$150 per day.
- Four nights accommodation in Whitehorse or Dawson City - approx \$450 per person.

- Four day meal allowance in Whitehorse or Dawson City - approx \$300 per person.
- Total three day travel work disbursement in Whitehorse or Dawson City – 7.5 hours x \$120 = approx \$900 per person per day.
- Travel Time Allowance – 1/2 day each way.

Submission of Invoices

Invoices may be submitted on a monthly or bi-monthly basis, in proportion to the progress of the project. GST will be added to Fee invoices.

Delayed Fee Payments

Payment of fees delayed by more than a month shall have a 1.5% additional carrying cost, with additional 1% added to each month of delay.

Architect Insurance

This architect carries standard Professional Liability Insurance coverage insurance with BFL Canada / Travellers Insurance Corporation of Canada - with an aggregate coverage of \$500,000, and a per claim limit of \$250,000.

If a higher level of insurance coverage is required by the City of Dawson for this over-all project, or for any of component Phases, an additional fee quotient will be included.

Project Agreement – RAIC or AIBC Client Architect Contract

Following Client agreement of this project proposal, a typical RAIC or AIBC Client Architect Contract shall be prepared to encompass and include this Project Proposal and Agreement - or an Addendum can be added to the standing RAIC or AIBC Client Architect agreement for Phase 1.

Signatures of Agreement

CLIENT – Owen Kemp-Griffin,
Asset & Project Manager for the City of Dawson

Date: Nov 27 2023

Dawn Hennescu



CAO

CONSULTANT –
Chris Gower, Architect, Urban Design Planner

Date: _____



City of Dawson

Report to Council

Agenda Item	Demolition (permit #24-097)
Prepared By	Planning and Development
Meeting Date	January 7, 2025
References (Bylaws, Policy, Leg.)	Heritage Management Plan and Bylaw, Zoning Bylaw
Attachments	Letter from the applicant, pictures of the structure

	Council Decision
x	Council Direction
	Council Information
	Closed Meeting

Recommendation

That Committee of the Whole forward permit #24-097 to Council to authorize the demolition of the structure on Lot 5, Block LI, Ladue Estate contingent on Planning and Development receiving a detailed redevelopment plan.

Executive Summary

Planning and Development has received a request for permit to demolish the structure located at Lot 5, Block LI, Ladue Estate (permit #24-097). According to the City of Dawson *Zoning Bylaw*, Council is the approving authority because the structure is listed on the *Yukon Historic Sites Inventory*.

Background

Administration has received an application to demolish a structure located at Lot 5, Block LI, Ladue Estate (1042 Seventh Ave) that is listed on the *Yukon Historic Sites Inventory*. This structure was built in the 1940s and the property it lies on was purchased by the current owner "a few years ago". The owner stated that the structure is a "safety hazard" and is "uninhabitable and definitely not salvageable", citing damaged walls and ceilings, the caving in of the east side wall, and presence of black mold as key contributors to its "unsalvageable" state. The owner has not applied for any heritage incentive programs, because they "firmly believe the building is beyond salvage". They intend to construct a one-story single-detached residence on the lot, following the demolition.

Discussion / Analysis

Heritage Bylaw

According to Section 10.02 of the Heritage Bylaw "[n]o person shall make, demolish, move, or make alterations to a Municipal Historic Site and/or a site listed on the Heritage Inventory unless such alteration is carried out in accordance with a valid development permit or historic resources permit."

Heritage Management Plan

The structure is located in the Residential Heritage Management Area. There is no mention regarding demolitions in this area, however, the following apply to the Downtown Heritage Management Area:

- "Buildings and structures 40 or more years old may be demolished only in exceptional circumstances."
- "Demolition may occur only after issuance of a Development Permit for the site."
- "The City should discourage demolition of unsafe buildings and encourage their repair by offering incentives."

Zoning Bylaw

The Zoning Bylaw is intended to implement the goals of the OCP. Lot 5, Block LI, Ladue Estate is zoned R1 (Single Detached/Duplex Residential). Single-Detached dwellings, as described in the attached letter as a redevelopment plan, are a permitted use in this zone.

According to Section 4.1.1. of the Zoning Bylaw "[d]emolition of a structure 40 or more years old or listed in the *Yukon Historic Sites Inventory* shall be processed in accordance with the provisions of the *Heritage Bylaw*, and must be approved by Council in consultation with the Heritage Advisory Committee and Yukon Government Historic Sites."

The Zoning Bylaw also requires that demolition be accompanied by an approved redevelopment plan that meets the Development Officer's satisfaction. The applicant has not yet submitted a detailed redevelopment proposal. As stated in the attached letter, they seek confirmation that demolition is permitted before devoting resources to developing a new design. If the recommended resolution is passed by the Committee of Whole, administration believes it indicates that council intends to authorize the demolition. This will be communicated with the applicant, and a redevelopment proposal will be requested. The

approval of demolition at future Council meetings would be contingent on Planning receiving a detailed redevelopment proposal.

Comments from the Heritage Advisory Committee (HAC) and the YG Historic Sites Unit

The application was presented to the HAC with staff from the YG Historic Site Unit present. There were no objections to this application, understanding that the structure could be a safety hazard, and is uninhabitable and not salvageable.

Conclusion

The demolition of the structure on Lot 5, Block LI, Ladue Estate complies with applicable bylaws and plans, including S.4.1.1.1 of the *Zoning Bylaw*, which states:

Demolition of a structure will only be permitted if the proposed demolition and/or replacement would improve the quality of the built environment.

The demolition could relieve the safety risk, and the redevelopment plan would serve to provide more dwelling units in Dawson.

The structure was also evaluated using four criteria: architectural history, cultural history, context, and integrity. The structure may showcase the city's history. However, it is not an eminent example of a builder's or architect's work. Moreover, the structure does not have a connection to a person, organization, institution, event, or activity of historical significance to the city.

Fiscal Impact

NA

Alternatives Considered

NA

Next Steps

The applicant must submit a security deposit and a redevelopment plan prior to presenting the application to the Council for approval.

Approved by	Name	Position	Date
	<i>David Henderson</i>	CAO	Jan. 3, 2025

GAMMIE, Sylvie
P.O. Box 421
Dawson City, Yukon Y0B 1G0
gammiegs@gmail.com

December 10, 2024

City of Dawson
P.O. Box 308
Dawson City, Yukon Y0B 1G0

Attn: Planning & Development

RE: Redevelopment Plan
Demolition permit application 24-097
1042 7th Avenue

As part of our application for demolition of this structure, we understand we need to submit a redevelopment plan for the property.

While we have not finalized any specific plans, and are reluctant to do so until such time as it may be indicated that demolition would be permitted, our intention is to build a residential unit on the property after demolition and clean-up occurs.

We are anticipating a one-storey single-family residential unit, approximately 2000-2200 square feet. All building and heritage requirements will be adhered to. An appropriate foundation would be put in place, with the building area excavated and backfilled to required specifications. We do not intend to have a basement.

Appropriate drainage solutions can be determined while groundwork is occurring, and we can more closely gauge soil conditions. If necessary, this would likely consist of a French drain along one or both north and south edges of the property. It is anticipated a retaining wall may be necessary on the alley (east) edge of the property.

We hope this will be sufficient to get the ball rolling on this demolition application. It is our opinion that as it stands, the building presents a real safety hazard. As well, a positive response to our demolition request will help ensure a more serious and concerted effort on our part to finalize an acceptable, workable redevelopment plan for this property.

Thank you for your prompt consideration in this matter.

Sylvie Gammie











City of Dawson

Report to Council

Agenda Item	OCP and Zoning Bylaw review project – What We Heard
Prepared By	Planning and Development
Meeting Date	January 7, 2025
References (Bylaws, Policy, Leg.)	-
Attachments	What We Heard report

	Council Decision
	Council Direction
x	Council Information
	Closed Meeting

Recommendation

That Committee of the Whole accept the What We Heard report from the Official Community Plan and Zoning Bylaw review project for informational purposes.

Executive Summary

The attached What We Heard report is intended to provide the City of Dawson with insights from the first round of engagement undertaken for the City’s Official Community Plan (OCP) and Zoning Bylaw (ZBL) review project, which took place in Fall/ Winter 2024. It includes key themes from the engagement, an overview of the process, and next steps, supplemented by appendices with complete survey results, comments gathered during the public meetings, and materials used during the engagement.

Background

On December 3, 2024, the Committee of the Whole was presented with a memo for the OCP and ZBL review project. At that time, the staff indicated that Stantec would provide analysis and insights from the first round of engagement in a forthcoming What We Heard report.

Discussion / Analysis

Please see the attached report.

Fiscal Impact

NA

Alternatives Considered

NA

Next Steps

NA

Approved by	Name	Position	Date
	<i>David Henderson</i>	CAO	Jan. 3, 2025



City of Dawson

Official Community Plan and Zoning Bylaw Update

What We Heard

**During Engagement Round 1
November - December 2024**



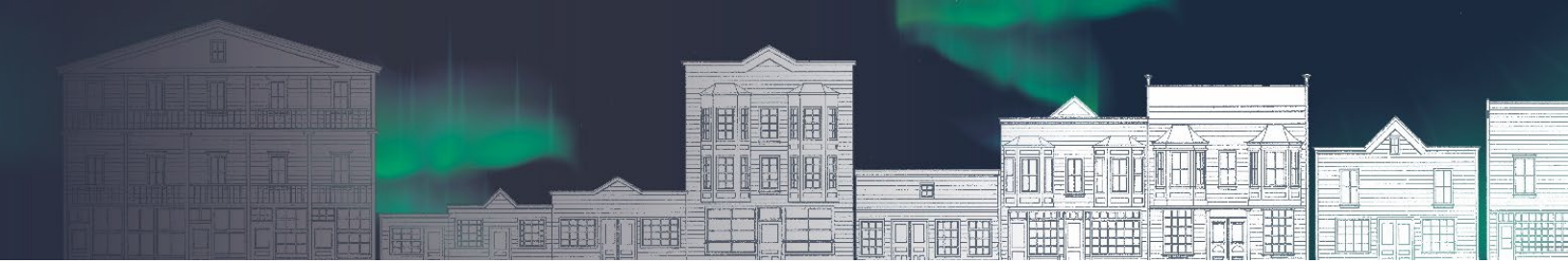


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1 Introduction

The following What We Heard report is intended to provide the City of Dawson with insights from the first round of engagement undertaken for the City's Official Community Plan (OCP) and Zoning Bylaw (ZBL) review project, which took place in Fall/ Winter 2024. It includes key themes from the engagement, an overview of the process, and next steps, supplemented by appendices with complete survey results, comments gathered during the public meetings, and materials used during the engagement.

1.1 About the project

Stantec Consulting Ltd. has been engaged by the City of Dawson to undertake a comprehensive review and update of the Official Community Plan (OCP) and Zoning Bylaw (ZBL) to guide the future of Dawson. These updates are legislatively required and have the ability to foster a positive social, economic, and environmental impact on the future of how Dawson grows and changes over time.

2 Process

2.1 Working Group and Advisory Committee

A Working Group and Advisory Committee have been established for this project. The Working Group includes representatives from Tr'ondëk Hwëch'in (TH), Yukon Government (YG), and City of Dawson. The Advisory Committee includes approximately 13 volunteer community members from diverse industries and backgrounds to provide local insights and knowledge and act as a sounding board for the project; the Advisory Committee Terms of Reference is included in the Appendix.

2.2 Community engagement

As described in Appendix A, community engagement for Round 1 of the OCP and ZBL took place in November 2024 during which time an in-person public open house (November 6), a lunch-time drop-in session (November 7), and online survey (October 22 – November 28) ran. These activities were designed to inform community members about the role of an OCP and ZBL, discuss challenges associated with future planning for Dawson, and capture public feedback.

2.3 Meetings and interviews

In addition to the community engagement events described above, meetings were held with representatives from local organizations (November 12 – December 23) to gather feedback from impacted and interested parties in the community such as representatives from primary economic sectors (e.g., mining, tourism, YG), property holders (e.g., Parks Canada), and utility providers. During these meetings, representatives were encouraged to share their future plans and anticipated challenges so the project team could help identify ways the OCP and ZBL may be able to assist in achieving their goals.



3 Key themes from the engagement

We heard from more than 140 people about what they love about Dawson; the strengths, opportunities, challenges, and concerns they have for Dawson; and if they had ever run into issues with the OCP or ZBL.

3.1 Love for Dawson.

3.1.a Community

Participants shared how much they love Dawson and it's eclectic, collaborative, inclusive, and welcoming community spirit. Many comments showcased the generosity of residents to work together, help each other, and support one another. Some responses described an "in it together" type of mentality associated with folks having the shared experience of living in a remote place "at the end of the road", with a harsh climate, that is often very isolated.



3.1.b Character

The small-town and authentic character of Dawson was also highlighted, with specific appreciation for its quaint, quiet, peaceful atmosphere and connection to nature, as well as how residents' cultures are celebrated through art, architecture, and programming and people are allowed to be their authentic selves. While many respondents expressed they wanted to see new development, expanded services, and greater economic diversity; they also held a strong desire to see the small-town charm of Dawson remain. There was an underlying fear that growth or change may negatively impact residents with services, amenities, and housing already being very limited and costs-of-living being high.

3.1.c Appearance

The overall aesthetic of the community was discussed often in survey responses with respondents sharing appreciation for the historic aesthetic of the community, its unique boardwalk and historic buildings; as well as the newer architectural designs that contribute to the eclectic mixture of styles. Derelict properties, aging buildings, unkempt lots, and overhead powerlines were all flagged as a concern that distract from the positive aesthetics and sense of pride residents have for the community. These derelict and underutilized properties were also seen as barriers to new development.



Next steps

3.2 Need for housing.

Reflective of residents' love for Dawson is their desire to stay in the community and build lives for themselves that are shaped to suit their unique preferences and needs. The lack of housing availability in the community was identified as a major barrier for residents in several ways including affordability and being able to secure employees for seasonal and year-round businesses. In the survey, respondents flagged availability of lots to build new homes as the top concern, followed by cost of construction/ renovation.

3.2.a Development challenges

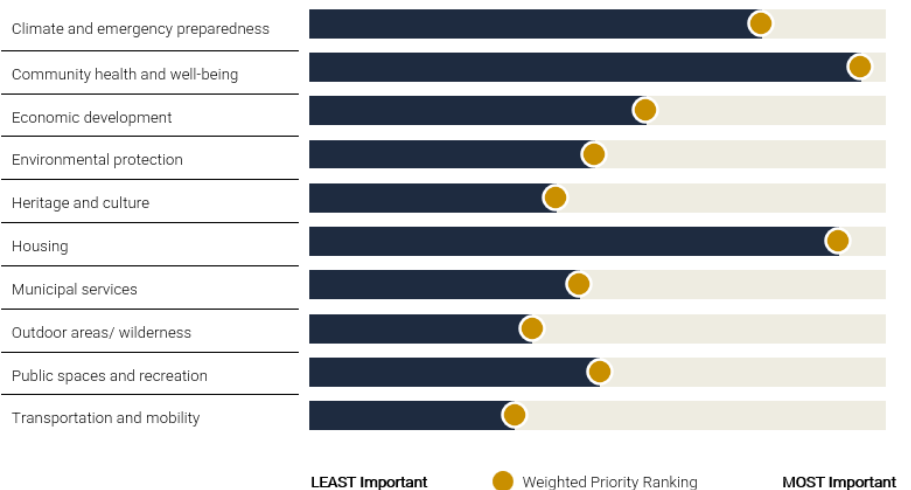
Many of those engaged expressed frustration about wanting to see underdeveloped properties redeveloped for housing, new areas developed for housing, new styles of housing permitted, and regulations modified to allow for more housing, or associated buildings such as sheds. The issues caused by outdated lot surveys, such as encroachment, setback issues, and architectural guidelines were referenced as causing challenges to homeowners and others wanting to undertake renovations.

Existing housing providers discussed a desire to redevelop properties, including winterizing seasonal properties, and offer alternative housing forms such as dormitory-style properties to expand staff housing options in the community. When speaking to utility providers, access to overhead utility lines was identified as a challenge, specifically within the Historic Townsite. Very narrow alleyways, encroachment into the alleys, closed alleys, lack of easements, and mature tree growth under the lines all pose challenges to operation and maintenance by service providers. It was noted that without changes, those issues would also likely get worse due to the system expansions required to support increased housing densities and electricity demand.

3.3 Community health and well-being.

Community health and well-being was highlighted, with housing, as a top priority by respondents. In the survey, priority issues associated with well-being were access to primary and secondary healthcare services, mental health support, and opportunities to age in place. Drug and alcohol abuse was also mentioned as a challenge that many residents are facing.

During conversations, and in long-format survey responses, connections were made between community well-being challenges and other issues such as: stress associated with finding housing, limited childcare availability, relatively few options for healthy activities (for residents of all ages), and very limited spaces for youth and teens to go and hang out outside of their homes, or where parents can take their kids to play indoors during the winter.



Next steps

3.3.a Accessibility

Accessibility was discussed throughout the engagement often; there was also a desire to see enhancements throughout the community to help residents and visitors more easily access the services and amenities they enjoy. Examples given were seniors, those with reduced mobility, and parents with strollers whose mobility throughout Dawson is limited by the boardwalks, entrances, and layout of buildings. In addition, residents without vehicles were also identified as having limited access in the community. These mobility limitations were seen as causing barriers to socialization, well-being, and health, and there was a concern that there was often an “all or nothing” mentality that historically had prevented even modest accessibility upgrades.

3.4 Support for the local economy.

Respondents expressed support for all aspects of the local economy; including mining, tourism, arts, and governance; there was a desire to see growth in all aspects of the economy to support residents and local entrepreneurship –with a focus on keeping money and opportunities in the community. When speaking with representatives from Dawson’s primary economic sectors, there was enthusiasm to collaborate with the City and each other to work on projects as a team, each bringing different funding opportunities and expertise together to build a stronger community and achieve shared goals.

3.4.a Supportive services

Staff housing was identified as a major challenge to many local businesses, as well as access to limited commercial spaces, and concerns about how people can get around and meaningfully participate in the community without a vehicle. To help alleviate some of those issues, there was a desire to see more home-based businesses permitted, including daycares and personal services such as massage therapy or aesthetics, and new commercial spaces in the Historic Townsite through the development of underutilized properties. Businesses also expressed the stress they are under and requested the City have a better understanding/ deeper appreciation for the extensive processes they undertake to investigate the feasibility, approvals or construction of their proposed projects.



4 Next steps

All information gathered during the engagement process will be reviewed by the project team: City of Dawson and Stantec Consulting, as well as presented to the Working Group, Advisory Committee, and City of Dawson Mayor and Council for their reference.

Key themes and specific feedback shared will be used to identify and propose amendments to the OCP and ZBL during upcoming stages of the project. It is also recognized that some of the feedback provided is beyond the scope of the OCP and ZBL; however, all input will be considered for how it may inform future projects.

4.1 Draft OCP and ZBL

December – March 2025

The next step of the OCP and ZBL update project is critically evaluating the OCP and ZBL bylaws, flagging areas and proposing recommendations for revision. Stantec will also develop the Draft OCP elements – namely what the key policy sections of the OCP are, using the priorities identified by the community during engagement.

As Stantec works through this process, we will meet regularly with the Working Group and Advisory Committee for insight into effective implementation of the proposed revisions, including resident support. This will also involve a hands-on workshop with Council and meeting with TH. Based on the feedback received, modifications and check-ins will continue until a Draft OCP and ZBL are completed at the end of March 2025.

4.2 Engagement Round 2 and Final OCP and ZBL

April – July 2025

Following the completion of the Draft OCP and ZBL amendments, another round of public engagement will be held to showcase how feedback was used to update the OCP and ZBL. During this time, Stantec will hold in-person meetings to discuss the Draft OCP and ZBL and gather community comments, prior to final revisions and Council consideration in the summer. .



Appendix A

Engagement Details

Appendix A: Engagement details

Appendix A Engagement details

During the OCP and ZBL Engagement Round 1, we discussed how the OCP and ZBLs are used, what challenges the community faces when considering future development, and gathered feedback from attendees about community priorities.

A.1 Why?

The purpose of engagement is to gain insight into the needs and preferences of the community, strengthen relationships, and build buy-in for important bylaws that will be used by the City of Dawson to guide future decision-making. This first round of engagement was intended to share as much information as possible; gain momentum for the OCP, ZBL, and subsequent implementation projects; and gather feedback that can be used to shape and inform the bylaws.

A.2 When?

On Wednesday, November 6, an **in-person public information session** was held at the Klondike Institute of Art and Culture (KIAC) Ballroom, from 6-9 pm, with refreshments served at 5:30pm. During the event, a formal presentation was given by representatives from Stantec Consulting Ltd., Government of Yukon (YG), and Tr'ondëk Hwëch'in (TH) covering a variety of topics including project overview, development constraints, land development process, and TH perspectives. A copy of the presentations is included in Appendix D. After the presentation, a question-and-answer period was held, the online meeting was closed, and in-person attendees were encouraged to review display boards and speak with facilitators. A copy of the display boards, along with questions posed during the information session and posted on the display boards, is included in Appendix C.

To accommodate those who were unable to attend the evening event, a **lunch-time drop-in session** was held on November 7 at the City of Dawson Council Chambers from 12-1:30pm. No formal presentation was given during the event; however, display boards and facilitators were present to discuss the project at length with attendees and answer questions.

Advertisements for both events were distributed by the City, via placing posters throughout the community and advertisements on social media, with emails sent by both the City, TH, and members of the Advisory Committee to their various mailing lists.

Feedback shared during both community engagement activities was recorded in real-time through sticky notes and facilitator note-taking, with all participants encouraged to complete the **online survey** which ran via SurveyMonkey from November 6 – November 26, 2024. Key themes heard in the survey are discussed in this report, with a full survey analysis included in Appendix B.

In addition to the public engagement described above, meetings were held with representatives from Impacted and Interested Parties in the community to support more detailed conversations about how the OCP and ZBL could better align with local priorities and identify specific challenges. These meetings were



Appendix A: Engagement details

held between November and December 2024; the project team asked representatives to describe what their organization's future plans, if they anticipated any challenges achieving those goals, and how the OCP and ZBL –or other municipal planning initiatives–could remove barriers.

A.3 Who?

20 people attended the public open house in-person, with 3 people joining online to discuss the OCP and ZBL, followed by 2 additional people attending the drop-in session the following day. In addition to the feedback gathered during the events, **126 surveys** were completed online, and 10 meetings were held with representatives from local impacts and interested organizations such as: City of Dawson Chamber of Commerce, Klondike Development Organization, Klondike Institute of Arts and Culture, Klondike Placer Miners Association, Klondike Visitors Association, Parks Canada, Yukon Energy Corporation, and representatives from various YG departments focusing on health, education, land planning, building safety, etc.

Throughout the engagement, participants included elected officials, municipal staff, local business owners, miners, those in the construction and development industries, and residents of various ages.



Appendix B

Survey Results

Appendix B: Survey results

Appendix B Survey results

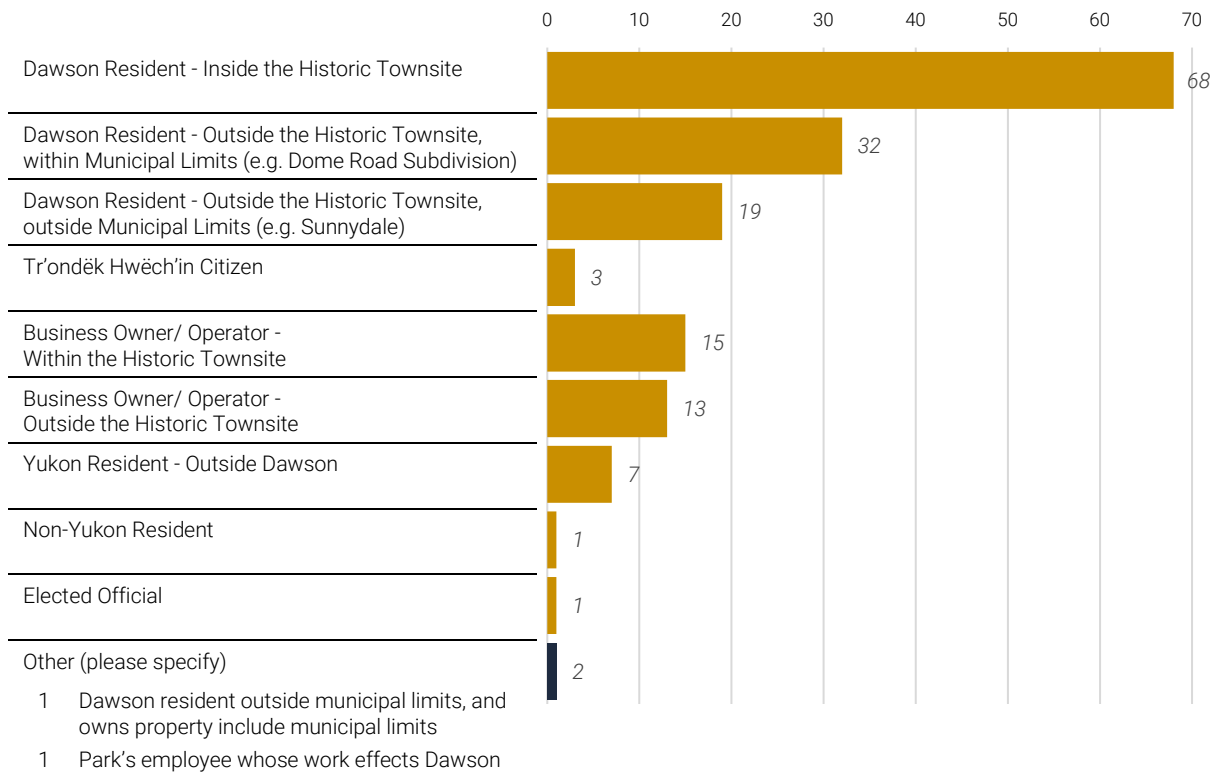
The following are results from the public survey; all comments have been included exactly as written except for responses to questions that asked for singular-word submissions. For these questions, submissions were reviewed with similar words consolidated (e.g., art/ arts, beauty/ beautiful), and multi-word submissions were shortened based on their theme (e.g., a submission of "attention to First Nations heritage and Gold Rush history" was assigned the word "heritage").

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.

Total respondents: 126

Skipped: 0



The comment list above has not been edited; submissions shown are as written.



Appendix B: Survey results

2. What three words best describe what you love about Dawson?



As shown in the word cloud above, respondents emphasized the **sense of community** in Dawson. Within this theme, respondents described **small-town character** (e.g., authentic, scale, safety, small, walkability), the **welcoming nature of residents** (e.g., friendly, attitude, diverse, inclusive, genuine, close-knit, acceptance, queer-friendly), or **optimistic community spirit** (e.g., progressive, perseverance, independent, cooperative, freedom, entrepreneurship).

Respondents also reflected an **appreciation for the natural environment** (e.g., nature, landscape, location, rivers) and the **sense of calm** Dawson’s environment brings to residents (e.g., quiet, peaceful, beautiful, isolation, land, quaint, remote).

The other prominent themes included appreciating the community’s **showcasing of culture** (e.g., culture, heritage, old-time, Indigenous, mining, history, art) and **visual appearance** (e.g., beautiful, photogenic, colourful).

Word	Count	Word	Count	Word	Count
Acceptance	2	History	7	Quiet	5
Activities	1	Home	1	Real	1
Adventure	1	Inclusive	4	Recreation	1
Appearance	2	Independent	1	Remote	4
Art	3	Indigenous	1	Respect	1
Attitude	2	Individuality	1	Rivers	1
Authentic	2	Isolation	1	Rugged	2
Beautiful	5	Kindness	1	Rural	1
Chances	1	Land	1	Rustic	1
Character	2	Landscape	4	Safety	7



Appendix B: Survey results

Word	Count	Word	Count	Word	Count
Climate	1	Lifestyle	1	Scale	2
Close-knit	1	Location	5	Simple	3
Colourful	1	Mining	1	Size	3
Community	38	Nature	13	Small	9
Connectedness	1	Non-judgmental	1	Social	1
Connectivity	1	Northern	1	Space	1
Cooperation	2	Old-school	1	Strange	1
Culture	5	Old-time	1	Supportive	1
Democracy	1	Openness	1	Tranquil	1
Diversity	8	Opportunity	3	Tr'ondëk	1
Eclectic	1	Peaceful	1	Unique	10
Entrepreneurship	1	People	10	View	1
Environment	1	Perseverance	1	Walkability	2
Freedom	4	Photogenic	1	Weird	1
Friendly	6	Places	1	Welcoming	3
Friends	2	Potential	1	Wild	2
Genuine	1	Potential	1	Wilderness	2
Heritage	3	Progressive	1		
Hiking	1	Quaint	1		
Hinterland	1	Queer-friendly	1		

The word list included above is a summary with very similar word submissions consolidated for ease of reference.



Appendix B: Survey results

3. What three words best describe how you'd like to see Dawson change in the future?



As shown in the word cloud above, areas of change people would like to see in Dawson are around becoming **more physically accessible** and increasing **housing and housing affordability**. These themes were discussed throughout the engagement with residents expressing concern about the physical inaccessibility of the community's public and private infrastructure (e.g., boardwalks, buildings' entrances and layouts), and lack of housing.

The words **growth** and **sustainability** were also relayed in the written comments; respondents expressed a desire to see the community grow in ways that do not diminish the quality-of-life residents currently enjoy.

Word	Count	Word	Count	Word	Count
Accepting	1	Green-energy	3	Reconciliation	1
Access	2	Greener	1	Recreation	4
Accessibility	13	Greenspaces	1	Recycling	2
Accounting	1	Growth	5	Remain	2
Addiction	2	Healthcare	1	Renewables	1
Affordability	8	Healthier	2	Required	1
Airport	1	Higher incomes	1	Resilience	1
Ambitious	1	Homelessness	1	Respectable	1
Anti-colonial	1	Honest	1	Responsibility	2
Artistic	1	Housing	17	Restoration	3
Authenticity	1	Humility	1	Safety	1
Bridge	3	Inclusion	1	Scruffy	1



Appendix B: Survey results

Word	Count	Word	Count	Word	Count
Businesses	3	Indoor playground	1	Self-sufficient	1
Care	2	Informed	1	Sensible	2
Change	3	Innovation	1	Simple	1
Cheaper	1	Innovative	1	Skiing	1
Childcare	2	Laundromat	1	Slowly	1
Cleaner	6	Less-bureaucracy	3	Small	1
Cohesive	1	Less-crime	1	Sobriety	1
Collaboration	1	Less-spending	1	Sports	1
Common	1	Lifestyle	1	Stability	1
Communication	1	Livability	2	Strong	1
Community	1	Long-term	1	Surveyed	1
Control	1	Lower tax	3	Sustainability	9
Decisiveness	1	Maintain	1	Taxes	1
Decolonization	1	Maintenance	1	Thrive	1
Demining	1	Mining	1	Tourism	2
Development	5	Modernized	1	Trails	1
Disinterest	1	Nature	1	Transparency	1
Diversified	1	Necessary	1	Transportation	1
Diversity	1	Open-minded	1	Trust	1
Dogs	1	Opportunity	1	Unique	1
Drugs	1	Organized	1	Unsure	1
Dynamic	1	Passionate	1	Updated	1
Easy-going	1	Peace	1	Utilize	1
Education	2	Perfect	1	Vacant	1
Efficiency	2	Pool	1	Volunteer	1
Empathy	1	Practical	2	Walkable	1
Employment	1	Preserve	1	Walking-bridge	1
Enforcement	1	Pride	1	Well-being	1
Environment	2	Proactive	2	WWTP	1
Equitable	2	Progressive	4	Year-round	3
Exclusive	1	Public-art	1	Youth	1
Fairly	1	Realistic	1		

The word list included above is a summary, very similar word submissions have been consolidated for ease of reference.



Appendix B: Survey results

4. What three words best describe what you worry about for the future of Dawson?



As shown in the word cloud above, respondents are concerned about **housing**, **affordability**, and **cost-of-living**. Other concerns include **growth** that overwhelms the community’s already limited services, amenities, and infrastructure (e.g., development, facilities, childcare, crowded, recreation centre, services) and potential **economic hardships** (e.g., economy, lost tourism, mining, out migration, businesses, shrinking). Several of the words submitted also reflect a fear of the community’s character being negatively impacted by **change** (e.g., change, lost vision, modernization, urbanization, gentrification, rigidity, outside-influences, livability) or local government **decision-making** (e.g., accountability, bureaucracy, mismanagement, over-regulation, bylaw enforcement, governance, government spending). Another topic that was highlighted was the **physical and mental health of residents** (e.g., addictions, food-security, health, groceries, homelessness).

Word	Count	Word	Count	Word	Count
Abandoned	1	Environment	3	Modernization	2
Ableism	1	Equity	1	NIMBYism	1
Accessibility	3	Evacuation	1	Out-migration	1
Accountability	1	Exclusion	2	Outside-influences	1
Addictions	8	Exploiting	1	Over-regulation	1
Affordability	8	Facilities	1	Permafrost	2
Aging	1	Fast	1	Police	1
Authenticity	1	Fear	1	Rec.Center	1
Bankruptcy	1	Finances	3	Reliance	3
Bars	1	Fire	2	Rigidity	1
Biodiversity	1	Flooding	1	River	1



Appendix B: Survey results

Word	Count	Word	Count	Word	Count
Boundaries	1	Food-security	2	Safety	1
Bureaucracy	4	Funding	1	Services	2
Businesses	8	Garbage	1	Short-sighted	1
Busy	1	Gentrification	1	Shrinking	2
Bylaw-enforcement	1	Governance	3	Small-minded	1
Capacity	1	Government-spending	2	Space	1
Change	3	Greedy	1	Stagnant	3
Childcare	2	Green-energy	1	Status-quo	1
Childless	1	Groceries	1	Sterile	1
Climate	8	Growth	14	Stuck	1
Close-minded	1	Health	3	Subsidized	1
Conflict	1	Highschool	2	Sustainability	4
Conservative	1	Homelessness	2	Taxes	2
Corporate	3	Housing	22	Tourism	1
Cost-of-living	12	Ice-bridge	1	Turnover	2
Crime	1	Inauthentic	1	Unoriginality	2
Crowded	1	Income	1	Unrealistic	1
Dependent	1	Infrastructure	5	Urbanization	2
Derelict-buildings	1	Landfill	1	Water quality	1
Destruction	1	Limiting	1	Whiners	1
Development	1	Livability	1	Wildlife	1
Disasters	1	Lost tourism	1	Woke	1
Dissent	1	Lost vision	1	Youth	2
Dying	1	Mining	4		
Economy	3	Mismanagement	1		

The word list included above is a summary, very similar word submissions have been consolidated for ease of reference.



Appendix B: Survey results

5. What makes this community “uniquely Dawson”?



Reviewing the survey themes, what makes the community “uniquely Dawson” are the character of community members themselves. The **diversity of experiences** and how residents are accepted, supported, and celebrated was highlighted. Participants shared that they loved Dawson and it’s eclectic, collaborative, inclusive, and welcoming **community spirit**. Many comments showcased the generosity of residents to work together, help each other, and support one another; an “in it together” mentality associated with folks having the shared experience of living in a remote place “at the end of the road”, with a harsh climate, that is often very isolated.

Supporting residents’ freedom to express their diversity is also valued –a desire to see a range of **different cultural and historic expressions in the community**, side-by-side, each being celebrated without taking away from the other. Some folks likened this approach as similar to how things were during the gold rush when many different entrepreneurial ventures were thriving, buildings were made from all types of different materials, and the result was very **creative vibrancy** that made Dawson exciting.

Comment	Theme Words
A community with so much spirit - events, community engagement while being beautiful and adventurous. Historic. Opportunity - where else in the north can you go to a spa, drink cocktails and eat great food while surrounded by historic buildings and a gritty spirit. The town functions well when people pull together	Community spirit Events Adventure History Opportunity Collaboration
A diversity of strong communities: tourism, arts, heritage, archaeology, mining. It's important for these industries to respect each other and work together to support Dawson.	Economic-diversity Heritage Community Collaboration Respect
All the different people that live here.	Diversity



Appendix B: Survey results

Comment	Theme Words
An incredible collection of creatives, outfitted with so much talent, education, and tools and resources, situated at "the end of the world" and able to create so much cool events and artistic interventions against the odds.	Creativity Remote Art Talent End-of-the-road
Beauty of the people and the natural environment	Nature Creativity Beauty
Businesses owned by community members, small town energy, inclusivity, diversity, scenery	Local Local entrepreneurship Community spirit Diversity Inclusivity Nature
Climate, remote living and artistic community	Remote Art Climate
Cohesion / coexistence of TH, mining community, and arts community.	Collaboration Tr'ondëk Hwëch'in Art Mining Mutual respect of histories
Community	Community
Community	Community
Community	Community
Community Spirit	Community spirit
Dawson has a wonder pace. The small population and simple life is perfect.	Simplicity Small
Dawson is like no small town I've ever been to and it's why I stayed after moving here 4 years ago. It is so friendly and so accepting, and incredibly diverse. It is a community of people who muddle along together and that's no surprise as we're at the end of the road - there's no one going to help us but each other. It's also a really weird place to build a town - like who builds on a swamp? Yet it somehow works.	Inclusivity Remote Friendly Diversity End-of-the-road Welcoming
diverse groups of people living in a small town and like it!	Diversity Small
Diversity of citizens. Relaxed atmosphere.	Diversity Relaxed
Diversity, the historic aspect hand in hand with the ample of opportunities for people willing to put in the work.	Diversity Historic Opportunity Hard work
End of the road and quaint	End-of-the-road Quaint Remote
Everyone has the opportunity to contribute to the community.	Collaboration
Family feel in a isolated place	Remote Supportive
Freedom	Freedom
Gold rush	Goldrush
Gold rush history. Colloquial Victorian architecture. The wilderness	Goldrush Architecture Nature
Great north tourism, good sense of community all year round, boardwalks and dirt roads. It's the place people always dream of visiting "some day".	Tourism Community Architecture Heritage
Having a community behind your back. Freedom. People	Freedom Community Supportive
historic	Historic
Historic downtown, with buildings conforming to the Dawson style	Historic Architecture
Historic values and cultural richness	Historic Culture Heritage



Appendix B: Survey results

Comment	Theme Words
History, committed passionate people and welcoming	Historic Passionate Supportive Inclusivity Welcoming
How caring community members are of each other amidst a harsh, unforgiving environment. I also think Dawson is very unique in the sense that it's small and remote, granting amazing access to the outdoors, yet it is also busy, social, artsy, queer, active, and offers a lot of services for the size. Hard to find those more "urban" perks in a town this size in the middle of nowhere! Having all that with a 30 second commute to work is a quality of life that would be hard to give up.	Supportive Art Remote Climate Nature Inclusivity
I wouldn't say it's unique as such, but it is welcoming and accepting more than most communities. I like the First Nation aspects.	Inclusivity Tr'ondëk Hwëch'in
Id like to say common sense but that seems hard to find. Dawson has culture that has bin around for thousands of years along with many other types of more recent culture which makes it a vibrant and a community with an economy	Tr'ondëk Hwëch'in Inclusivity
Inclusivity and diversity	Inclusivity Diversity
It is a community which promotes unique and alternate solutions.	Unique
It's frontier attitude	Attitude Frontier
its history going back to the gold rush as the "Paris of the north"....yes, there are regrettable things from the past like the treatment of TH citizens as second class but we are all looking to the future now and I think we need to acknowledge there past and make our town more cosmopolitan than ever.....because we are cosmopolitan for sure.....and question six is yes and no.....yes, I do as long as its in a positive way and I think that can happen and it is happening.....yay for TH...we are all finding our way through this.	Historic Goldrush Diversity Tr'ondëk Hwëch'in Mutual respect of histories
It's size. I know most towns hope to grow but I feel Dawson is unique because of its location and small population.	Small End-of-the-road Remote
Location	End-of-the-road
Location	End-of-the-road
Mixture of old and new, old and young, different economic and social sectors interacting, arts, access to wilderness, DIY and can-do attitudes	Old-and-new Diversity Economic-diversity Art Nature Attitude
Northern remoteness	Remote
Openness to differences.	Diversity Inclusivity
People	People
people	People
People are concern to each other	Supportive
People doing things their own way, taking care of each other, open-mindedness, many walks of life sharing one place.	Individuality Supportive Inclusivity Diversity
People living in tents and trucks for 6 months. Transient nature of residents.	Individuality Diversity
People, culture, heritage, geography, isolation, human scale design, community.	Heritage Diversity Remote Small Architecture Community
Remote, natural beauty, recreation	Remote Nature Recreation



Appendix B: Survey results

Comment	Theme Words
Respect for both the colonial and indigenous history. Do not re-write either.	Community Mutual respect of histories
Sense of community and preserving and celebrating our histories	Mutual respect of histories
Small community with a big heart with many cultures and events.	Diversity Events Small
Small town, viewscapes, dirt streets, wooden boardwalks	Small Architecture
so many weirdos/ love and support/ local businesses only	Individuality Supportive Local entrepreneurship
Strong Tr'ondëk Hwëch'in presence alongside Gold Rush history Community-mindedness	Tr'ondëk Hwëch'in Goldrush Community
The diverse community and our shared dedication on keeping it that way.	Diversity Individuality Local entrepreneurship
The diverse group of people who live here by choice, by indigenous right and by chance	Tr'ondëk Hwëch'in Mutual respect of histories Community Diversity
The elders	Elders
The freedoms. It's a little bit wild (mining, trapping, dog mushing, skiing, living off the land) and a little bit civilized	Freedom Wild Old-and-new
The high amount of community involvement vs anywhere else	Community Collaboration
The historical environment roots the individual in conjunction with the natural to truly experience the frontier. The frontier gold rush town works quite well in this regard.	Nature Historic Frontier Goldrush
The history, resistance, culture and influence of Tr'ondëk Hwëch'in FN	Historic Tr'ondëk Hwëch'in
The isolation forces people to create the community/event/opportunity they crave rather than seeking it elsewhere.	Remote Community Events Opportunity
The look of the buildings, boardwalks, roads.	Architecture
The people	People
The people	People
The people who care about the community.	People Supportive Community
The people who live here.	People
the people, the history, the buildings, the nature, the remoteness.	People Historic Architecture Nature Remote
The people.	People
The rivers and its location. Too easy to drop a canoe in by the blue bridge to Inuvik and enjoy a wonderful day in the best backyard ever! Plus, the rest of the countryside.	Rivers Nature Explore
The shared values community members hold to look out for one another, help when they can, and receive help when they are in need.	Supportive Collaboration
The way it looks, dirt roads, what most think is a lack of lot of things is what makes it Dawson. Don't change please!	Architecture



Appendix B: Survey results

Comment	Theme Words
We are diverse, accepting and resilient.	Diversity Inclusivity Resiliency
We have a small, insulated, tight-knit community where everyone knows each other and is involved. I've never seen so many helpers and volunteers anywhere else I've lived. People here care: they organize, advocate, and get involved. The community is also quite diverse, which I think is a major positive for our town.	Small Community Collaboration Supportive Diversity
Wilderness and river location. Parks Canada commitment to heritage structures, downtown core, isolation, art and culture economy, Tr'ondëk Hwëch'in self-governance and the support it receives from the community at large, no chain or box stores, seemingly endless events, activities and celebrations, general acceptance, wood stoves, longtime residents and seniors/ elders, overall friendliness. I think the quirky and beautiful things about Dawson are the things we are most proud of when showing off the town to others. There is a lot of civic pride.	Rivers Nature Local entrepreneurship Architecture Tr'ondëk Hwëch'in Supportive
Willingness to help our neighbours, pride in our community, nature on our doorstep, quirky, welcoming, accepting.	Supportive Collaboration Pride Welcoming Inclusivity Nature

The comment list above has not been edited; submissions shown are as written with duplicated comments kept.

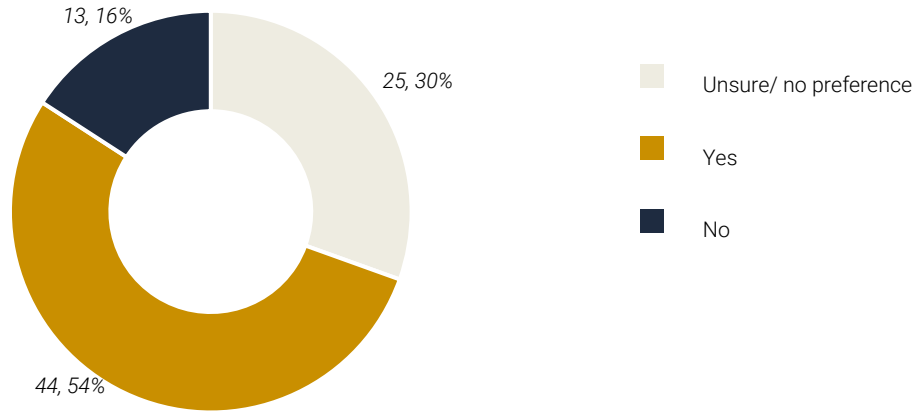


Appendix B: Survey results

6. Would you like to see Tr'ondëk Hwëch'in culture more integrated into the City of Dawson's identity?

Total respondents: 82

Skipped: 44



Appendix B: Survey results

7. How would you like to see Tr'ondëk Hwëch'in culture incorporated into the community?

Total respondents: 39

Skipped: 2

Respondents expressed a desire to support the incorporation of TH's cultural identity in the community, emphasizing that it needs to be aligned with what TH citizens see as appropriate. Some of the methods identified reflect existing projects: greater use of Hän language pronunciation guides; joint governance and decision-making; interpretive signage; public art; public events with cultural and educational activities; TH architectural designs; and Indigenous tourism. Other recommendations included reviewing the City's logo and entry sign.

Comment	Theme Words
Be equally represented in all local decisions	Joint-governance Equal representation Decision making
Being a bigger attraction - supporting our UNESCO status. More Han language and art in signage and displays. A true joint governance approach.	Hän language Interpretive signs Displays Joint-governance
Bilingual Signage	Hän language Bilingual signage
By TH having leadership and participation in all aspects of planning and development	Joint-governance Decision making
City of Dawson has a large responsibility in leading and implementing Truth and Reconciliation Commission calls to action! More Han street and traffic signs! TH culture should be at the centre of local Canada Day and Discovery Day celebrations	Hän language Street signs Incorporation into Canada Day and Discovery Day events
Completely	However TH would prefer
Culture is a living thing. You can't just put a picture of a feather or use a Han word and say its culture. Culture is a way of being and acting and what you do and say in that way of being. You live culture. Incorporating the Tr'ohude - "doing things in a good way" into all City of Dawson activity ("is this good/ supportive for people of all ages, animals, the land, will this be good or bad long term etc."). The simple acknowledgments are things like ensuring that TH flags are included on all City buildings, Han language on street signs and all stop signs. Encourage architecture that supports TH and Indigenous spirit (not just gold rush), create a more welcoming sign at the entrance of town (white people waving from gold rush facades is not inclusive- needs work! Something with a fish rack and other motifs that showcase Dawson as a river town. etc. Ask Jackie Olson), salmon statue/art where the town clock used to be to acknowledge the cultural value of salmon to the Han people. Support sports like snowshoeing (trails), remove the mud bog pit and create an in the round (circle) (simple) amphitheater for public use, ceremony, Han singing etc. Good view in all directions- and can see Moosehide from there. Take a look at the City of Dawson logo. What does that say about Dawson? Two faceless white males, scales, gold pan, giant generic mountains, nautical braid and In God We Trust written on it. Horrible for anyone in this day and age but think about TH. If you want to "do things in a good way change the logo. So many other things. You want smart and achievable ideas on	Complete cultural inclusion TH values in City policies Hän language Architecture Entry sign City logo



Appendix B: Survey results

Comment	Theme Words
this go to Jody Beaumont. You have experienced and skilled resources in the TH and non TH community.	
Han language, paleontology centre.	Hän language Paleontology centre
How would TH gov't and citizens like to see TH culture incorporated into the community? As a non-Indigenous person, I'd love to see: -All street names changed to reference TH culture/ Hän language -All city signage incorporate Hän language -Parks Canada include more TH history and culture into programming/ tours	Street names Hän language Parks Canada signs However TH would prefer
I love all the signs in the Han language. I think more focus on how to share their history, and make the town look not just gold rush historic, but incorporating cultural designs into our buildings, parks, etc.	Hän language Architectures
I would defer to TH citizens for this question as I am not one, but I would love to see TH culture and history play a more central role in tourism here. I also love the new stop signs and think continuing to incorporate Han into public/business signage is great.	TH tourism Hän language Interpretive signs However TH would prefer
I would like TH to be able to build as they please without the need to follow the City's design guidelines. The 'Gold Rush is not TH's heritage and to suggest they need to follow standards is grossly colonial. TH should be able to express their values and worldview in architectural design as they please. Based on their current approach, it seems each new building will be unique and that is such an amazing thing. The juxtaposition of TH buildings against the rest of town I think speaks to the story of Dawson. I love the men's shelter and its symbolism - the building's design reflects many different values. I would also like to see more Han language if TH would like it although I know translation capacity is limited. Ultimately though this question is a bit misguided as it's also irrelevant what I think. TH's culture is theirs, and therefore it's ultimately up to TH to decide how they want their culture incorporated. I support their decisions - we are guests in their Traditional Territory, and I feel like white people saying how they'd like to see their culture be expressed is exactly why they've been so sidelined for so long...	Architecture Hän language However TH would prefer
I would like to see it in the architecture, in the values, in the language used, in the decision making.	Architecture Hän language Decision making TH values in City policies
In a way that does not overpower the rest of the community. We are all part of this community. Sometimes we overcompensate for the past and we need to go beyond that while acknowledging the past.	Showcasing both cultures
In whatever way TH feels comfortable with and aligns with their goals as a first nation.	However TH would prefer
Language	Hän language
Language- ex the stop signs in Han is great. More sharing from gov to gov, I wonder how TH would like to see their culture incorporated.	Hän language Joint-government However TH would prefer
Mayor and council has to go back to having regular meetings with Chief and council so there is open communication in moving Dawson forward.	Joint-governance Decision making
more artwork and language	Public art Hän language



Appendix B: Survey results

Comment	Theme Words
More artwork around town celebrating the culture.	Public art Events
More buildings with Han names, TH 101,	Hän language TH 101
More control over natural resources. Maybe a liaison position in the city? Traditional values integrated into the city's policies.	TH control over natural resources Liaison position at the City TH values reflected in City policies
More Han names, whole community access to language lessons and cultural learning opportunities.	Hän language Language lessons Cultural events Cultural classes
More Han signs	Hän language
More interpretive signs. (Could I also suggest phonetic pronunciation of Han words in parentheses and smaller font)	Interpretive signs Phonetic pronunciation of Hän language Hän language
More joint consultation on decisions on governing our joint population and infrastructure.	Joint-governance Decision making
More signage and interpretive signs on trails and points of interest	Signage Interpretive signs
More signage in Han, for example	Hän language Signage
More street signs in their language, and art of their nation in public spaces.	Hän language Public art
More things happening on front street not just moosehide	Events on Front Street
More use of the Han language on wayfinding signs. Local bylaws to reflect TH priorities and culture, regarding buildings and shared spaces.	Signage Hän language TH values reflected in City policies
Not sure, that should be up to Tr'ondëk Hwëch'in Government and Citizens.	However TH would prefer
Only in the ways TH wants + supports. Increased care for land, animals and fish.	However TH would prefer Land protection
Signage in Han and English. Info signboards with TH lore and knowledge - like the signs in Crocus Bluff, riverfront.	Signage Hän language Interpretive signs
Signage, more historical plaques	Interpretive signs
So long as TH does not bully people.	
The same way it's going now, by having more involvement of TH with the city.	Decision making
Through education in the schools and the community.	Education Schools
Use of language on more buildings and signs	Hän language Signage
We need more colour! It's great there are dual language stop signs BUT no one has put it out there as to how to pronounce it!!	Hän language Colour Phonetic pronunciation of Hän language
We should be integrated in all facets. Education, development, decision making. We already exist with 4 levels of government here, working quite well together. Find ways to make that more efficient and holistic.	Hän language
Words, language, signage. Where appropriate.	Hän language Signage

The comment list above has not been edited; submissions shown are as written with duplicated comments kept.

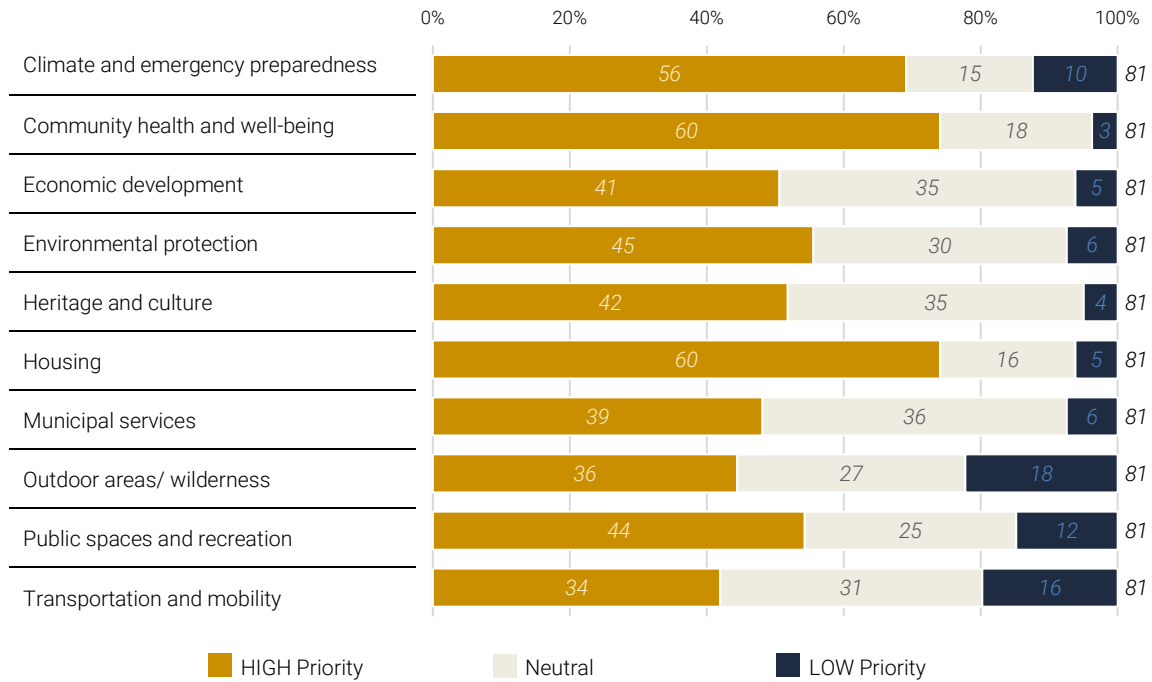


Appendix B: Survey results

8. How would you rate the following priorities when considering the future of Dawson?

Total respondents: 81

Skipped: 45



Online Survey Responses

Comments

- Access to all public places for all physically challenged individuals
- Accessibility
- Childcare! This would help keep doctors in the community.
- City needs to focus on their legislated responsibilities and not involve themselves in other governments responsibilities other than identify the need.
- Climate and emergency preparedness are totally different issues and should not be grouped together
- Food
- Housing Equity - not just more supply
- I don't believe we need a lot of heritage development, but definitely public art.
- Let's not go overboard on any one thing.....we need balance
- Municipal revenue generating services including tourism taxes
- Pre-teen opportunities
- Senior/ assisted living facilities and services.
- Stick to the basics 1) provide infrastructure for people that live here 2) provide lots and different types of lots for people who want to move here. (there hasn't been a country residential subdivision built in Dawson since Dredge pond) 3) Provide reliable sewer and water at reasonable rates to commercial and residential properties. Stick to the basics
- Survey properties using old maps, don't just place goggle maps over top at a different scale. Those estimated property lines don't match reality
- Tolerance
- Transport and mobility is low priority, but accessibility would be high

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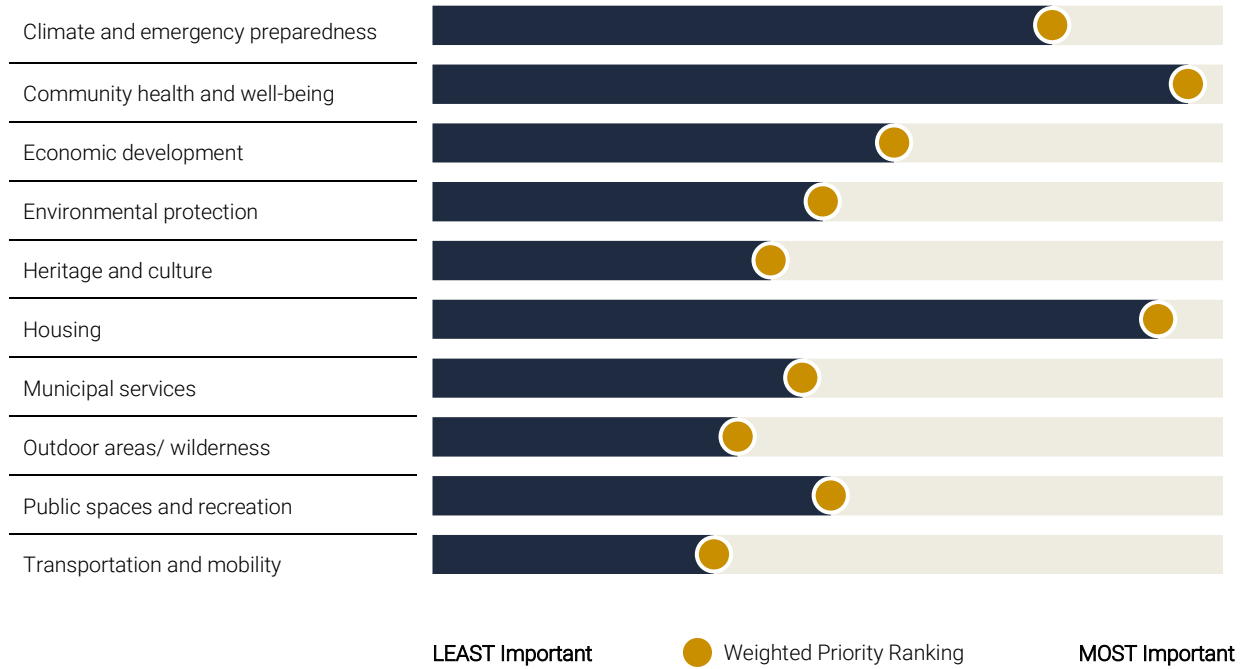


Appendix B: Survey results

9. Please rank each of your HIGH priority choices you selected in the last question from MOST important at the top to LEAST important at the bottom.

Total respondents: 47

Skipped: 79

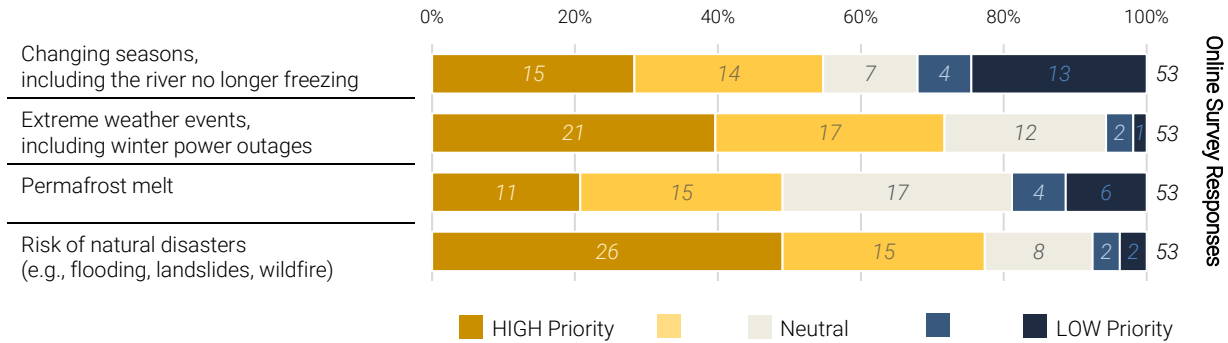


Appendix B: Survey results

10. How would you rate the following climate and emergency preparedness issues, to you?

Total respondents: 53

Skipped: 73



Comments

- Food security: wild game populations, soil health for growing, water quality
- Municipality needs to stay in their lane.... Bigger issues are the responsibility of other levels of governments.
- The river is still freezing and the only thing we can do about that is build a bridge. power outages are not weather events.....permafrost melt happens when you build a town on permafrost.....people are dealing with it and we can deal with natural disasters....of course we need to be prepared etc.
- Why is this stuff in a community plan? We don't have enough money to begin to deal with the above and there are other levels of government responsible for these statements

The comment list above has not been edited; submissions shown are as written.

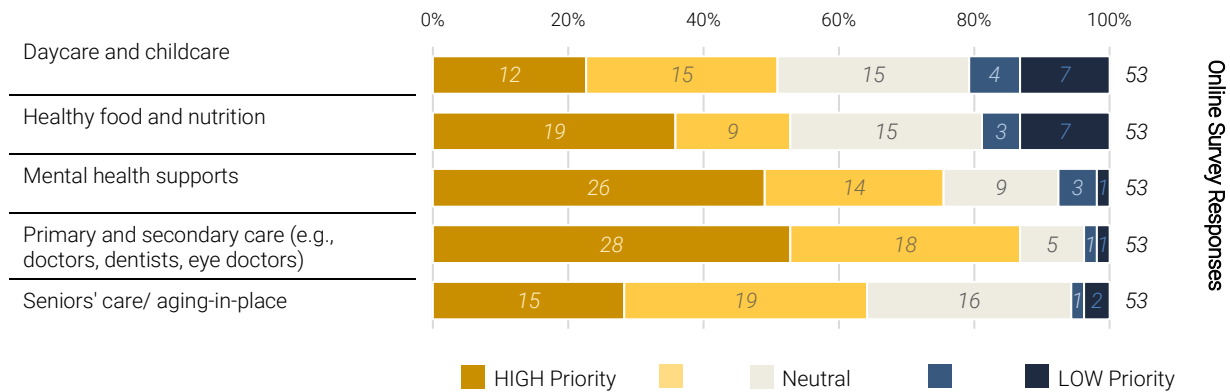


Appendix B: Survey results

11. How would you rate the following community health and well-being issues, to you?

Total respondents: 53

Skipped: 73



Comments

- Addiction services - mid-High priority.
- Again this is not a council should be dealing with. Councillors ask your self is there already an agency dealing with these topics. The review of a small town OCP has gotten out of hand.
- Again...the municipality needs to focus on core responsibilities.
- Dawson has high access to health care compared to Whitehorse, for seeing a doctor.
- This is where I think recreation and open spaces should be

The comment list above has not been edited; submissions shown are as written.

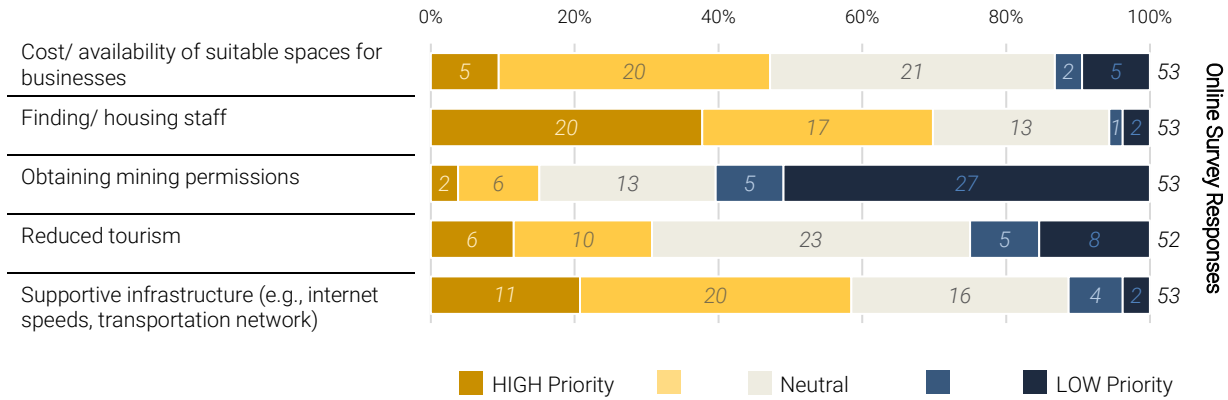


Appendix B: Survey results

12. How would you rate the following economic development issues, to you?

Total respondents: 53

Skipped: 73



Comments

- Business training
- City needs to create an environment for economic dev, make the downtown core user/tourist friendly.
- I don't understand what 'obtaining mining permissions' means in relation to economic development. It would be a high priority to me to require permission be obtained for mining activities in the area.
- Transportation of people or product?
- We need more lots than people can build housing solving that issue
- What does 'obtaining mining permissions mean? Permissions from miners or for miners?

The comment list above has not been edited; submissions shown are as written.

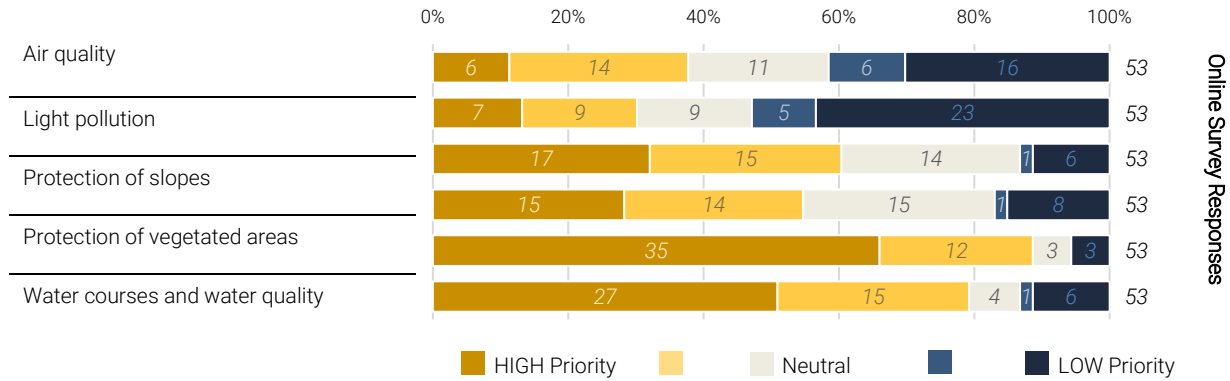


Appendix B: Survey results

13. How would you rate the following environmental protection development issues, to you?

Total respondents: 53

Skipped: 73



Comments

- Again, other agencies dealing with these topics
- Contaminants and mining impact legislation
- Light pollution from streetlights - Don't need them in summer!!!!
- We have good air quality....I personally don't like light pollution.....water courses? Do you mean the Klondike river and Yukon river.....?

The comment list above has not been edited; submissions shown are as written.

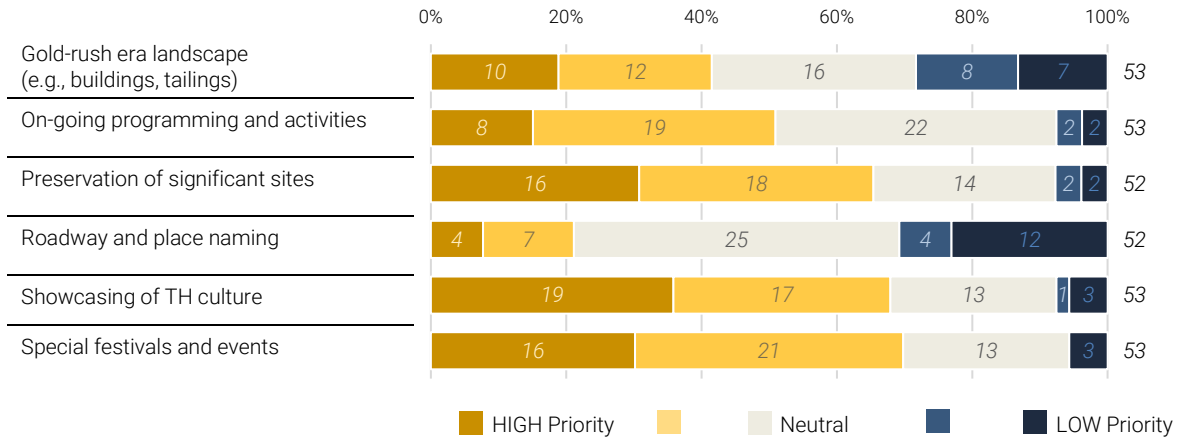


Appendix B: Survey results

14. How would you rate the following heritage and culture issues, to you?

Total respondents: 52

Skipped: 74



Comments

- I don't care about the tailings, but I DO care about could rush buildings/ look in town.
- KVA are responsible for promotion of tourism City is responsible for creating a tourism friendly environment, which includes traffic flow, signage, concentrated downtown of commerce etc.
- Public art – high.
- The HAC needs to be consistent and be able to enforce fines for noncompliance with heritage bylaws.
- Use existing historical building substance and transform into housing and business spaces on the inside.
- We don't need to preserve tailings too much.....

The comment list above has not been edited; submissions shown are as written.

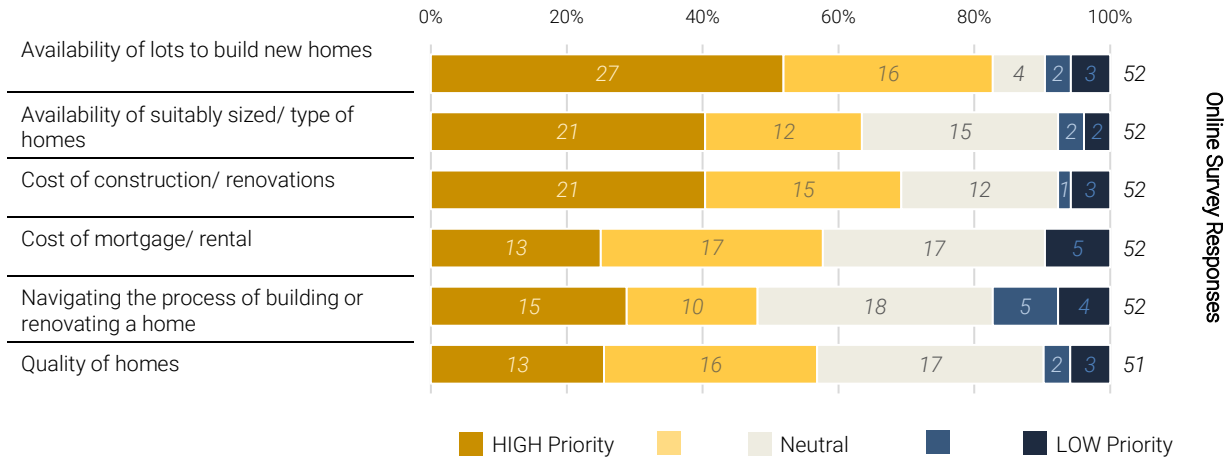


Appendix B: Survey results

15. How would you rate the following housing issues, to you? Please consider both market (owned) and rental housing, as is applicable to you.

Total respondents: 52

Skipped: 74



Comments

- Air b and b eating up rental market
- Availability of non-market and below-market housing
- Cost of construction /renovations? How or what would you put in an OCP to control construction costs??
- Even though I get a pretty nice salary, can't afford anything. Market valuations are a greedy scam!
- Focus on land dev, housing dev, Why did the city soak their Housing incentive into expensive internal processes rather than REAL incentives to private sector housing developments?
- For the love of all that is good, PUT HOMES ON THE GOLD RUSH CAMPGROUND ALREADY!!!
- The city will have very little impact on some of aforementioned questions.
- We really need more affordable housing.

The comment list above has not been edited; submissions shown are as written.

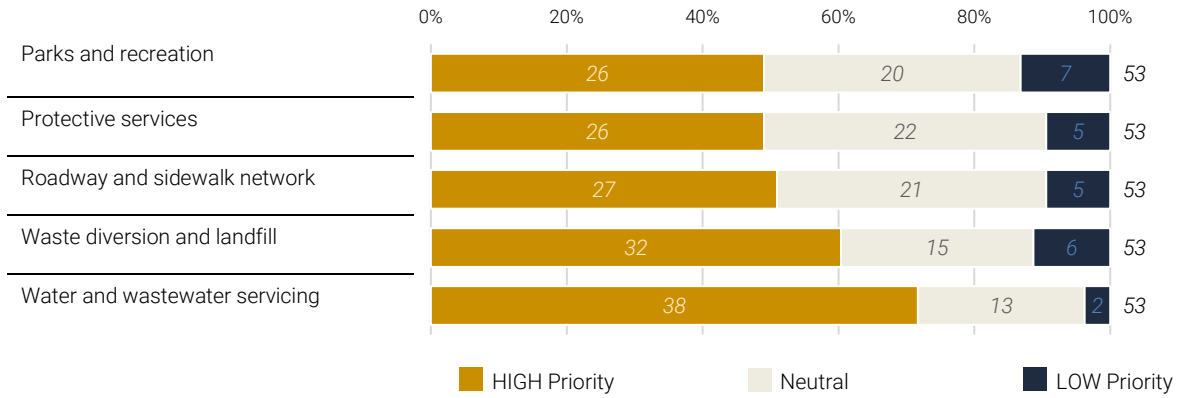


Appendix B: Survey results

16. How would you rate the following municipal services and assets issues, to you?

Total respondents: 53

Skipped: 73



Online Survey Responses

*Note this question of the survey was mistakenly offered with three options rather than five, like other similar questions in this section.

Comments

- Rec has to remain a lower priority compared to fire, water, and safety. We need to cover the basics. Waste diversion is only to please our national issue, not our local. The cost of diversion in our location is more expensive than the clean-up....it just the costs are spread over numerous governments.
- New innovations needed for water security.

The comment list above has not been edited; submissions shown are as written.

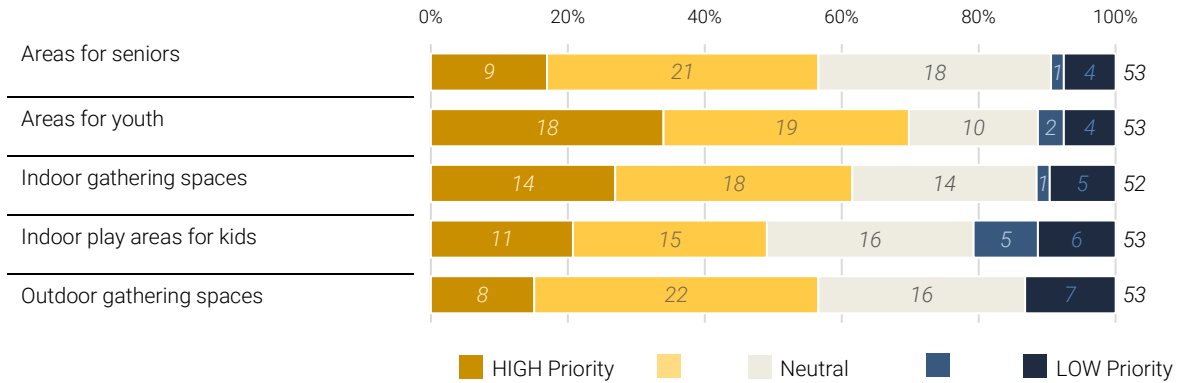


Appendix B: Survey results

17. How would you rate the following public space issues, to you?

Total respondents: 53

Skipped: 73



Online Survey Responses

Comments

- Dawson really needs 1 more publicly rentable space similar to KIAC's ballroom. The only other spaces that compare are the TH hall and RSS gym which are hard to get into. KIAC is renovating their entire building in 2025, the community is unsure where else to go when they need a big room for conferences or other big events for an entire year.
- Air quality of indoor spaces matters to me a lot because of Covid.
- Low priority on this entire issue.

The comment list above has not been edited; submissions shown are as written.

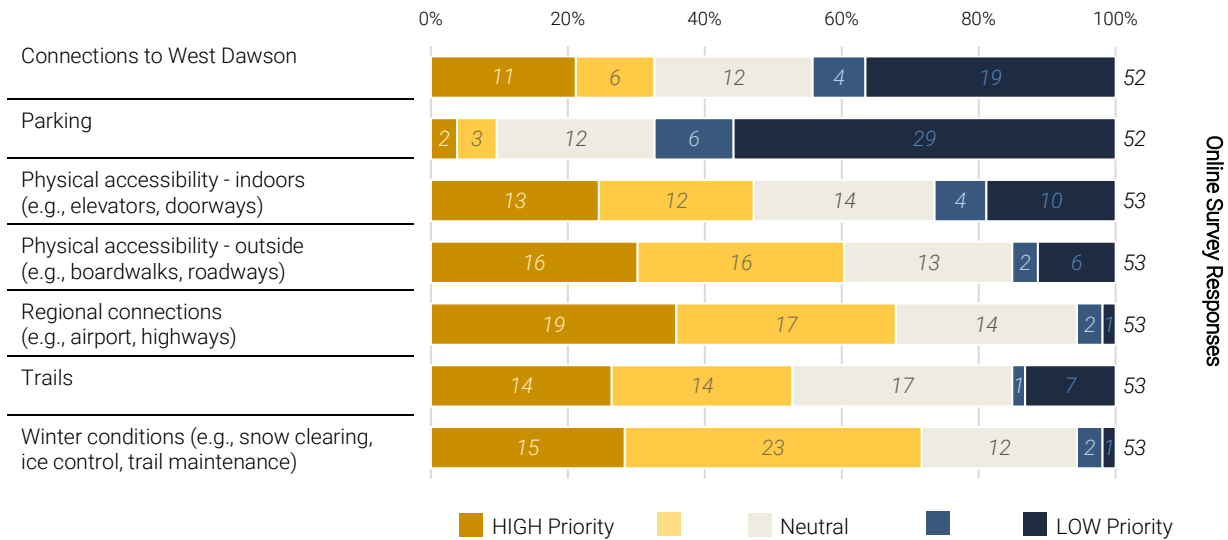


Appendix B: Survey results

18. How would you rate the following transportation and mobility issues, to you?

Total respondents: 53

Skipped: 73



Comments

- Connections to West Dawson is a big issue but not for the municipality. It's a YG issue
- Time to build a bridge to W. Dawson.
- We desperately need grit free routes through town so people can use skis and kicksleds more easily
- We need a walking bridge to West Dawson and a bus to the airport, making stops all the way to Whitehorse (Husky bus is open to the business, but they realistically need YG subsidization to make it feasible)

The comment list above has not been edited; submissions shown are as written.



Appendix B: Survey results

19. Has the current Official Community Plan or Zoning Bylaw ever made it difficult for you to develop your property or undertake a project? If so, please explain.

Total respondents: 48

Skipped: 78

Comment	Key Issues
Absolutely everything is difficult— rules about cabin/shed/outbuilding location, design limitations, poor drainage in city lots, old infrastructure, just so many things	Siting of out buildings, setbacks, infrastructure, drainage
Issues with placing of front door on home to suit 'heritage' bylaw. Do not support the new policy of targeting already used lots for housing.	Architectural heritage regulations
Lack of follow through with closing of alleyways 20+ years ago resulting in current owners footing survey bills	Alley closures, lot surveying
No, but I have been affected by mining within the municipality/ country residential area that was supported by these documents.	Mining
Not that I know of, as I have not read the OCP. This is not a citizen friendly document.	Readability
Only with the lack of options in spaces to develop when, to the naked eye, there are lots of painfully unused spaces or those in complete neglect bringing down the appeal or availability in general.	Underutilized lots
Subdividing a minimum of one acre and, 9-foot setbacks rules are ridiculous for r3 properties. In city Center these rules are greatly reduced.	Minimum lot area
Surveying has been replaced by Google maps and doesn't reflect the reality on the ground. Whole town needs to be properly surveyed	Lot surveying
The new online portal isn't easy to navigate and should have been left the way it was before. I disagree with the new bylaws that have been instated trying to make Dawson into a little pretty community. It takes away the character of our town. It is part of our history. Respect the old timers who have kept this town alive over the slow days of Dawson.	Respect eclectic history
The zoning bylaw preventing residential construction in C2 zoned areas is restricting the construction of affordable housing.	Residential in C2 areas
Time is the biggest problem. Having all the documents at hand, understanding the architecture of Dawson not understanding the bylaws about setbacks parking and access.	Processing timelines, accessibility of bylaws, architectural controls, setbacks
time to process within the seasonal conditions	Processing timelines conflicting with seasonal construction
Yes, extreme high taxes	High tax
Yes, developing rental property	Rental properties
Yes, little to no lots available, no available lots in west Dawson/Sunnydale (or that will become available in short term) even though area plan holds space for multiple potential residential areas	No residential lots available
Yes, specifically the Heritage Requirements. We would have designed our house more efficiently and cost-effectively, especially as pertaining to windows.	Architectural heritage regulations



Appendix B: Survey results

Comment	Key Issues
Navigating heritage also cost us months of time and delayed our build. The trial-and-error set up is just not conducive to any projects in that regard.	
Yes, wanted to build a small storage shed on property, were told by City that our footprint would not allow it. Although clearly, we have a large space. Others have more of a footprint	Siting of out buildings
Yes. Current surveys, easements are inconsistent or incorrect. Response time from City employees for permits is too long. Understanding or interpretation of application of certain policies is inconsistent	Lot surveying, easements, fixing historic issues, processing timelines
Yes. New City staff seem to be trying to ignore (or want us to fix it for them) all of the weird things that HAVE occurred to our lots and developments in town. Very minor things recently have stopped reasonable repairs and work to properties. This activity was accepted by the town staff in the past so do not pretend otherwise. You are an institution, memory is important, so own your institutional mistakes instead of pretending otherwise.	Fixing historic issues
Yes. Staff were not trained well and didn't understand the by-laws and or regulations. High turnover at the city is a major concern	Municipal turnover
Yes. The setbacks for some properties don't make sense and clearly were taken from places with more space to build. We need density and the R1 zone limits to 50% parcel coverage. Standard lot sizes of 50 x 100 also seem overly large and for a lot of people, it makes building fairly cost prohibitive.	Setbacks, parcel coverage

The comment list above has not been edited; submissions shown are as written.



Appendix B: Survey results

20. If there are other issues you would like to see addressed in the OCP or ZBL, please list them below.

Total respondents: 28

Skipped: 98

Comment	Key Issues
Most of the work should be done at the front desk	Municipal process
ability to explore more areas for country residential lots on the Klondike benches	More country residential
Above ground wires are too close to empty lots, making building new houses difficult. Also ugly as hell. Above ground wires should be a thing of the past.	Overhead powerlines
access to more bylaws online	Online bylaws
Accessibility - the boardwalks and roads are really impossible for many residents to use including Elders and anyone with mobility issues. The City needs to ensure we are an accessible place for all.	Boardwalk accessibility
addiction counselling and help	Addictions counselling
An avoidance of compacted housing on dirt lots	
As a "historic" townsite with so many building requirements- the abject lack of visual maintenance is appalling both to commercial properties and residential ones	Derelict properties
Bikers overtaking rec area up the hill in summer	Recreation areas
Brothel	Brothel
Bylaws applied to everyone the same	Consistent application of bylaws
City support of renewable energy projects	Renewable energy
City wide property surveying needed, don't rely on Google maps	Legal boundary surveys
Closing of needed businesses due to lack of spaces, ray of sunshine example	Business spaces
Community Safety	Safety
Courage to take measures to clean up "historical" garbage	Derelict properties
detailed historic code	Architectural guidelines
Development of adjacent land around townsite- increase town boundaries if it is no longer sufficient???	More land development
Dogs	Dogs
Drugs are everywhere here and easily accessible	Drugs
Easier to build secondary and garden suites including the minimum unit size. There are very cool examples of tiny homes - currently we can't build them in Dawson.	Want to build secondary suites, garden suites, tiny homes
Emergency evacuations - Whole town scenario	Emergency evacuation route
Emergency Services - Centered amongst population	Centrally located emergency services
Encroachment - creating a streamlined approach to dealing with encroachment issues with municipal land and other private land.	Encroachment issues



Appendix B: Survey results

Comment	Key Issues
Enhance the UNESCO standing - Not sure how	UNESCO enhancement
Ensure slope stability and proper drainage. Educate and make sure people know that site prep needs a Dev Permit	Slope stability, proper drainage
equal plan review	Consistent plan review
Existing Mining Claims	No mining in municipal boundaries
Extinguish all mining claims within the municipal boundary	No mining in municipal boundaries
Fair taxes to all who call Dawson home inside and outside Municipal boundaries	Taxation for residents outside the boundaries
fast tracking	Fast-tracking
Finding comparable townsites across the country, not just select few areas, for development ideas as well as tendering for them- seems some projects beyond over price and time to complete compared to southern ones of comparison	
Focusing facilities on the downtown core - including the new Rec. Centre.	Locate community facilities in the core
For Housing, couldn't the city create drawings of desirable Heritage houses to fast-track building to historic guidelines (similar to the fed announcement)	Fast-track housing by providing historic home building plans
Garbage removal	Garbage
Get the office spaces outside the downtown core.	Move offices outside the core
Have everyone pay equally for garbage with bins in each neighbourhood	Garbage
health services including dental	Health services
Heritage bylaws should not overshadow accessibility.	Accessibility
High staff turnover at the city	Municipal staff turnover
Ideal members should have some background in history, architecture, construction	Role of board members
If out of city central residents do not have the option to hook up to city owned services, they should not be taxed on something that isn't provided.	Taxation based on services used not municipal boundary
Improve or horrible road maintenance practices	Road maintenance
Include all Dawson residents in the municipality no matter where they live e.g. Henderson west Dawson etc.	Consider all surrounding people as residents
Inclusion that doesn't exclude.	Enhance inclusion
Increase the city boundaries	Expand City boundary
Lack of laundromat due to high water costs	Laundromat
Make our boardwalks accessible for disabled and safe for everyone	Boardwalk accessibility
Members should understand the intent of the board and its job as advisers to council	Role of board members
mental health services i	Mental health services



Appendix B: Survey results

Comment	Key Issues
Mixed use - we should enable certain commercial businesses within institutional and residential zones	Mixed use
Monitor the spillage of contaminations from the landfill going not Quigley Creek. Many people have surface wells and there's no way to test the water beyond total coliforms.	Landfill groundwater monitoring
more flexible housing design options	Flexible housing designs
More green spaces	Green spaces
More sober and safe activities	Sober and safe activities
More women	More women
No mining within municipal boundaries	No mining in municipal boundaries
Not enough activity for teenagers	Activities for teens
Not enough land development for people to build	Land development
OCP should acknowledge that city services are enhanced in townsite, and the taxation level should reflect that, and conversely lower tax rate for those that receive less services.	Taxation based on services used not municipal boundary
Offering too many services for our small population (extended waste pick up)	Sustainable service delivery
periodic municipal staffing audit (tri-annual?)	Municipal staff audits
Planning spaces for French school, public library, etc.	French school Public library
Preserve architectural history in key areas of town. Stop accepting cheap building materials. Promote local carpenters and firms.	Architectural preservation Quality building materials
professional players in the review process	Municipal review process
Property Tax Zones	Taxation review
Public Safety - Creating a better process for removing derelict buildings. These buildings are a danger to the public from collapse, fire, hazardous materials etc. They would also free up space for more development	Derelict properties Fire Public safety
Public Safety - land development should priorities public safety in the concepts. Including adequate turnaround areas for emergency services equipment, accessibility to buildings for EMS services, water supply for firefighting operations etc.	Public safety Emergency access
Recycling driven out individually	Recycling
Reduce minimum lot size	Reduced minimum lot size
Regulating Mining within Dawson	Regulate mining in municipal boundary
Removal of outdated mining rights within the municipality	No mining in municipal boundaries
Remove minimum dwelling unit size for secondary and garden suites	Reduce minimum dwelling unit size



Appendix B: Survey results

Comment	Key Issues
	Want to build secondary suites, garden suites
Respect for legally non-conforming issues; City, please stop gaslighting people... the stories are getting around. Unnecessary legal action will bankrupt the town. Stop being dumb.	Respect non-conforming uses Responsible municipal spending
review setbacks in all zones.	Setbacks
Roadside recycling pickup to encourage recycling.	Recycling
Secondary/garden suites should be promoted over apartments on the edge of the downtown core. Promote higher density IN the CORE; promote this being built on top of new commercial spaces DOWNTOWN only.	Increased density Want to build secondary suites, garden suites Mixed use buildings in the core
Settle the bridge issue	Bridge
Stray/ loose dogs.	Dogs
Stricter measures to enforce landowners to properly use or lose property, use tax notices to your proper advantage	Vacant properties Taxation review
Subdivision	Subdivision
Surface storm drainage	Drainage
The board is to adjudicate on a proposal to see if in compliance then recommend that to council	Role of board members
The board should only adjudicate on unusual cases	Role of board members
The streets are dirty and filled with litter.	Garbage
The Zoning map is not kept up to date. Bylaws are passed to change zoning, but the map is not changed.	Accuracy of Zoning Bylaw map
There is no significant city money to promote building new houses.	Development incentives
This process is far too removed from citizens.	Community engagement
Too many derelict and ugly buildings in town. Demolish them.	Derelict properties
Transport from and to airport	Transportation to/ from the airport
TRC Calls to Action	Reconciliation
Trees/shrubs as visual barriers around unsightly industrial lots	Landscaped screening
Unsustainable community growth	Sustainable growth
We have enough trails	Trail development
We need less drugs getting into our town	Drugs
When considering development such as on the Dome, high priority should be to research and planning for the roads (traffic and safety). Research and preparation for the issue of climate change and changes in water runoff due to additional development affecting the hillsides over Crocus Bluff, the Dome Rd, Mary McLeod Rd.	Drainage
Work with YG to open some lots. Ones big enough to have some chickens and grow a garden	Residential lots Urban agriculture



Appendix B: Survey results

Comment	Key Issues
Zoning allowing at home child centers	Home-based childcare

The comment list above has not been edited; submissions shown are as written.



Appendix B: Survey results

21. Please share any other thoughts that should be considered.

Total respondents: 25

Skipped: 101

Comment	Theme
Actually, write policy that achieves TRC Calls to Action, don't just talk about calls to action and reconciliation.	Reconciliation
Biggest priorities for me: 1) Maintain frozen permafrost conditions. 2) Protection from wildfire. 3) Walking bridge to West Dawson. 4) Increased affordable housing. 5) More public art + TH culture throughout Dawson. 6) Waste disposal improvements (we're actually pretty good). 7) Regionally connected public transportation. 8) Maintain or improve access to secondary medical needs and healthy food.	Permafrost Wildfire Walking bridge Housing Public art Garbage
Compel road service providers (as well as City-owned) to supply some smaller road graders and snow clearing equipment. Make narrower roads to slow down drivers. Use the hillside above 7th etc. for little pockets of housing.	Road maintenance Lower speed limits Residential development
Dawson will never be Whitehorse. Educating residents that they cannot expect the recreational services that exist in WHI will always be an issue.	Setting realistic expectations
Geographical land faults and features mapping of Town using local and oral historic intel and knowledge. E.G. Where the pond and streams rang through town in previous decades. Where new glaciers are forming etc.	Geological hazard mapping
I am not against native heritage at all I think it will add another dimension to the Dawson experience it needs to focus on authenticity.	Indigenous heritage
I am really fed up with mining still being forced upon the municipality. I appreciate that the City is somewhat stuck given YG's refusal to deal with the issue but at what point does the City just say no? If you look at a map there are so many nuisances claims that prohibit or slow land development. I would also like to see consideration put to food security and local agriculture - we should be encouraging more local food production including secondary products that could be sold, our economy should be more diverse than tourism and mining.	Limit mining in municipal boundary Food security Urban agriculture Diversified economy
I recognize there are many competing priorities, and everyone will see the importance of them differently. I appreciate the opportunity to share my views and be involved.	
I think residents should be asked how they wish to see this town grow. We are not Kamloops or Whitehorse.	
I think we have a drug and alcohol problem that is affecting all ages.... some are possibly too old to help but I worry about our youth.	Addictions
I would like to see the former Slinky Mine be turned into a Dawson solar farm with the revenues being applied to lowering taxes and providing services for the community.	Lower taxes Renewable energy
If we want to move forward, we have to embrace change.	Embrace change
Inclusion of a plan to actively pursue/advocate for a bridge to west Dawson	Bridge
Keep Dawson small and simple. People love it because it's easy going and uncomplicated. With more people it will just overwhelm the services and facilities. Sometimes less is more.	No growth



Appendix B: Survey results

Comment	Theme
<p>More availability of affordable lots available for self-built or professionally built homes.</p>	<p>Land development Affordability</p>
<p>People who own property in municipal boundaries should have a right to vote in municipal elections</p>	<p>Voting rights review</p>
<p>Shit or get off the pot, how long are y'all gonna talk about doing the shit y'all never get around to doing then do shit we don't really need?! Also don't act like this a gold rush town because we have drug addicts, alcoholics and pharmaceutically correct main characters. We NPCs need access to the more physically stimulating and emotionally supportive agents of the world's oldest trade to keep us whole.</p>	<p>Addictions Activities</p>
<p>Sometimes as an outsider trying to gain entry, it feels impossible as little to no options available, and the bureaucracy surrounding new development is ridiculous. Read last year how you took stock of "potential available unused lots" over 100 and yet only a handful end up workable? And still the eyesores and unavailability persist how long after?? I asked city about commercial options and was repeatedly only directed to an entire block on front street by the ferry, yet the unused and decrepit lots abound. No list offered of potential private owners who may have options and the concept to have such a list seemed foreign- do the city and its stakeholders NOT need to work together? Are such ideas in such a small place SO hard to imagine? Property owners CAN be forced to either sell, given incentives by city to do so or to begin new builds, upkeep to proper standards or be sent a bill and/or tax enforcement. Three PERFECT EXAMPLES ALL IN A ROW on your ONLY entry for visitors? The burnt-out cabin(private), the Chinese restaurant(commercial) and the generator station(gov)!!! Every one of them is an unmaintained eyesore and not just in recent memory but for literal decades?!!! THIS is what ppl see entering and then it simply continues throughout the town as its apparent there is ZERO enforcement of "historical" inspired bylaws. Then what is the point to even initiate them at all?? It is a plain testament to what does and does not have priority- yet the surveys continue to be put out... Have watched your dredge pond development phases and its unreal the time and still nothing new to be seen- that's ONE project. Also, those same dredge ponds can be levelled easily and quickly when the right party deems it important- yet decades are required for subdivisions that ultimately have almost no infrastructure anyhow. The FN group doesn't have said challenges at all-, yet we all profess to not have nor want double standards across the board. Same as commercial areas like Callison, I'm not picking on one side or another. There seem no overarching bylaws for residential vs commercial- mix away. The YT gov and City seem to wash hands of each other unless forced- no accountability up here on taxpayers at all. Out of sight out of mind it seems on all fronts. The town and entire community are a mishmash of development unlike any normal place- sure how quaint- until its impractical and becomes an eyesore or detrimental to the upkeep and improvement of your community as a whole. ZERO enforcement by the city nor the territory. Dawson needs to expand and stop washing hands at the edge of town. To say- oh that's a YT Gov issue as its not in our jurisdiction is a cop out now. All the way to Henderson and further IS the community of Dawson and are ppl who contribute to the financial viability. It cannot be only convenient to take their money yet throw hands up and not do more lest it in your own townsite? Then start discussions to expand the municipal boundaries or at least get a transitional future plan started. You have the town, the FN reserve spaces, and the YT Gov beyond- yet you make decisions with input from all but actually wash hands of problems outside of town</p>	<p>Vacant lots Land development Derelict properties Underdeveloped lots Fair application of bylaws</p>



Appendix B: Survey results

Comment	Theme
residents? You cannot say we simply "manage" for the YT gov outside, but yes, we will accept their contributions to our commercial businesses and the tax monies the gov returns to us but frankly don't "manage" much except paper. What is the purpose of surveys that will ultimately only affect the actual interior boundaries of town when the dollars coming in are mostly from outside them? Dawson isn't a box. Dawson is also Sunnysdale, its Callison, its TH, its Henderson and Rock Creek and it's also the mine fields. If you TRULY want change and suggestions then be willing to DO, not just TALK about it! This place has so much potential yet there seem to be far too many talkers and politician administrators and not nearly enough action.	
Thanks for this	
The cost associated with permits and regulations in order to build a home is extremely limiting.	Permit costs
The town has one ENTIRE block that could be used for housing. Generations of Dawsonites have gone without a place to put a home because we have prioritized the needs of visitors in town for a day or two. That's outrageous. Prioritize our KIDS!	Housing Prioritize residents over tourists Campground development
We are not a big town, and we shouldn't be wanting to be one. We're small. We're good.	No growth
We need to get after more of underdeveloped lots and open up historical buildings to be developed into housing and commercial space. We need more and quicker leans on unfinished buildings or underdevelopment lots. There is ample opportunity to make Dawson a modern place without losing the historic touch. In order to do so we have to find ways to use underutilized, existing building substance.	Vacant lots Underdeveloped properties Housing
When I was on council we did a major review. It seemed like the contractor then wanted to review everything when a lot of it didn't need to be redesigned For a small community with limited funding is it needed. Time consuming but that's how these companies make money. The OCP should be a broad statement document as, so it is flexible and easy to use for Mayor, council and administration. I hope the new mayor and council don't spend too much time or money on this. If the contractor is wanting a redesign of the OCP ask why, same if Admin is. Keep it simple and what I see from this survey it's gonna be anything but	Easy to use Don't overthink it Responsible municipal spending
Y. G. needs to drastically increase their PROPERTY TAX rate to result in fair taxes so our community has a better chance at being sustainable and the few are not paying for the majority	Taxation review Fair application of standard

The comment list above has not been edited; submissions shown are as written.



Appendix C

**Questions and Display Boards,
with Comments**

Appendix C Questions and display boards, with comments

C.1 Questions

The following were questions and comments asked during the public information session's formal Q&A session on December 6.

C.1.a Housing

- Q: Has the household size/ characteristics been considered?
- Rental housing isn't equally available to all people, it first goes to TH and then Yukoners, yet immigrants are being encouraged to come to the Yukon, and then can't find housing.
- The cost of housing for houses in the Dome Road subdivision was extremely high, as new development happens, affordability is key.
- Q: What tools does the government have to set pricing for new lots?
- Would like to see the Gold Rush Campground (Ladue Estates) be released as residential lots.
- Would like to see unserviced lots available.
- In determining what areas are suitable for development, it should be considered how severe the lack of housing is, and the tolerance level people have – "I might get washed away by a landslide if I live on 8th Avenue, but I definitely will be homeless if I don't".

C.1.b Growth

- Base level data is very important, want to get the best possible data available
- Although the population projection methods are set by the Government of Yukon, it should be considered if the communities have the carrying capacity to accommodate the growth, or if they want to grow.
- Q: Has it been considered how big the economy needs to be to sustain the community?
- Q: What population can the existing services and infrastructure in Dawson handle?
- Q: Has the impact of tourism on services and infrastructure been considered?
- The OCP "Downtown Core" should be split and not extend south of 5th; Gerty's is the edge of the tourist area.
- The curb appeal is very bad as you enter the community.



Appendix D: Public Information Session Presentations

C.2 Display boards with comments



Welcome

Thank you for your interest in the City of Dawson Official Community Plan (OCP) and Zoning Bylaw (ZBL) update project!

Project Overview

Every few years, it is good practice to update the Official Community Plan and Zoning Bylaw to reflect the community's current conditions, opportunities, and challenges.

During this update, we will be focusing on determining the community's vision, identifying development areas, increasing housing, enhancing vibrancy, and enhancing emergency preparedness.

Goals and Objectives

Identify and tackle challenges

- Housing is a priority
- Revitalize the community (economic growth)
- Plan for climate change
- Expand land development opportunities

Refocus and restructure

- Determine what is "uniquely Dawson"
- Keep it simple

Engage effectively

Learn and brainstorm

- Public engagement

Project Timeline

Phases and Key Tasks

Est. Timeline

Phase 1 Project Start-Up and Research

June - Oct

Internal kick-offs with the Working Group and both Councils
 Review of background information, creation of base maps, development of population projections
 Formation of an Advisory Committee
 Development of an Engagement Plan

Phase 2 Consultation

June - Nov

Public information session
 Various meetings with TH and City of Dawson Council

Phase 3 Draft OCP and ZBL

Nov - Mar

Meetings with the Advisory Committee and City of Dawson Council workshop to get direction

Phase 4 Final OCP and ZBL

Apr - July

Public information session and City of Dawson Council workshop



Learn more and share your feedback at www.cityofdawson.ca/p/ocp-review



No public comments provided.



Appendix D: Public Information Session Presentations



Role of an Official Community Plan

An OCP is a municipality's most important bylaw. As outlined in the Municipal Act, it must address:

- Future development and use of land
- Provision of municipal services and facilities
- Environmental matters in the municipality
- Utility and transportation systems
- Provisions for regular reviews of the OCP and ZBL
- Other matters Council deems necessary

Should be **general**, not necessarily reflective of existing conditions, and used as a **guide** for future decision-making.

Role of a Zoning Bylaw

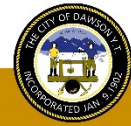
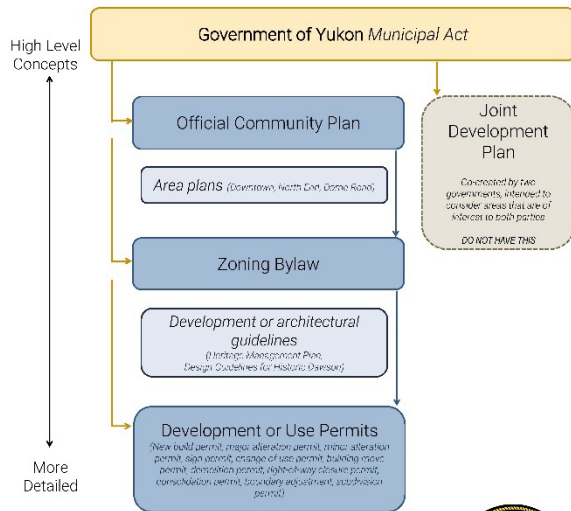
A ZBL is intended to prohibit, regulate, and control the use and development of land and buildings in a municipality. As outlined in the Municipal Act, it can regulate:

- Use of land
 - Location, height, and size of structures
 - Size and layout of lots
 - Population density or use intensity
 - Development in hazardous areas
 - Design and character of buildings
 - Loading and parking facilities
 - Lighting and landscaping (incl. fences, screens)
 - Surface-based natural resource removal (e.g., soil, gravel)
 - Tree cutting
- *These regulations do not exist within the City's existing ZBL.

Should be **specific**, reflect existing conditions, and identify what is currently approved for every legal land parcel.



Learn more and share your feedback at www.cityofdawson.ca/p/ocp-review



No public comments provided

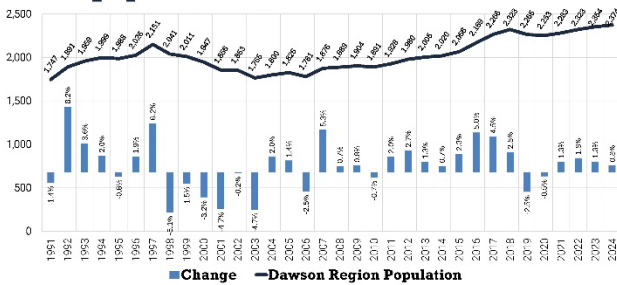


Appendix D: Public Information Session Presentations

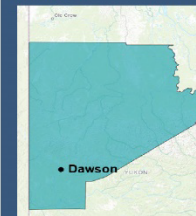


Population and growth

Past population

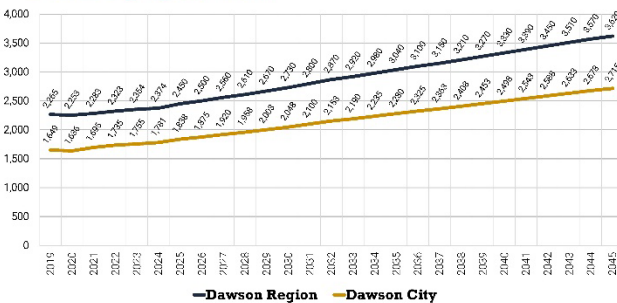


Where is the "Dawson Region"?



The "Dawson Region" is tracked by the Yukon Bureau of Statistics. When compared to Statistics Canada data, it is estimated that approximately 75% of the "Dawson Region" residents live in the City of Dawson municipal boundary.

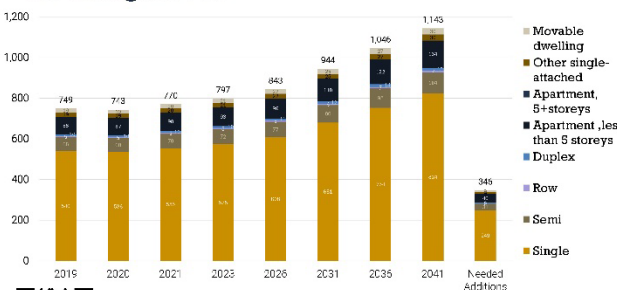
Future population



Assuming the Region/ City distribution remains the same, estimates suggest Dawson will increase by 54.7%, from 1,755 residents in 2024 to 2,715 residents by 2045 (a 2.0% annual increase).

To accommodate the anticipated growth in Dawson, 346 new units are needed by 2041. The type of units needed can be estimated using the existing housing stock ratios; or can vary to suit the community's unique needs and challenges.

Housing needs



What types of housing would you like to see accommodate the community's housing needs?



Learn more and share your feedback at www.cityofdawson.ca/p/ocp-review



No public comments provided



Appendix D: Public Information Session Presentations

CITY OF DAWSON
OCP & ZBL

Existing OCP Elements

Vision

*"Honouring the Past,
Sharing the Present,
Embracing the Future"*

Area these elements still reflective of the values and priorities in Dawson today, and your preferred direction for the future?

Guiding Principles

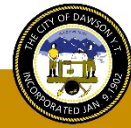
- Work Together
- Foster a Sense of Home
- Be Authentically Dawson
- Grow Responsibly
- Promote Environmental Stewardship
- Strive for Economic Resilience

Policy Topic Areas

- Tr'ondëk Hwëch'in Lands
- Land Use
- Housing
- Economic Development
- Heritage and Culture
- Environmental Stewardship
- Food Security
- Parks and Recreation
- Transportation
- Municipal Utility Infrastructure
- Municipal Finance
- Implementation



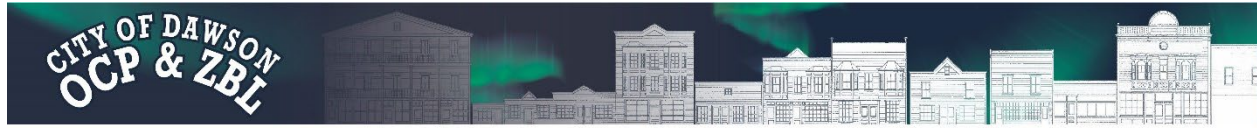
Learn more and share your feedback at www.cityofdawson.ca/p/ocp-review



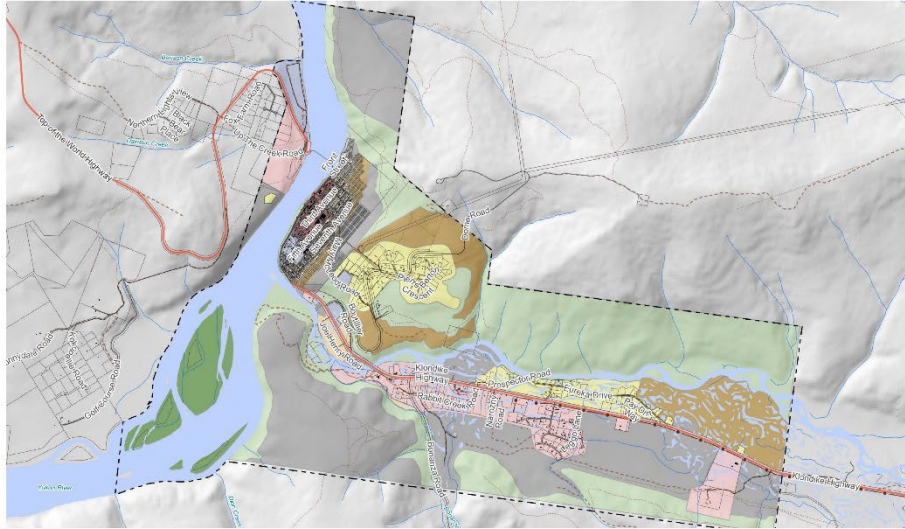
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Appendix D: Public Information Session Presentations



Existing OCP Land Use Map

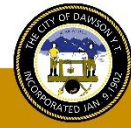


Legend

- OCP Land Designations**
 - CR - Country Residential
 - DC - Downtown Core
 - FP - Future Planning
 - P1 - Parks & Natural Space
 - UR - Urban Residential
 - FRP - Future Residential Planning
 - INT - Institutional
 - MU - Mixed Use
- Waterbodies
- Surveyed Land Parcels
- Municipal Boundary
- Building Footprint
- Expressway / Highway
- Limited-use road
- Collector
- Trail
- Roads
- Cut line
- NEPA - North End Plan Area



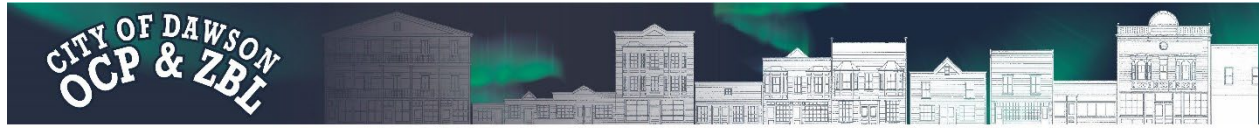
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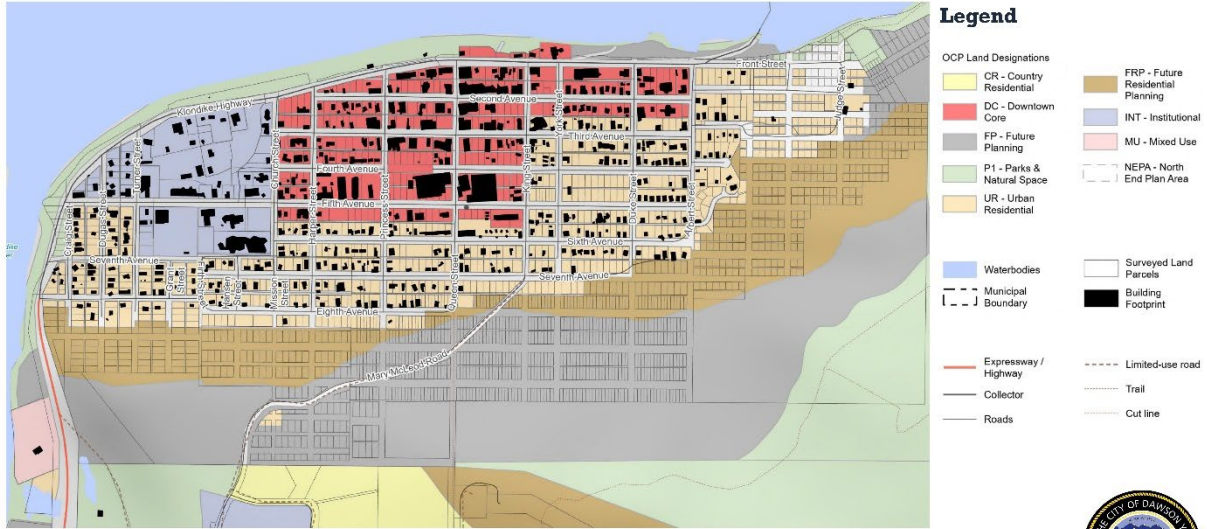
No public comments provided



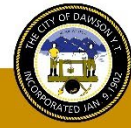
Appendix D: Public Information Session Presentations



Existing OCP Land Use Map



Learn more and share your feedback at www.cityofdawson.ca/p/ocp-review



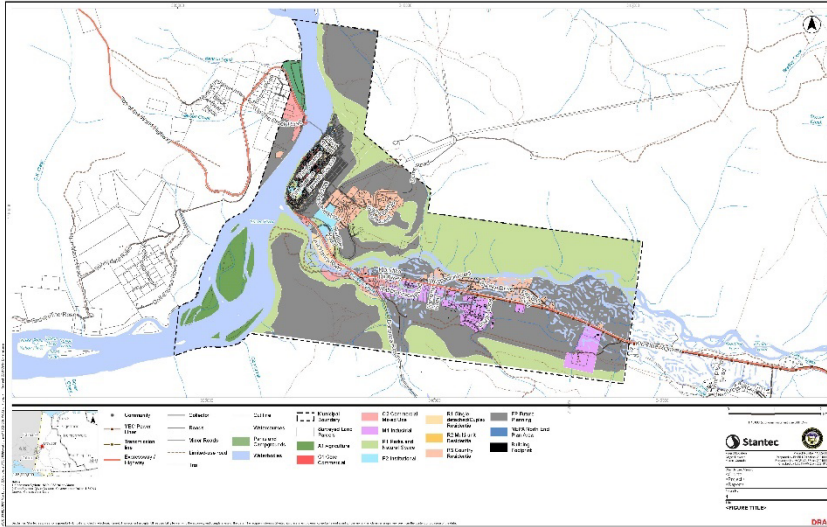
No public comments provided



Appendix D: Public Information Session Presentations



Existing ZBL Map



Does the existing development pattern in Dawson reflect your preferred style of development?

Would you like to see increased densities or different housing/building types throughout or in certain areas of the community?


[Learn more and share your feedback at www.cityofdawson.ca/p/ocp-review](http://www.cityofdawson.ca/p/ocp-review)

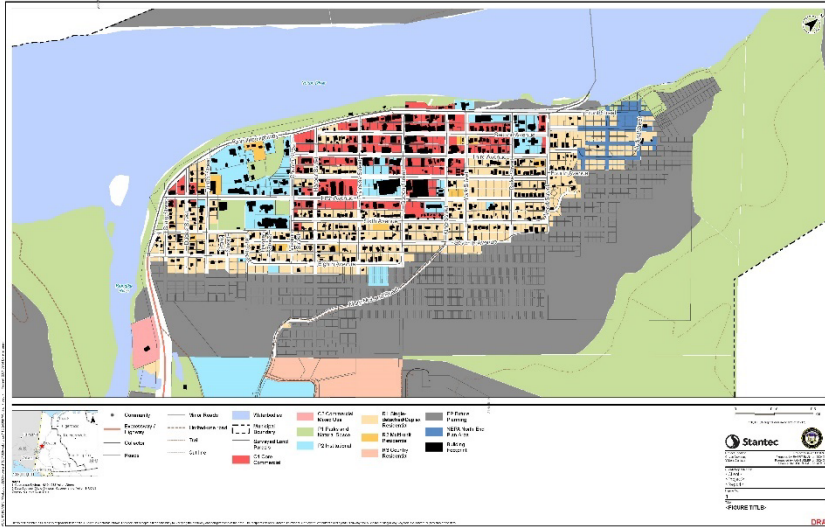

No public comments provided



Appendix D: Public Information Session Presentations



Existing ZBL Map



Is the location of the Core Commercial zone reflective of where you believe it should be?

Would you like to see increased densities or different housing/building types in certain areas of the Historic Townsite?


[Learn more and share your feedback at www.cityofdawson.ca/p/ocp-review](http://www.cityofdawson.ca/p/ocp-review)


No public comments provided



Appendix D: Public Information Session Presentations

CITY OF DAWSON OCP & ZBL

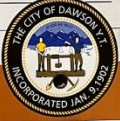
Priority setting

Which of the following priorities are most important to you?

Place one sticker on each of your top priorities.

<ul style="list-style-type: none"> Arts and events 	<ul style="list-style-type: none"> Housing 	Other: Supporting existing mining
<ul style="list-style-type: none"> Climate and emergency preparedness 	<ul style="list-style-type: none"> Municipal services and assets 	Other: Infrastructure maintaining + upgrading
<ul style="list-style-type: none"> Community health and well-being 	<ul style="list-style-type: none"> Parks and public spaces 	Other: Hiking trails
<ul style="list-style-type: none"> Economic development 	<ul style="list-style-type: none"> Recreation and programming 	Other: Libraries
<ul style="list-style-type: none"> Environmental protection 	<ul style="list-style-type: none"> Transportation and mobility (e.g., walkability, accessibility) 	Other: Hiking trails
<ul style="list-style-type: none"> Heritage and culture: Gold Rush Era 	Other: Libraries	
<ul style="list-style-type: none"> Heritage and culture: Tr'ondëk Hwëch'in 	Other: Libraries	

Learn more and share your feedback at www.cityofdawson.ca/p/ocp-review



Priorities

- | | |
|---|--|
| 5 Economic development | 2 Climate and emergency preparedness |
| 5 Housing | 2 Municipal services and assets |
| 4 Heritage and culture: Tr'ondëk Hwëch'in | 2 Transportation and mobility (e.g., walkability, accessibility) |
| 4 Other: Supporting existing mining | 1 Environmental protection |
| 3 Arts and events | 1 Parks and public spaces |
| 3 Community health and well-being | 1 Other: Hiking trails |
| 3 Heritage and culture: Gold Rush Era | 1 Other: Infrastructure – maintaining and upgrading |
| 3 Recreation and programming | 1 Other: Libraries |



Appendix D: Public Information Session Presentations

CITY OF DAWSON OCP & ZBL

Share your thoughts in 3 words

What do you love about Dawson?

- It's small
- People/community remoteness close to nature
- REMOTE SMALL PEOPLE
- Eclectic mix of people

What do you dislike about Dawson?

- No year round Pool
- Lack of medical services
- Limited specialty medical services
- False Economy built by 4 levels of Govts
- Ice bridge would help
- Too many govt jobs, not enough entrepreneurs

What are Dawson's biggest strengths?

- Location Summers better than Whitehorse
- Resourceful people
- Frontier spirit + positivity
- Spirited People
- Mining as economic driver

What, if anything, worries you about your future living in Dawson?

- Problem in Canada has been population growing too fast for public service capacity schools hospital health care
- Climate change will the river freeze enough for ice bridge?
- Fantasy land for rich people
- Sunnydale slide catastrophe
- Remoteness
- Lack of medical services
- Dependence on gov't dollars

Learn more and share your feedback at www.cityofdawson.ca/p/ocp-review

Love

- It's small
- People/ community
- Remoteness
- Close to nature
- Remove
- Small
- People
- Eclectic mix of people

Dislike

- No year-round pool
- Lack of medical services
- Limited specialty medical services
- False economy built by four levels of government
- Ice bridge would help
- Too many government jobs, not enough entrepreneurs

Strengths

- Location
- Summers better than Whitehorse!
- Mining as economic driver
- Resourceful people
- Frontier spirit and positivity
- Spirited people

Worries

- Problem in Canada has been population growing too fast for public service capacity (e.g., schools, hospital, health care)
- Remoteness
- Lack of medical services
- Climate change – will the river freeze enough for an ice bridge?
- Dependence on government dollars
- Fantasy land for rich people
- Sunnydale slide catastrophe



Appendix D: Public Information Session Presentations

CITY OF DAWSON OCP & ZBL

Opportunities and challenges

What opportunities would you like to see Dawson explore in the future?

- Partnership to mining for land development
- Lots w/ no services. Figure it out though!
- Medical services that Old Crow & Mayo could access too
- Make sure new lots are available to local residents @ affordable prices before offering to developers
- Improved accessibility.
- Bridge
- Offer lots without services so people can build off-grid more affordability
- We need to ensure that new lots are affordable for residents
- Dawson is beautiful we need more housing

What do you think are the biggest challenges Dawson is facing?

Examples may include: housing, economic challenges, municipal capacity, climate change, geohazards (e.g., landslides, permafrost flooding, community health and well-being)

- Inflated property values. We're priced out!!
- Accessibility. Try using a wheelchair in town.
- Entrepreneurial spirit is dying. Growth is government dependent
- Housing Prices
- Medical Services
- CLIMATE CHANGE
- FLOODING
- ROCK SLIDES
- Limitations based on capacity (roads, stores, utilities)
- Over-growth population vs. housing & services

Learn more and share your feedback at www.cityofdawson.ca/p/ocp-review

Opportunities

- Partnership with mining for land development
- Make sure new lots are available to local residents at affordable prices before offering to developments
- Lots without services – figure it out [?!]
- Improved accessibility
- Bridge
- Medical services that Old Crow and Mayo could access too
- Offer lots without services so people can build off-grid more affordability
- We need to ensure that new lots are affordable residents
- Dawson is beautiful
- We need more housing

Challenges

- Inflated property values. We're priced out!
- Accessibility. Try using a wheelchair in town.
- Limitations based on capacity (e.g., roads, stores, utilities)
- Housing
- Medical services
- Over-growth population vs. housing and services
- Climate change
- Flooding
- Rockslides
- Entrepreneurial spirit is dying, growth is government-dependent



Appendix D

Public Information Session Presentations

Appendix D

Public Information Session Presentations



Stantec

City of Dawson OCP & ZBL Public kick-off



Stantec Moment

Walking on ice

1. Walk like a penguin
2. Keep your hands out
3. Slow down
4. Wear traction footwear
5. Avoid melting ice
6. If you fall, don't use your arms to catch you





Overview/ format

Presentation (online and in-person)

1. Project introduction
2. Opportunities and challenges
 - Population and growth
 - Flooding, geohazards, and climate change
 - Servicing limitations
3. YG's Role in Land Development
4. TH Perspectives
5. Questions

Visioning discussions (in-person only)



Project introduction





Project overview

Phases and Key Tasks

Timeline

Phase 1 Project Start-Up and Research

June - Oct

Kick-offs with the Working Group and both Councils
 Review of background information, creation of base maps, development of population projections
 Formation of an Advisory Committee

Phase 2 Engagement

Nov - Dec

Engagement Round 1: Public information session
 Reporting back to City and TH

Phase 3 Draft OCP and ZBL

Nov - Mar

Meetings with the Advisory Committee
 City of Dawson Council workshop to get direction

Phase 4 Final OCP and ZBL

Apr - July

Engagement Round 2: Public information session
 City of Dawson Council workshop

Role of an Official Community Plan

Intended to guide development and decision-making within a municipality towards a shared vision.

As outlined in the *Yukon Municipal Act*, an OCP must address:

- Future development and use of land in the municipality;
Sec 5 Tr'ondëk Hwëch'in Lands, Sec. 6 Land Use, Sec. 7 Housing
- Provisions of municipal services and facilities;
Sec. 12 Parks and Recreation
- Environmental matters in the municipality;
Sec 8 Environmental Stewardship
- Development of utility and transportation systems;
Sec. 14 Municipal Utility Infrastructure, Sec. 13 Transportation
- Provisions for regular review of the OCP and ZBL; and
Sec. 16. Implementation
- Any other matters Council deems necessary.
Sec. 2 Community Vision, Sec. 3 Guiding Principles, Sec. 8 Economic Development, Sec. 9 Heritage and Culture, Sec. 11 Food Security, Sec. 15 Municipal Finance

Should be general, a guide for future development, and is not intended to be totally reflective of existing development.





Role of a Zoning Bylaw

Intended to prohibit, regulate, and control the use and development of land and buildings in a municipality.

As outlined in the Yukon Municipal Act, a Zoning Bylaw can regulate:

- Use of land
- Location, height, and size of structures
- Size and layout of lots
- Population density or use intensity
- Development in hazardous areas
- Loading and parking facilities
- Design and character of buildings
(Heritage Management Plan, Design Guidelines for Historic Dawson)
- Lighting and landscaping
(fences and screening)
- Surface-based natural resource removal (e.g. soil, gravel)
- Tree cutting

Should be specific, reflect existing conditions, consider every legal land parcel, and identify only what is currently approved.

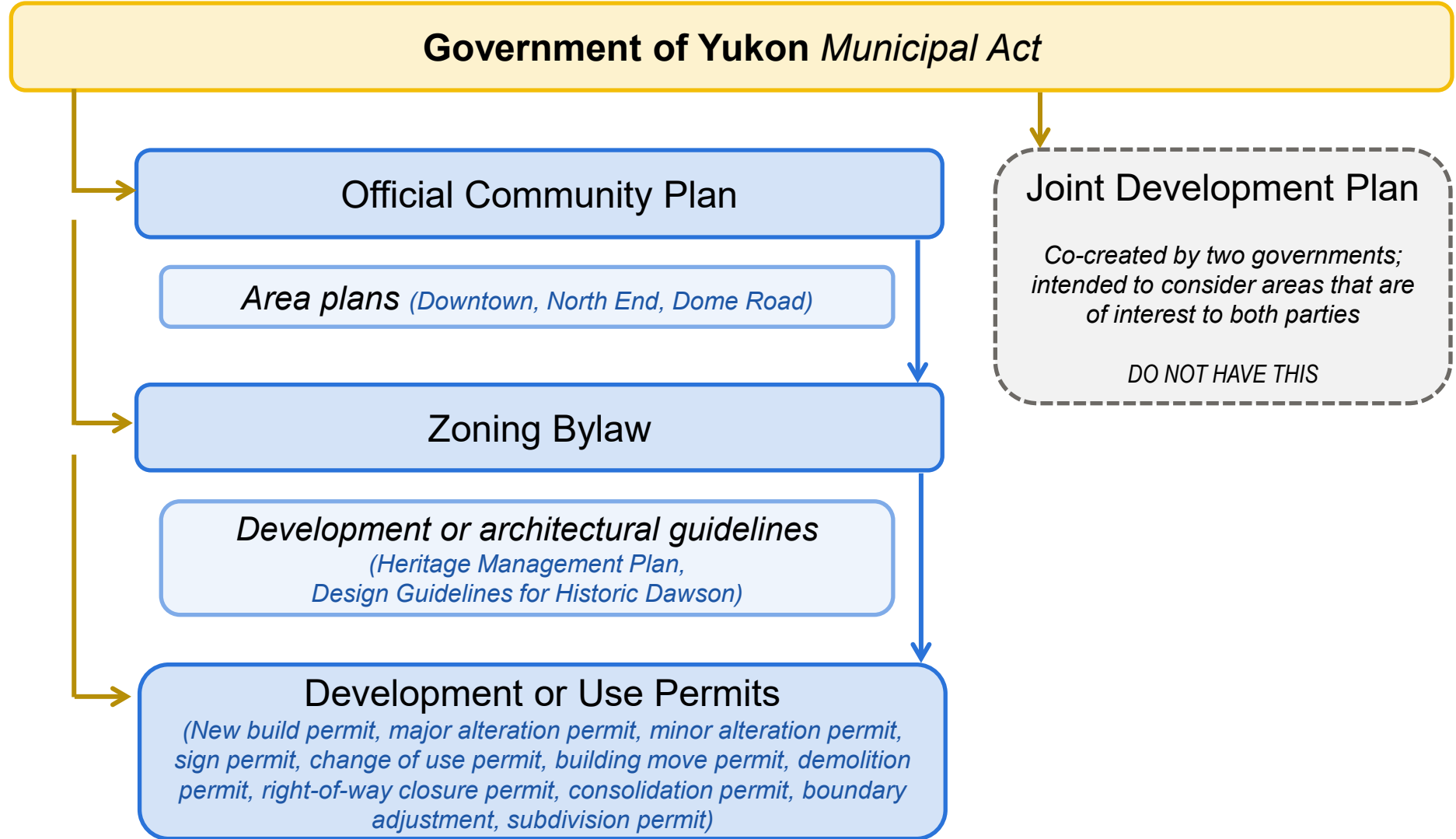


Planning hierarchy

High Level
Concepts



More
Detailed



Goals and objectives

Identify and tackle challenges

- Housing is a priority
- Revitalize the community (economic growth)
- Plan for climate change
- Expand land development opportunities

Learn and brainstorm

- Hear from the community –
Advisory Committee

Refocus and restructure

- Determine what is “uniquely Dawson”
- Keep it simple

Engage effectively





Purpose of engagement round 1

Share information about the project

- Improve understanding about the role of an OCP and ZBL
- Discuss opportunities and challenges that have to be considered when planning for the future

Visioning

- What is “uniquely Dawson”?
- What do you love about Dawson, what worries you?

Identify priorities

- What are the most important issues in the community?

Gain momentum

- Are there specific problems we can help you address?

Complete the survey at www.surveymonkey.com/r/DawsonOCP



Population and growth



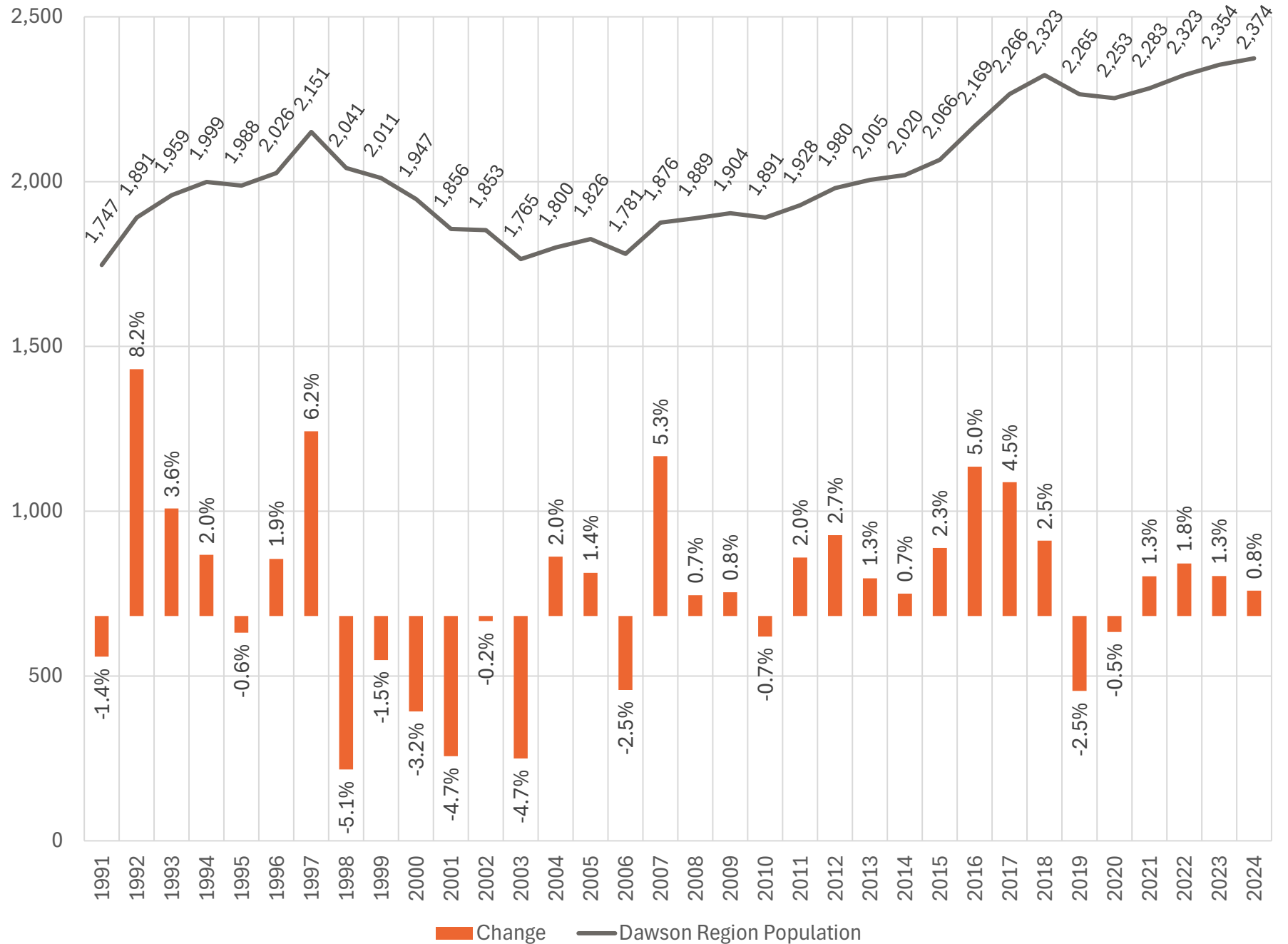


Past Population

The Yukon Bureau of Statistics publishes annual estimates of population in Dawson and the surrounding region.



Estimates indicate the region lost population from 1997 to 2007 but has grown steadily since.



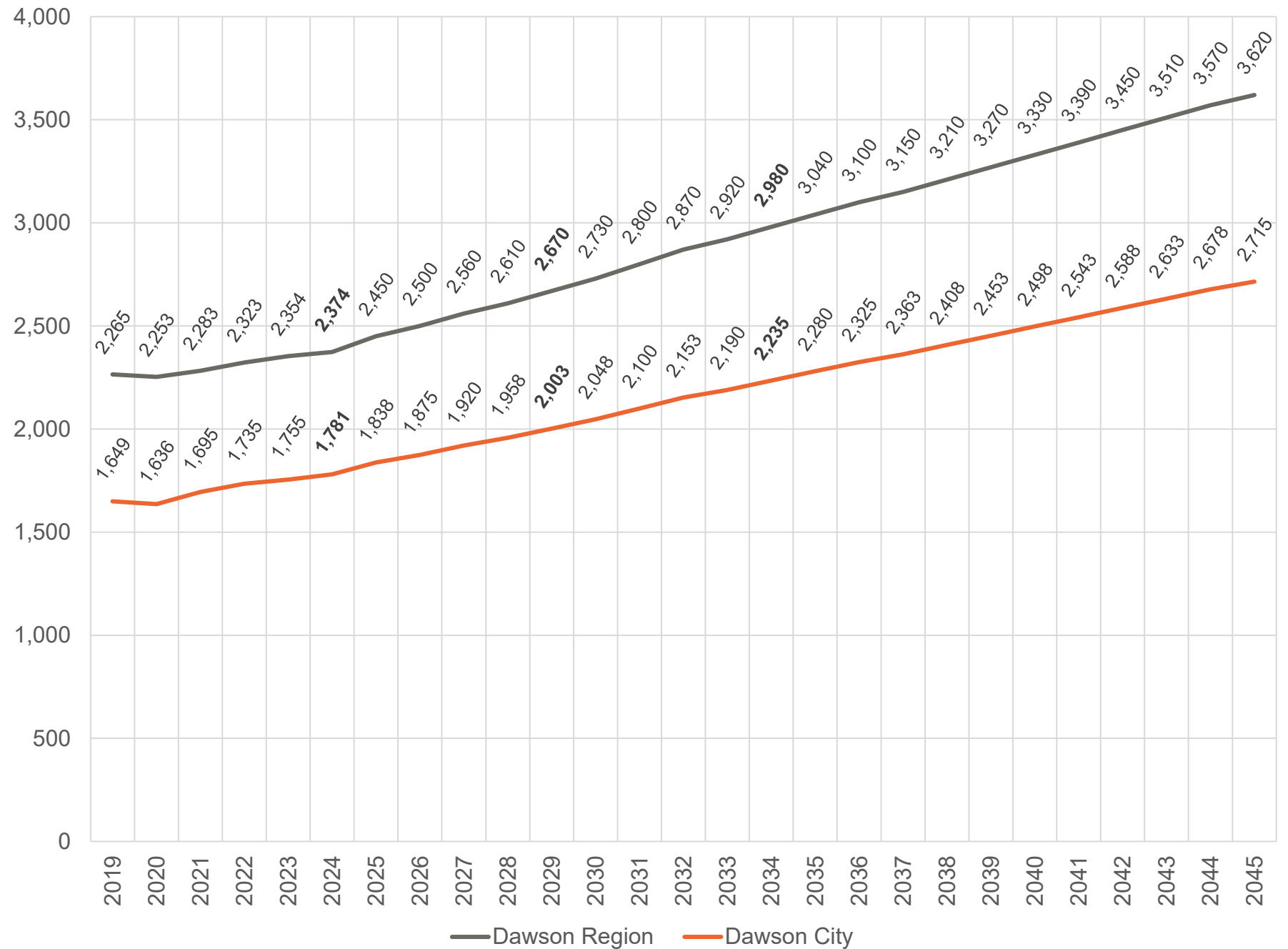


Future Population

The Yukon Bureau of Statistics also publishes annual estimates of future population for the Dawson Region. Recent Statistics Canada population estimates for 2019 to 2023 suggest that about 75% of regional residents live in Dawson City.

Assuming this proportion will carry into the future, the Bureau’s future estimates suggest Dawson City will grow from 1,755 current residents to 2,715 by 2045 or by 54.7% (2.0% annually).

Notably, the “shadow population” of Dawson –those who may work seasonally in the community but live full-time elsewhere, are not captured by either Statistics Canada or the Yukon Bureau of Statistics.





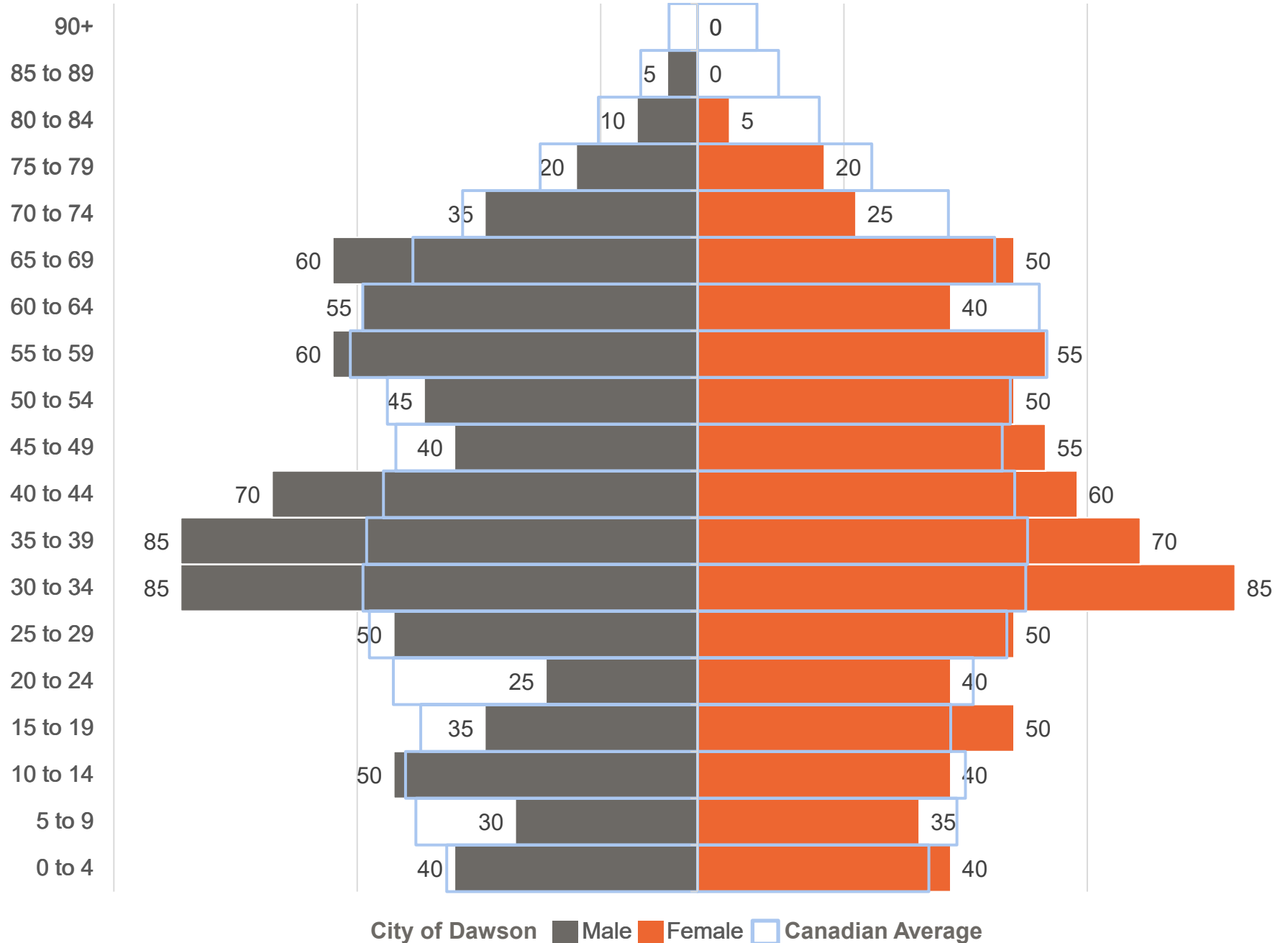
Age Profile

The chart shows an age-sex pyramid for Dawson from the 2021 Federal Census, overlaid with the outline of the equivalent pyramid for Canada.

Most notably, Dawson over-represents in the 30 to 44-year age groups and under-represented in seniors. Across Canada, 64.8% of the population is working age (15 to 64), but in Dawson the proportion is 70.2%.

Dawson also has relatively fewer youth from 0 to 14 (15.2% v. 16.3% for Canada) and seniors 65 and over (14.9% v. 19.0%) than elsewhere in Canada.

Dawson has a very favourable Dependency Ratio (youth and seniors to working-age adults) at 42.9, which is lower than the national ratio of 54.5.





Housing Needs

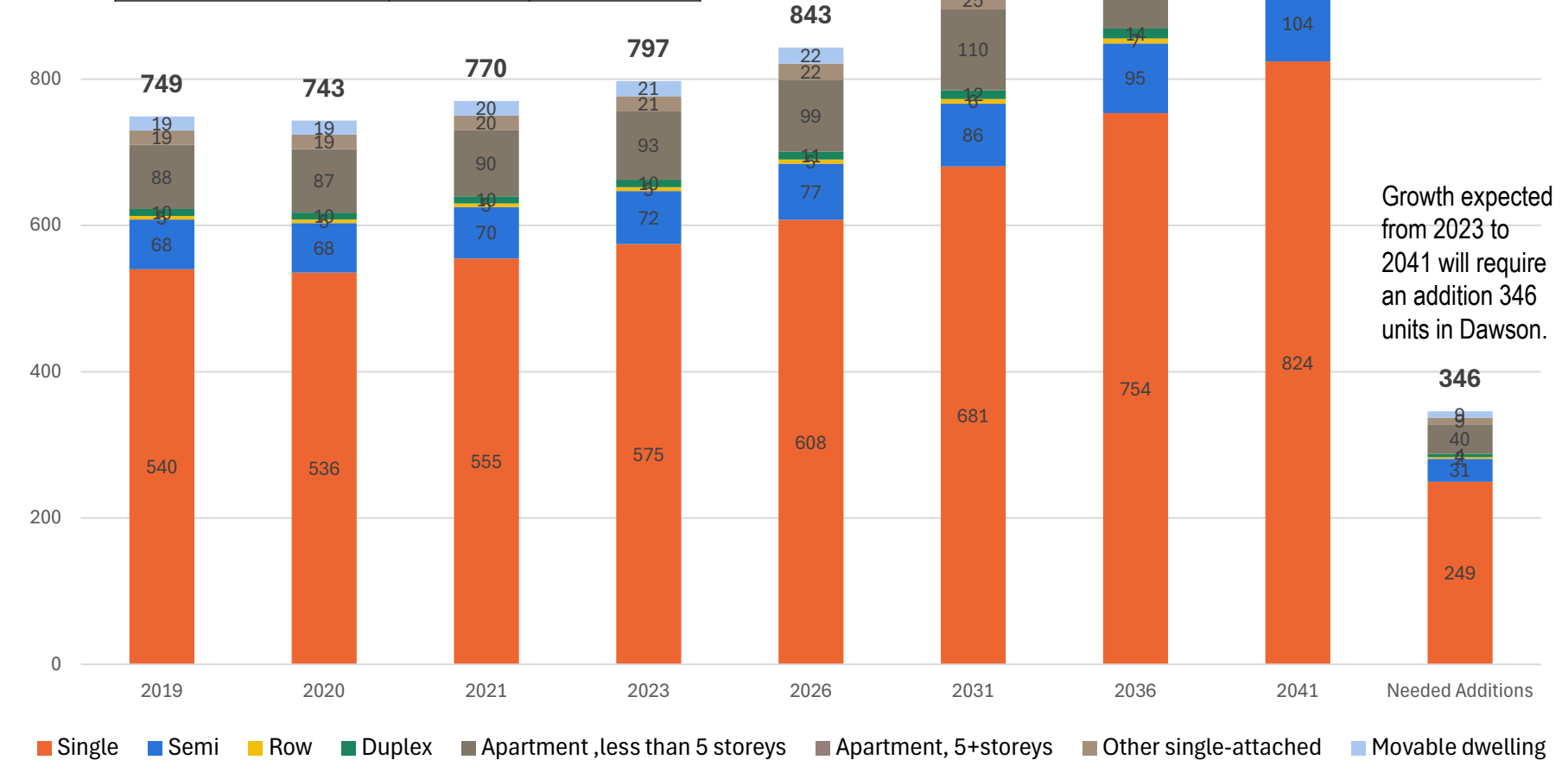
Single-detached homes are the most common housing type in Dawson (555 units), 72.1% of all housing. Low-rise apartments (11.7%) and semi-detached housing (9.1%) are the next two most common.

The table on this page shows the number of each unit type relative to Dawson's 2021 population, which has been used to estimate future housing requirements.

To accommodate anticipate growth, at the same housing ratios as existing, **346 new units are needed by 2041.**

It is relevant to note that projecting/ planning for future housing types is often difficult because most people select housing based on availability, not on the housing forms' suitability to meet their immediate needs.

Dwelling Type	Dwelling Units	% of Population
TOTAL	770	45.4%
Single detached	555	32.7%
Semi-detached	70	4.1%
Rowhome	5	0.3%
Duplex	10	0.6%
Apartment, less than 5 storeys	90	5.3%
Apartment, 5+ storeys	0	0.0%
Other single-attached	20	1.2%
Movable dwelling	20	1.2%



Growth expected from 2023 to 2041 will require an addition 346 units in Dawson.

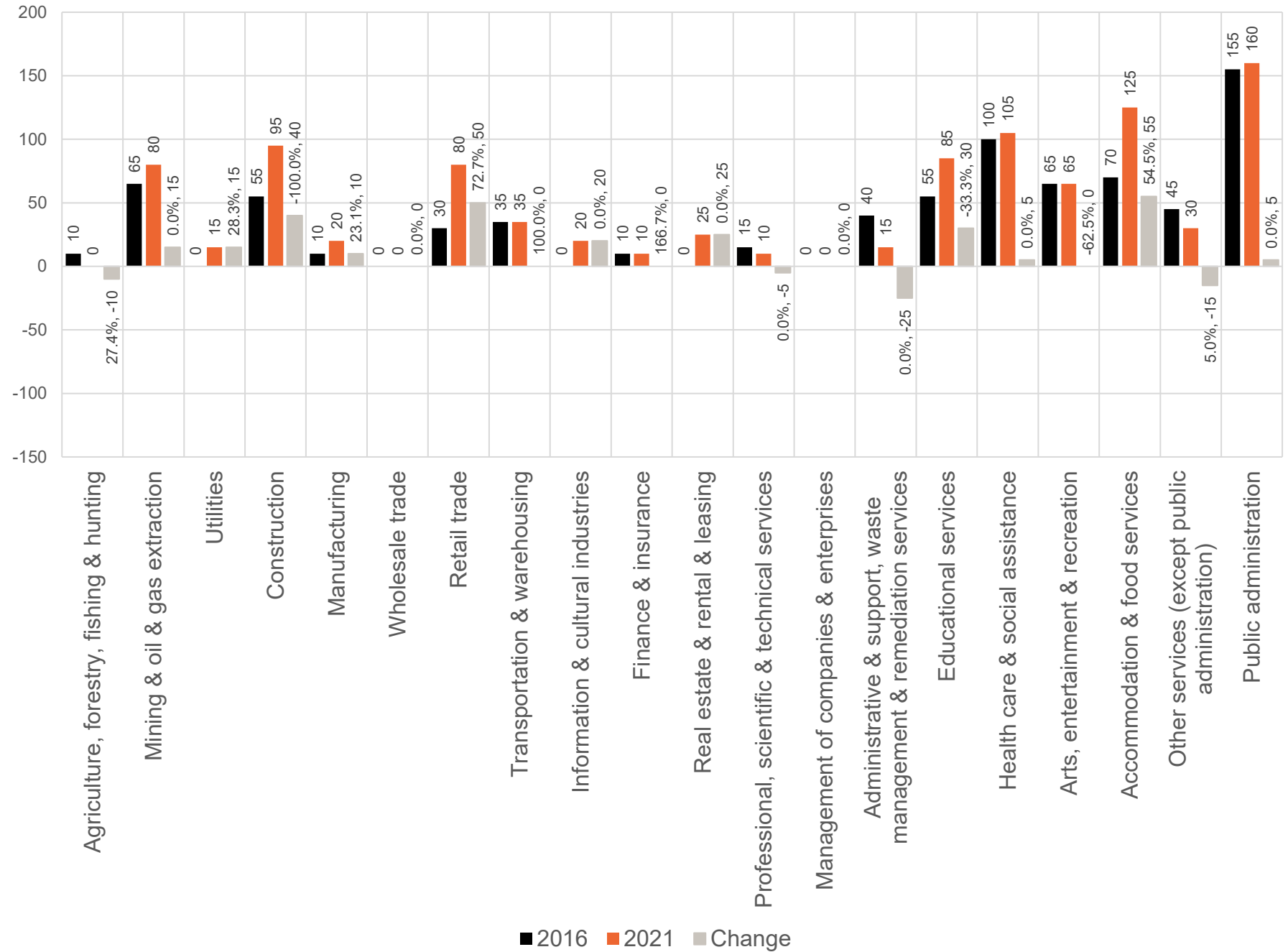


Economy

Public Administration accounts for the largest share of jobs in Dawson City, 160 positions in 2021 up from 155 in 2016; however, the largest increase in employment was in the Accommodations & Food Services sector, which added 55 jobs (54.5%).

This data illustrates that while Dawson’s economy is focused around both Accommodations and Public Admin (i.e., the percentages of employment in each of those sectors are higher than the national average), the strongest economic specialty appears to be **Arts, Entertainment & Recreation and Mining**, in which employment levels are, respectively, 3.6 and 6.5 times the national levels.

Economic information for the “shadow population” is not captured in this data.





Flooding, geohazards, and climate change





Flooding

Extreme Flooding in Dawson

- Ice Jam floods: 1925, 1944, 1960, 1966, 1979
- Open Water floods: 1898, 1905, 1906, 1964

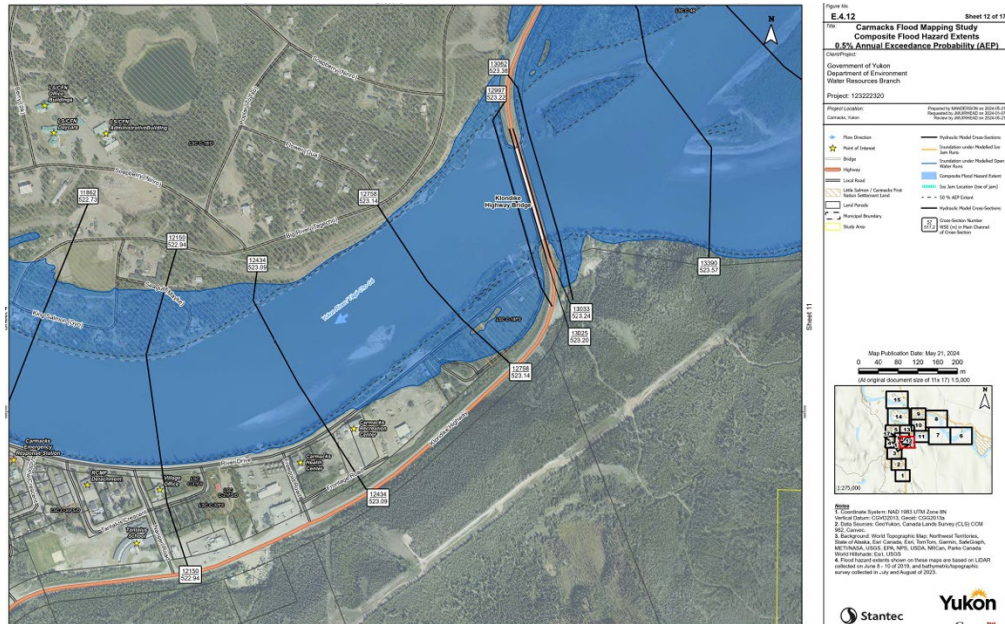
Extreme Flooding in Klondike Valley

- Ice Jam floods: 1986, 2023
- Open Water floods: 2023

Take-away: Floods are a hazard in Dawson



Flooding in Downtown Dawson on May 14, 1925 (Photo: University of Calgary)



Example: Flood hazard maps produced for Carmacks by Stantec (2024)

Dawson and Klondike Valley Flood Mapping Project

- Will identify where flood hazards are in Dawson and the Klondike Valley and produce maps illustrating:
 - 5% AEP (1:20-year event)
 - 1% AEP (1:100-year event)
 - 0.5% AEP (1:200-year event)
 - Climate change scenarios – TBD
- On-going schedule:
 - Spring 2024 – project started
 - Summer/ Fall 2024 – fieldwork, data collection
 - Fall/ Winter 2024 – hydrology, hydraulic modelling
 - Winter/ Spring 2025 – draft flood hazard maps
 - Summer 2025 – final flood hazard maps



Geohazards

Hazards we deal with:

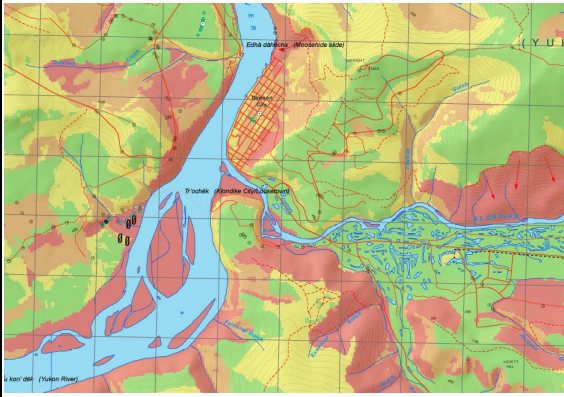
- Permafrost
- Landslides
- Rockfall
- Earthquakes
- Flooding

Why it's important to community development?

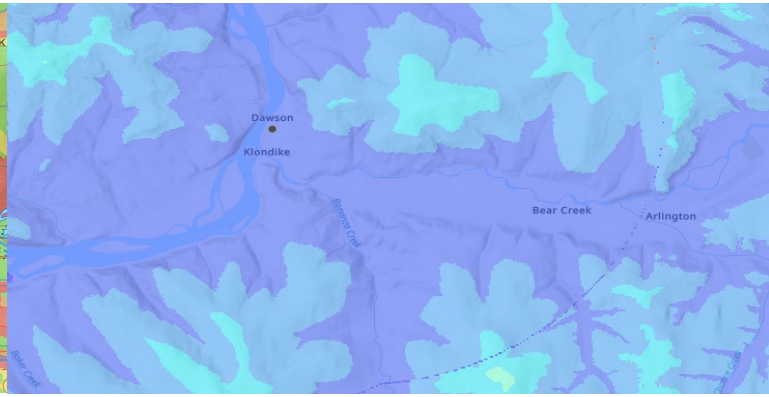
Understanding hazards will support building resilient communities.



Moosehide Slide on the Dome



Landscape Hazard Risk mapping completed by the YK Gov. (Benkert et al.)



Permafrost potential mapping completed by the YGS (<https://service.yukon.ca/permafrost/Geotech.html>)

Future and ongoing hazard studies will:

- Inform policy
- Support future development or mitigate existing infrastructure
- Protect community values and safety
- Hazard will inform vulnerability and risk assessment (i.e., the so what)

Climate change trends

1. Wildfires

Increasing temperatures and changing precipitation patterns have increased the risk of wildfires¹.

- i. Air quality impacts residents' health and can be due to local, regional, and far-away fires
- ii. Interface wildfires pose structural damage risks and threaten community resilience with evacuations and morale

2. Landslides

Changes to precipitation patterns, including frequency and intensity, may exacerbate landslides

- i. Additionally, slope stability can be impacted following wildfires and the loss of vegetation binding loose soils

3. Permafrost Thawing

Thawing permafrost can lead to ground instability.

- i. Locally this can result in the loss of buildings and infrastructure, e.g., Dawson's hockey and curling rinks
- ii. Regionally critical infrastructure including highway access and utilities may be severed due to permafrost thawing

4. Flooding

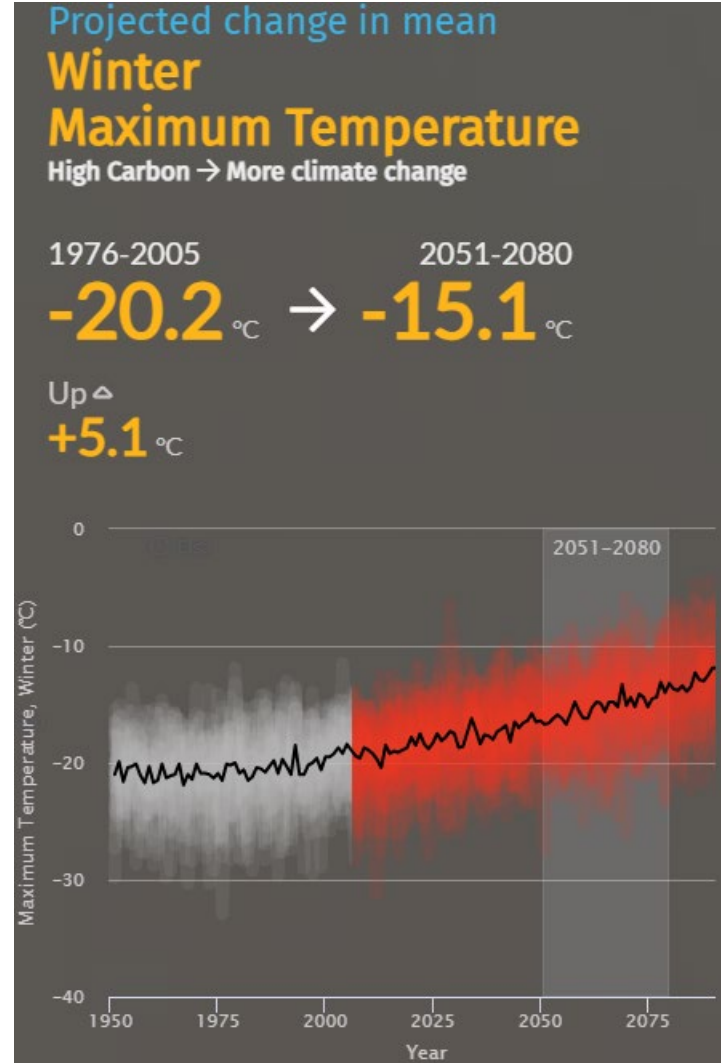
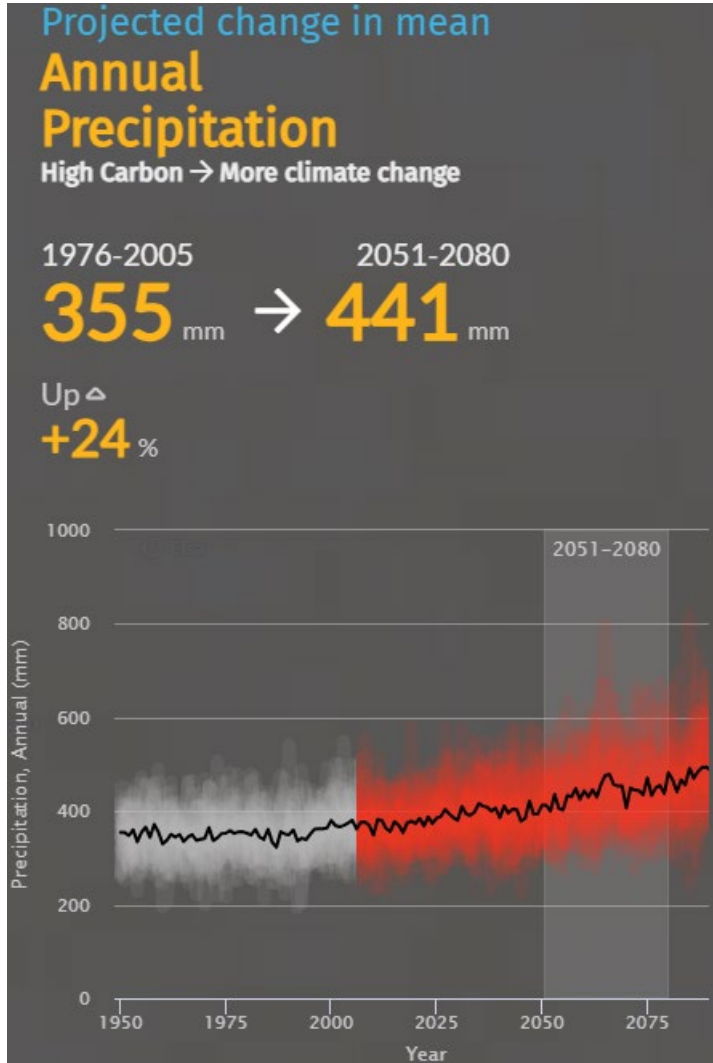
Increased precipitation and glacial melt can lead to more frequent and severe flooding events¹.

5. Forest Health

The prevalence of pests and diseases affecting forests is expected to rise, impacting biodiversity and forest resources¹.

6. Heat Waves

More frequent and intense heat waves pose health risks and strain infrastructure, especially in regions where high temperatures aren't historically typical¹.





Servicing Limitations





Infrastructure considerations for new development

Water, Wastewater, Storm, Roads, Power, and Telecommunications

Source and Treatment

- Do the existing water treatment, and wastewater treatment plants have capacity to service increased community growth?

Conveyance (Pipes, Transmission Lines, etc.)

- New development areas require new infrastructure to convey services to and from existing systems
- Do the existing systems have capacity to adequately service new development?
- The same must be asked for wastewater services, storm lines, roads, power and telecom

Current Upgrades

- What, if any, upgrades are currently underway or planned?
- Any new development is responsible for ensuring that new infrastructure and existing systems have capacity for the projected community growth



Dawson City Water Treatment Plant (Photo: Google Maps)



Dawson-specific challenges

Storm Servicing

- Flat valley areas make it difficult to convey stormwater away
- Climate change and increased precipitation requires new design parameters for new and existing systems

Water Servicing

- High water consumption rates due to lack of recirculation, which requires bleeding water; specifically in the winter to avoid freezing
- Program undertaken by City to install water meters to understand usage in the City
- Source water near the river is cold and requires heating to be distributed. This is a large energy expense



Watermain Break (Photo: City of Vaughan)



City of Dawson Wastewater Treatment Plant (Photo: CBC)

Wastewater Servicing

- Increased demands to the wastewater systems due to bleeding water
- Existing lift stations in the wastewater system require artificial flow in the winter (cold) months, as wastewater usage is much less than summer

Seasonal Challenges

- Freezing conditions year-round.
- Water and wastewater usage changes significantly from summer to winter months

Climate Change/ Freeze-Thaw Processes/ Permafrost

- Underground pipes are susceptible to (perma)frost
- Freeze/ thaw cycles cause ground movement and affect pipes

Questions?

Visit the project website

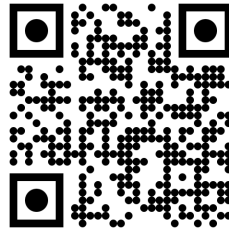
www.cityofdawson.ca/p/ocp-review

Complete the survey

www.surveymonkey.com/r/DawsonOCP

E-mail questions to

planningmanager@cityofdawson.ca





Tr'ondëk Hwëch'in OCP Review

November 6 2024

Tr'ondëk Hwëch'in Government

▶ Tr'ondëk Hwëch'in Council

- ▶ HÄHKÈ, Darren Taylor
- ▶ DEPUTY CHIEF, Erin McQuaig
- ▶ COUNCILLOR, Kylie Van Every
- ▶ COUNCILLOR, Kyrrie Nagano
- ▶ COUNCILLOR, Ryan Peterson

▶ Key Staff

- ▶ EXECUTIVE DIRECTOR, Brenda Butterworth-Carr
- ▶ DIRECTOR OF NATURAL RESOURCES, Alice McCulley
- ▶ LAND PLANNING COORDINATOR, Charlotte Luscombe



Tr'ondëk Hwëch'in Final Agreement

- ▶ Tr'ondëk Hwëch'in is a primary order government with a modern treaty signed by TH and the federal and territorial governments.
- ▶ The Tr'ondëk Hwëch'in Final Agreement outlines our rights, titles and interests related to land and resources within the TH Traditional Territory.
 - Administration of Settlement Land
 - Co-management of natural resources
 - Subsistence harvest rights, and rights to the use and peaceful enjoyment of the land
 - Water quantity, quality and flow, and cultural uses of water
- ▶ The Tr'ondëk Hwëch'in Self Government Agreement outlines our rights to govern ourselves, pass laws and provide services for our citizens. It also outlines the obligations of Yukon and the City of Dawson with respect to Consultation and land use.
 - TH Constitution
 - TH *Land and Resources Act* and regulations



OCP Review Priorities

TH Values & Heritage

Land & Housing Development

Community Wellbeing

Sustainable Economy



Tr'ondëk Hwëch'in Values & Knowledge Systems

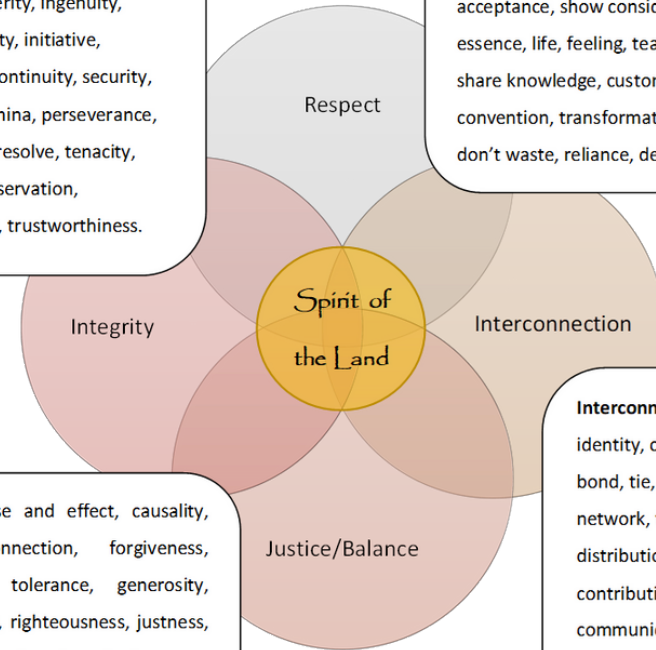


We are Dënezhu. The people of this land.

We are Tr'ondëk Hwëch'in. The people of this river.

Integrity: Focus, attentiveness, thoughtfulness, consideration, alertness, politeness, gratitude, fairness, honesty, reliability, authenticity, sincerity, ingenuity, resourcefulness, imagination, creativity, initiative, cunning, skill, patience, endurance, continuity, security, persistence, tolerance, fortitude, stamina, perseverance, determination, resolution, diligence, resolve, tenacity, dedication, grit, strength, insight, preservation, wholeness, honour, ethical, solidarity, trustworthiness.

Respect: Reciprocity, balance, admiration, accommodation, deference, reverence, value, venerate, appreciate, recognize, pay attention to, acknowledge, follow, obey, dutiful, acceptance, show consideration for, regard, esteem, soul, essence, life, feeling, teach, communicate, instil, demonstrate, share knowledge, custom, tradition, practice, gratitude, convention, transformation, transfiguration, trust, confidence, don't waste, reliance, dependence, belief, patience, honour.



Justice/Balance: Dä'òle', Cause and effect, causality, karma, causation, interconnection, forgiveness, compassion, understanding, tolerance, generosity, gratitude, fairness, impartiality, righteousness, justness, honesty, integrity, justness, reciprocity, don't waste, moderation, conservation, restoration, rehabilitation, remedy, recovery, help, healing, return, repair, rebuild, harmony, accountability, stability.

Interconnection: Community, collective, unity, identity, cooperation, spirit, relationship, relation, bond, tie, linkage, kin, assemblage, collaboration, network, teamwork, support, gratitude, sharing, distribution, harmony, involvement, membership, contribution, fellowship, cooperation, communication, solidarity, coordination, reliance, dependence, transformation, transfiguration, interdimensionality, creation, cosmos.



Tr'ondëk Hwëch'in in Dawson

Significant landowner within Municipality

- C-4 housing expansion
- Planning underway for new residential and commercial subdivisions
- Elders Complex, Heritage Complex in early stages of development

Community services

- Jëje Zho Men's shelter
- Käjit-in Zho Youth Centre
- Tr'inkè Zho Daycare
- Community lunches
- RSS Nutrition Program

Economic Development

- Large employer in Dawson: Over 200 people employed by TH Government
- TH Community Development Corporation
- Chief Isaac Inc.



How We Work Together

Joint Council Meetings

Memorandum of Understanding

Emergency Management Planning

Hän language integration

OCP and Zoning Bylaw Review

Heritage Management Plan Review

Municipal Services Agreement

Sewage Lagoon Working Group





Further Information



Website: trondek.ca



[Tr'ondëk Hwëch'in Final Agreement](#)



[Tr'ondëk Hwëch'in Self Government Agreement](#)



Contact: OCP Working Group Lead Charlotte Luscombe (charlotte.luscombe@trondek.ca)



City of Dawson Report to Council

Agenda Item	Road Closure Policy (#2025-02)
Prepared By	Planning and Development
Meeting Date	January 7, 2025
References (Bylaws, Policy, Leg.)	
Attachments	Draft Road Closure Policy, O.I.C. 1995/189

	Council Decision
x	Council Direction
	Council Information
	Closed Meeting

Recommendation

That Committee of the Whole review the draft Road Closure Policy (#2025-02) and forward it to Council for adoption.

Executive Summary

The City currently has no regulations regarding temporary or permanent road closures. The attached Road Closure Policy has been drafted to ensure a transparent and fair process for dealing with road closure applications.

Background

Jurisdiction over all highways within the boundaries of the City of Dawson, other than the Klondike Highway and the Top of the World Highway, has been transferred to the City of Dawson by O.I.C. 1995/189. Although the City has always requested applications for temporary and permanent road closures, there have been no established procedures governing them.

Discussion / Analysis

Please see attached draft Road Closure Policy.

Fiscal Impact

NA

Alternatives Considered

NA

Next Steps

Adoption of the Policy by Council.

Approved by	Name	Position	Date
	<i>David Henderson</i>	CAO	Jan. 3, 2025

O.I.C. 1995/189
HIGHWAYS ACT AND
MUNICIPAL ACT

**HIGHWAYS ACT AND
MUNICIPAL ACT**

Pursuant to sections 5 and 44 of the *Highways Act* and subsection 252(3) of the *Municipal Act*, the Commissioner in Executive Council orders as follows:

1. The annexed Transfer of Highway to Municipality (City of Dawson) Order is hereby made.

Dated at Whitehorse, in the Yukon Territory, this 21st day of November, 1995.

Administrator of the Yukon

DÉCRET 1995/189
LOI MUNICIPALE ET
LOI SUR LA VOIRIE

**LOI MUNICIPALE ET
LOI SUR LA VOIRIE**

Le Commissaire en conseil exécutif, conformément aux articles 5 et 44 de la *Loi sur la voirie* et au paragraphe 252(3) de la *Loi municipale*, décrète ce qui suit :

1. Le Décret concernant le transfert de compétence sur les routes à une municipalité (Cité de Dawson) est par les présentes établi.

Fait à Whitehorse, dans le territoire du Yukon, ce 21 novembre 1995.

Administrateur du Yukon

**TRANSFER OF HIGHWAY TO
MUNICIPALITY (CITY OF
DAWSON) ORDER**

1. Jurisdiction over all highways within the boundaries of the City of Dawson, other than the Klondike Highway and the Top of the World Highway, is hereby transferred to the City of Dawson.

2. The following provisions of the *Municipal Act* do not apply to the portions of the Klondike Highway or the Top of the World Highway within the boundaries of the City of Dawson: subsection 252(2), sections 253 to 258, and any other provision that depends for its effect on the municipality having jurisdiction under subsection 252(2) of the *Municipal Act*.

3. In this Order, the expressions "Klondike Highway" and "Top of the World Highway" have the same meaning as in the Highways Regulations.

**DÉCRET CONCERNANT LE
TRANSFERT DE COMPÉTENCE SUR
LES ROUTES À UNE MUNICIPALITÉ
(CITÉ DE DAWSON)**

1. À l'exception de la route du Klondike et de la route Top of the World, la compétence sur toutes les routes qui se trouvent sur le territoire de la Cité de Dawson lui sont transférées.

2. Les dispositions suivantes de la *Loi Municipale* ne s'appliquent pas aux tronçons des routes du Klondike et Top of the World qui se situent sur le territoire de la Cité de Dawson : le paragraphe 252(2), les articles 253 à 258 ainsi que toutes les dispositions dont l'application est conditionnelle à ce que la municipalité possède la compétence voulue en vertu du paragraphe 252(2) de la *Loi municipale*.

3. Dans le présent décret, les expressions «route du Klondike» et «route Top of the World» ont la même signification que celle qui leur est donnée dans le Règlement sur la voirie.



City of Dawson

Road Closure Policy

2025-02

POLICY STATEMENT

This policy will establish a procedure for the approval of requests to temporarily or permanently close the public roads.

PURPOSE

It is the purpose of this policy to:

1. To provide directions on the closure of public road under the direction, control and management of the City of Dawson.

1.00 DEFINITIONS

1.1. The following terms are used within this policy and are defined as follows:

- a. "Administration" means an employee of the City of Dawson as directed by the Chief Administrative Officer.
- b. "City" means the City of Dawson.
- c. "Council" means the Council of the City of Dawson
- d. "Public road" means a street, road, trail, lane, alley, square, avenue, driveway, bridge, and any other place which the public is ordinarily entitled or permitted to use for the passage or parking of vehicles and over which the City of Dawson has jurisdiction.
- e. "Road closure" means the stoppage of all or some lanes of a right-of-way to vehicular movement.
- f. "Surplus" means an existing public road that has been deemed as excess to the municipality's needs and is not earmarked or under consideration by any department for any future City of Dawson project or facility.

2.00 AUTHORITY FOR APPROVALS

- a. The authority for approving requests to temporarily close all or part of a public road is administration.
- b. The authority for approving requests to permanently close a public road is Council.

3.00 TEMPORARY ROAD CLOSURE PROCESS

3.1. Application Requirements

A completed Temporary Road Closure Application, along with any associated fees as per the *Fees and Charges Bylaw*, shall be submitted to the City as follows:

- a. A minimum of fourteen (14) days prior to the closure of public roads in the high-traffic area (as defined in Appendix 1) or a minimum of seven (7) days prior to the closure of public roads outside the high-traffic area.
- b. All applications received less than the specified days in 3.1.a above, will be assessed on a case-by-case basis, with no guarantee of a decision being arrived in time for the requested closure.
- c. The application submitted must include a traffic control plan of the proposed road closure detailing proposed emergency access, location of closure, and location of any barricades requested to the satisfaction of administration.
- d. When required by administration, the applicant must provide a detour plan or any other information prior to road closure.

-
- e. If traffic control equipment is required from the Public Works Department, the request must be noted in the application and discussed in advance.

3.2. Responsibilities

If a temporary road closure application is approved, the individual or organization requesting the temporary road closure shall:

- a. Formally notify all businesses, organizations and individual residents in the affected areas of the planned road closure.
- b. When required by administration, advertise appropriately, placing notices in the local papers, rolling advertisements and on local radio stations prior to any closure taking place.
- c. Provide Certificate of Liability Insurance for a minimum amount of two million (\$2,000,000.00) dollars, or an amount of greater value when required by administration, naming the City of Dawson as an additional insured. Certificate of Insurance must be submitted to the City, in a form acceptable to the City, a minimum of three (3) days prior to the closure.
- d. Indemnify and save harmless the City of Dawson from and against any and all claims, including without limiting the foregoing all claims for bodily injury or property damage caused by, arising from or connected with any act or omission of the applicant or any agent, employee, customer, licensee or invitee of the application, and against and from all liabilities, expense costs and legal or other fees incurred in respect of any such claims or actions or proceedings brought thereon arising directly or indirectly from or in connection with the property, facilities or services of the City.
- e. Ensure that access for emergency vehicles is available at all times and must not block fire hydrants, driveways or emergency access to buildings.
- f. Follow all requirements of the *Occupation Health and Safety Regulations* and observe all legislation, bylaws and regulations.
- g. Abide by all permit conditions as identified in the approval letter.
- h. Clean up all debris and waste after the activity is over.
- i. Restore any disturbed or damaged surface works to City standards.
- j. Be responsible for obtaining all traffic control equipment (e.g. signage, barricades, and cones) necessary for the closure.
- k. Employ flag people where traffic flow is reduced to one lane (3 m).

4.00 PERMANENT ROAD CLOSURE PROCESS

4.1. Application Requirements

In order for Council to review a request for permanent road closure, the following should be submitted to the City along with any associated fees as per the *Fees and Charges Bylaw*:

- a. A formal letter signed by *all* property owners adjacent to the public road indicating they wish to

have that road closed. The letter shall include the following information:

- 4.1.a.1. an accurate description of the section of the public road requesting to be closed;
- 4.1.a.2. a legal description of the applicants' lands;
- 4.1.a.3. the reasons for the request;
- 4.1.a.4. a map of proposed permanent road closure, including the identification of adjacent lands, the portion to be purchased by each adjacent property owner, and the location of all existing structures.

4.2. Approval

- a. Upon receipt of a complete permanent road closure request, the application shall be circulated to all department heads for comments. Comments shall at least include:
 - 4.2.a.1. an indication of whether or not the land is earmarked or under consideration for future use by that department;
 - 4.2.a.2. confirmation of whether or not the department would support the land being deemed surplus.
- b. Upon receiving the comments outlined above, administration shall provide a report to Council for consideration.
- c. Council shall consider requests to permanently close a public road provided:
 - 4.2.c.1. The request was made by all property owners adjacent to the public road;
 - 4.2.c.2. The public road is deemed to be not required for current or future municipal use.
 - 4.2.c.3. The closure does not remove or restrict access to any other surveyed parcel.
- d. Council shall close the public road by bylaw if the request is approved.
- e. Prior to the second reading of the road closure bylaw, a public hearing must be held in accordance with the City of Dawson *Zoning Bylaw*.
- f. All property owners in 4.1.a above must sign a binding contract prior to the third and final reading of the bylaw which will, among other things, specify that:
 - 4.2.f.1. they will acquire and pay for their portion upon the registration of a legal survey, and
 - 4.2.f.2. they will consolidate their purchased portion with their existing lots.

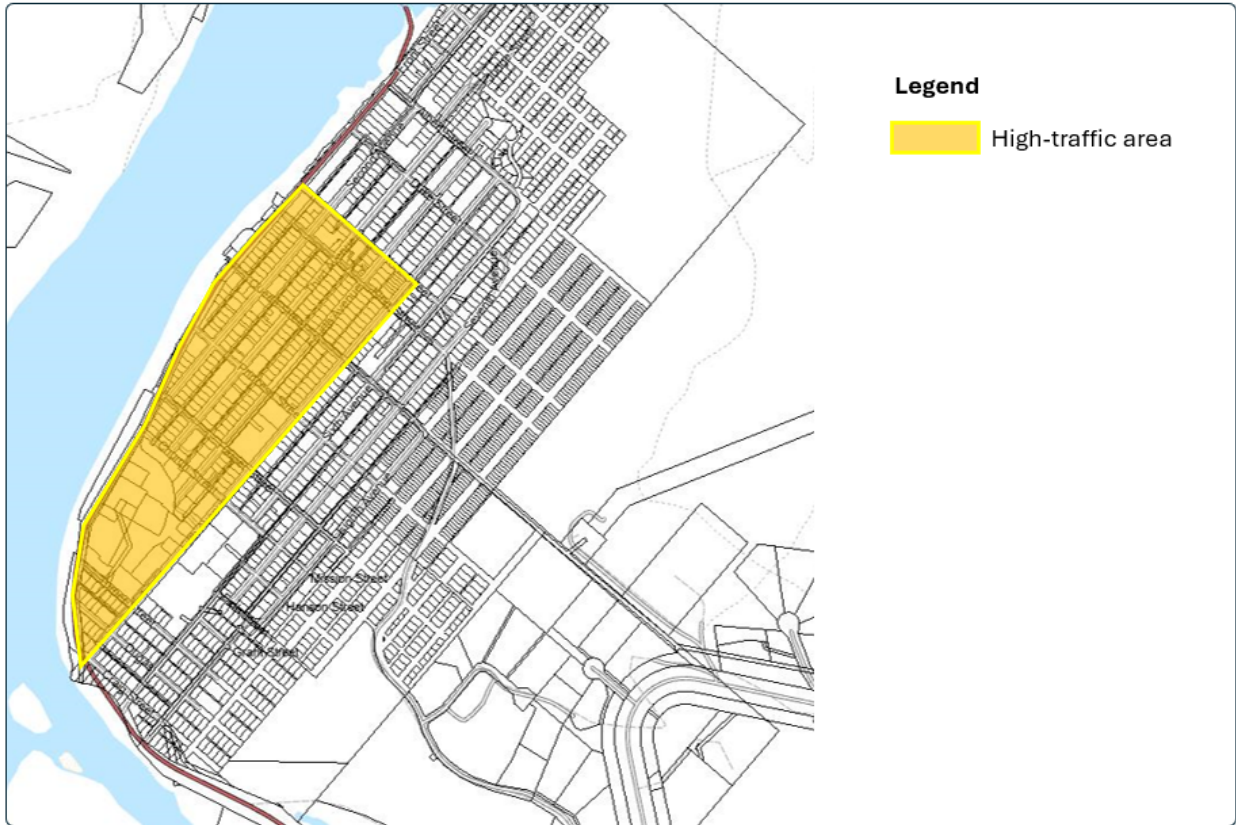
4.3. Responsibilities

- a. Following the permanent closure of a public road, the City will conduct a legal survey of the area by a registered Land Surveyor in accordance with the plan submitted in 4.1.a.4 above.
- b. Permanently closed roads must be sold in accordance with the *Sale of Municipal Lands Policy* in effect at the time of disposition

4.3.b.1. Any outstanding payment will be added to the property owner's tax roll.

c. Administration will notify the Government of Yukon Property Assessment & Taxation of the disposition of permanently closed public roads.

5.00 APPENDIX 1: HIGH-TRAFFIC AREA



POLICY TITLE	Road Closure Policy
POLICY NO.	2025-02
EFFECTIVE DATE	January XX, 2025
ADOPTED BY COUNCIL ON	January XX, 2025
RESOLUTION NO.	C-XX

Original signed by:

Stephen Johnson, Mayor

David Henderson, CAO



City of Dawson Report to Council

Agenda Item	Sale of Municipal Lands Policy (#2025-01)
Prepared By	Planning and Development
Meeting Date	January 7, 2025
References (Bylaws, Policy, Leg.)	
Attachments	Draft Sale of Municipal Lands Policy (#2025-01)

	Council Decision
x	Council Direction
	Council Information
	Closed Meeting

Recommendation

That Committee of the Whole review the draft Sale of Municipal Lands Policy (#2025-01) and forward it to Council for adoption.

Executive Summary

While administration is developing a plan to dispose of municipal lands, it has come to the attention that the current Sale of Municipal Lands Policy does not adequately address the issues that the City may face during the process, given recent changes in regulations, context, and the City budget. Therefore, it is recommended that the Policy be revised to improve transparency in the process.

Background

Resolution **CW24-10-08** - Moved By: Cud Eastbound; Seconded By: Stephen Johnson:

That Committee of the Whole direct administration to update the Sale of Municipal Lands Policy.

Carried Unanimously

Discussion / Analysis

Please see attached draft Policy. The document highlights sections that require Council's direction.

Main changes

Process

The current Policy includes three mechanisms for land disposition: 1. formal request to the CAO, 2. land lottery for new subdivisions and multiple lots, 3. either a land lottery or an expression of interest for individual lots. To ensure a more transparent procedure and that development occurs after the land sale, the administration recommends processes as outlined in Section 3 of the draft Policy.

Non-profit Housing Providers

It is recommended that Council consider selling land for the provision of affordable housing at a price below market value as outlined in Section 4 of the draft Policy in order to address Dawson's housing shortage and support non-profit housing providers

Land Valuation

The current Policy provides that:

- Full lots deemed surplus shall be sold at a value per square foot that is equivalent to the average assessed value per square foot of each adjacent property, based on the current Assessment Roll in effect, to a minimum of \$1.00 per square foot.
- Partial lots shall be sold at a value of \$1.00 per square foot.
- Permanently closed roadways shall be sold at a value of \$1.00 per square foot.

After reviewing regulations from other communities, it came to light that selling municipal lands at the average assessed value is not common. This will also considerably reduce the City's revenue. Therefore, it is recommended that Council consider market value for sale of municipal lands as outlined in Section 5 of the draft Policy.

Fiscal Impact

The City will increase revenue by selling properties at market value.

Alternatives Considered

NA

Next Steps

The draft Policy will be reviewed by legal counsel before being presented to Council for adoption.

Approved by	Name	Position	Date
	<i>David Henderson</i>	CAO	Jan. 3, 2025



City of Dawson

Sale of Municipal Lands Policy

2025-01

POLICY STATEMENT

The City of Dawson wishes to ensure that all land within the municipal boundary is utilized to its full potential wherever possible. The City requires a policy to establish a process for the disposition of City-owned lands. These lands may be used for residential, commercial, industrial, or institutional purposes and must be developed in accordance with the Official Community Plan and zoning designations and regulations. This policy should be read in conjunction with the City's applicable bylaws, policies, protocols, and procedures.

PURPOSE

It is the purpose of this policy to:

1. Establish the framework for the process of disposition of municipal land.
2. Replace the Sale of Municipal Lands Policy #2018-03, which shall be repealed.

1.00 DEFINITIONS

1.1. The following terms are used within this policy and are defined as follows:

- a. “Adjacent property” means a property that shares a property line with the subject property. Properties that would share a property line but are bisected by an alley are considered adjacent for the purposes of this definition.
- b. “Affordable rental housing” means rental housing that is provided at or below the median market housing rents for comparable housing as presented by the Yukon Bureau of Statistics in the Yukon Rent Survey.
- c. “Appraisal” means an official valuation of property by an authorized person.
- d. “City” means the City of Dawson.
- e. “Council” means the Council of the City of Dawson
- f. “Eligible non-profit organization” means a not-for-profit society incorporated or continued under the Yukon *Societies Act* for a minimum of two continuous years in good standing.
- g. “Full lot” means a lot that meets the minimum lot size requirement for the zone it falls within as per the *Zoning Bylaw* designation currently in effect at the time of disposition.
- h. “Fully serviced” means a property that is connected to the City of Dawson’s community water and sewer infrastructure systems.
- i. “Partial lot” means a lot that does not meet the minimum lot size requirement for the zone it falls within as per the *Zoning Bylaw* designation currently in effect at the time of disposition.
- j. “Permanently closed roadway” means a surveyed road right-of-way in the control of the City of Dawson that has been permanently closed by bylaw.
- k. “Rental Housing” means any formation of multi-unit residential housing, as defined by the *Zoning Bylaw*, that is retained by a single owner, with units that are available to rent on a monthly or semi-monthly basis. Rental units must be retained as one legal entity and cannot be subdivided through a condominium process, even if all units are retained by one owner.
- l. “Surplus lot” means an existing full or partial lot that has been deemed as excess to the municipality’s needs and is not earmarked or under consideration by any department for any future City of Dawson project or facility. A lot must be deemed a surplus lot through consultation with all City departments prior to disposition to ensure that there is no significant municipal interest in the land.
- m. “Upset price” means the minimum price the City will accept for a parcel of land.
- n. “Vacant property” means a property that does not contain a primary dwelling or structure aligned with the intended use of the property as set out in the City of Dawson *Zoning Bylaw*.

2.00 GENERAL

- a. On an annual basis, the City of Dawson Planning and Development Department will identify City-owned properties that are suitable for disposition. Council must receive a report that includes suggestions for the disposition process.
- b. Land disposition shall occur through three readings of a bylaw in accordance with the *Municipal Act*.
- c. The Development Incentive Reserve or any other reserve that Council deems appropriate must receive a minimum of half of the revenue generated by the land disposition for each disposition.
- d. The purchaser will enter into a sale agreement with the City of Dawson once a lot is awarded through any of the procedures outlined in Section 3. At minimum, the following must be included in a sale agreement:
 - 2.1.d.1. The name and full contact information of the purchaser;
 - 2.1.d.2. The legal description and civic address of the property under consideration;
 - 2.1.d.3. The sale price as determined by this Policy;
 - 2.1.d.4. The building requirement of the lot; and
 - 2.1.d.5. Action to be taken in the event that any conditions are not met.
- e. All developments through an agreement for sale under this Policy are required to comply with all other municipal bylaws, including but not limited to the requirement to obtain a valid development permit.
- f. Extensions to an agreement for sale may only be granted in extenuating circumstances for a maximum period of one year, at the discretion of Council and at the written request of the purchaser prior to expiry of the agreement for sale.
- g. Agreements for sale are solely intended for the listed Purchaser and may not be transferred.
- h. Title to the property shall remain in the possession of the City of Dawson until such time as all conditions, including the building requirement, are met.
- i. The sale of municipal property shall be without warranty as to its completeness or condition, its accessibility or its suitability for intended use of the purchaser.
- j. All property to be sold, shall be sold "as is where is".

3.00 DISPOSITION PROCESS

The City has several options for disposing of municipal land. Council will choose the preferred approach based on the type, size, zoning, and servicing of the lot.

3.1. Lottery Process

-
- a. The lottery process may be used for fully serviced lots zoned R1 (Small-scale Multi-unit Housing) and R3 (Country Residential).
 - b. Only one application per person will be accepted and must be accompanied by an application fee and an administration fee.
 - c. Applicants must be at least 19 years of age and must have been a Yukon resident for at least six months prior to the lottery date. Proof of residency must be demonstrated by the applicant.
 - d. Applicants are not eligible to enter a lottery if they hold an existing land sale agreement with the City.
 - e. Applicants are not eligible to enter a lottery if they hold an existing vacant property within the boundaries of the municipality of the City of Dawson.
 - f. In each lottery, only one lot will be awarded per person.
 - g. Successful lottery applicants will also be required to provide a deposit amount as specified in the lottery package/sale agreement to secure the purchase of the lot being offered. For unsuccessful applicants, the administration fee will be refunded. Successful applicants who are offered a lot and decline to purchase the offered lot will not get the administration fee back. For successful applicants who accept the lot being offered, the administration fee will be applied as a deposit towards the purchase price of the property being purchased.
 - h. Successful lottery applicants will not be eligible to enter into another City land lottery for two years after the date of their successful lottery application.
 - i. The City will establish the sale price for each lot in advance of the lottery.

3.2. Bid Process

- a. The bid process may be used for lots that are not fully serviced.
- b. A Request for Bids will be issued and lots will be sold to the highest bidder.
- c. The City will establish the upset price for each lot.
- d. Bidders can submit bids on more than one lot.
- e. Once the highest bidder has been identified, the City and the successful bidder will then enter into a sale agreement.
- f. In the event of a tie, the first bid received will be deemed successful.

3.3. Proposal Process

- a. This process is similar to the bid process except that prospective purchasers will be required to submit a proposal outlining the planned development.
- b. A Request for Proposals will be issued outlining the City's specific development goals, evaluation criteria and upset prices for all lots up for sale. Proposals may be submitted for more than one lot.

-
- c. Proposals submitted to the City for the purchase of municipal land shall at least include the following information:
 - 3.3.c.1. detailed description of the development proposed;
 - 3.3.c.2. detailed plan showing specific location of any buildings, structures or developments within the site;
 - 3.3.c.3. schedule for the construction of all components of the proposed development;
 - 3.3.c.4. detailed description of the building design and other components such as exterior building materials, façade, signage, landscape and other aesthetics impacting on the area where the development will occur;
 - d. The proposals will be reviewed and the lot awarded to the proposal that best satisfies the established development criteria. The City and the selected purchaser will then enter into a sale agreement.

3.4. Unsold Lots from Lottery and Bid Processes

- a. Lots not sold through the lottery and bid processes may be sold over the counter in the Planning and Development Department after notification is circulated, in the method approved by Council, once a week for two successive weeks.
 - 3.4.a.1. Methods of notice circulation may include the City of Dawson website, local newspapers, and the City and Post Office Bulletin Boards.
- b. Closing date and time.
- c. Any lots remaining will be available over the counter until sold or withdrawn by the City.

3.5. Partial Lots

- a. A partial lot being considered for disposition must first be deemed a surplus.
- b. Partial lots may only be sold to the current legal owner of an adjacent property owner.
- c. In order to commence the disposition process, the Planning and Development Department must receive a formal request from an adjacent property owner.
- d. The City is under no obligation to accept a request to purchase land.
- e. The partial lot shall be consolidated with the adjacent lot in accordance with the procedures outlined in the *Municipal Act*, the *Zoning Bylaw*, and the *Subdivision Bylaw*.
- f. The cost of consolidation and all associated costs, including but not limited to survey costs, shall be borne by the purchaser.

3.6. Permanently Closed Roadways

- a. Permanently closed roadways may be made available for purchase only to property owners adjacent to the subject property.

- b. The permanently closed roadway shall be consolidated with the adjacent lots in accordance with the policies and procedures outlined in the *Municipal Act*, the *Zoning Bylaw*, the *Subdivision Bylaw*, and the *Road Closure Policy*.
- c. The cost of consolidation and all associated costs, including but not limited to survey costs, shall be borne by the purchaser.

4.00 Sales to the Eligible Non-profit Organization

- a. Council may decide to sell City-owned lots to eligible non-profit organization at a price below market value for the construction of affordable rental housing.
- b. Council may elect to start a proposal process for the disposition of lands to an eligible non-profit organization or negotiate with a particular eligible non-profit organization that, in Council's opinion, has the capacity to carry out the desired development.
- c. Council may decide to exclude eligible non-profit organizations from receiving monetary incentives from the City for developments taking place on lands sold to them at a price below market value.

5.00 Land Valuation

- a. Prices for the full and partial lots will be based on market value as determined by an appraisal. For lots sold by lottery, prices for each lot will be listed in the lottery information package. For lots sold using a bid or proposal process an upset price will be established.
- b. Permanently closed roadways shall be sold at a value per square foot that is equivalent to the average assessed value per square foot of each adjacent property, based on the current Assessment Roll in effect, to a minimum of \$1.00 per square foot.
- c. Council may decide to use prices below market value for the purposes of facilitating affordable rental housing development or to expedite the sale of any land.
- d. Any advertising, appraisal, survey, legal, or other directly related costs incurred by the City in preparing for, and disposing of any of its properties for sale, shall be borne by the purchaser.

POLICY TITLE	Sale of Municipal Lands Policy
POLICY NO.	2025-01
EFFECTIVE DATE	January XX, 2025
ADOPTED BY COUNCIL ON	January XX, 2025
RESOLUTION NO.	C-XX

Original signed by:

Stephen Johnson, Mayor

David Henderson, CAO



City of Dawson

Report to Council

Agenda Item	Small-Scale Multi-Unit Housing - Proposed Zoning Bylaw Amendment
Prepared By	Planning and Development
Meeting Date	January 7, 2025
References (Bylaws, Policy, Leg.)	Official Community Plan, Zoning Bylaw
Attachments	-

	Council Decision
x	Council Direction
	Council Information
	Closed Meeting

Recommendation

That Committee of the Whole review the proposed changes to the Zoning Bylaw that will allow for small-scale multi-unit housing development and direct administration to draft a bylaw amendment in response to these changes.

Executive Summary

Single-family detached homes are becoming increasingly inaccessible for a significant portion of the population in Dawson. However, the zoning regulations that solely allow for single-family detached/duplex residences cover over 80% of the privately owned residential lots within the Historic Townsite. Not only are less expensive multi-unit forms of housing not permitted in most areas of Dawson, but these developments face additional procedural hurdles and regulatory requirements, including rezoning and specific design standards.

These conditions make it challenging to develop multi-unit housing throughout the community. The requirements for rezoning introduce financial implications for development projects and create uncertainty for potential home builders. When paired with development application processing times, these challenges limit the supply of much-needed market housing that is less expensive than traditional single-family homes.

The proposed changes aim to address these issues by allowing multiple units of housing (2 to 4 units depending on location and context) to be permitted on single-family and duplex lots without the requirement for lengthy and expensive rezoning processes. The proposed amendments seek to increase housing supply, foster a wider range of housing options, and ultimately support the development of more affordable housing over time. Other jurisdictions around Canada are discovering the potential of enabling a more diverse mix of housing forms to be established in all neighbourhoods. It is a critical component of a bigger plan for building more inclusive, affordable, and resilient communities.

Background

Small-scale multi-unit housing refers to a range of buildings that can provide more affordable and attainable housing for middle income families. Examples include secondary suites, detached accessory dwelling units like garden suites, duplexes, and triplexes. Small-scale multi-unit housing offers housing options that are ground-oriented and compatible in scale and form with established single-family and duplex neighbourhoods. These housing forms offer more family-oriented units than larger-scale multi-family housing, and more affordable options than single-family homes.

Discussion / Analysis

There are several ways to increase the density in planning among which are changing the regulations around the minimum lot size, height, setbacks, off-street parking, and permitted uses. Any changes to the requirements have their own implications; they affect water and sewer load, neighbourhood appearance and character, safety, utility provision, etc. The following will discuss the need for density and how to approach it.

Official Community Plan (OCP)

Section 289(2) of the Municipal Act states that “[t]he 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, the primary issue is whether increasing density for urban residential areas complies with the provisions of the current OCP.

Lots in R1 zone in the *Zoning Bylaw* are designated as UR: Urban Residential under the OCP. “Residential lots in these areas are intended to be smaller in size than Country Residential lots and will be designed for immediate or eventual connection to municipal water and sewer infrastructure. While the area will predominantly consist of low- and medium-density residential uses, small-scale open spaces and institutional uses such as childcare centres or religious assemblies may also be located in these areas.” As a result, enabling small-scale multi-unit housing development in R1 zone adheres to the provisions of the OCP.

Housing Needs Assessment (HNA)

It is essential to determine if the provision of small-scale multi-unit housing aligns with the needs of Dawson's existing and future population. Such assessments must take into account variables such as household size, population age, and gaps in current housing stock.

Dawson has observed a notable rise in the demographic of individuals aged 25-44 from 2016 to 2021, which seems to account for the majority of the population growth during this period (Figure 1). At the same time, the change in the number of households by household size (Table 1) reveals that single-person households have been the largest category in each of the three census years analyzed in the most recent HNA study, accounting for 45% of all households in 2021. In 2021, single- and two-person households account for around 78% of all households in Dawson.

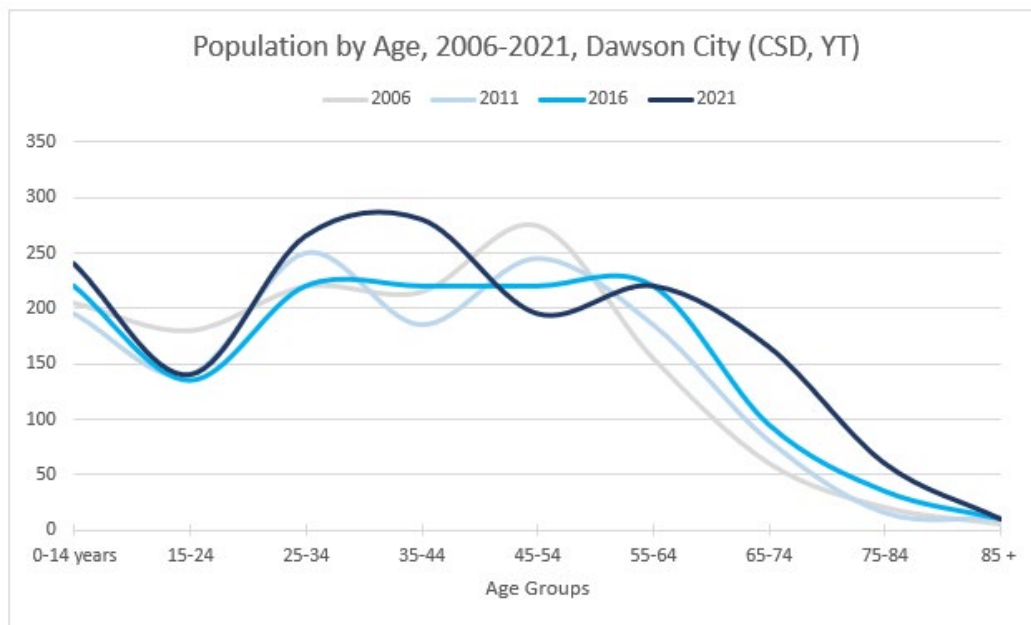


Figure 1: Population by age from 2006 to 2021 in Dawson City

Households by Household Size – Dawson City (CSD, YT)					
HH Size (# of persons)	2006	2016	2021	%Δ 2006- 2016	%Δ 2016- 2021
1 person	225	315	340	40%	8%
2 persons	180	190	255	6%	34%
3 persons	70	90	80	29%	-11%
4 persons	50	60	80	20%	33%
5+ persons	30	30	-	0%	-100%
Total	555	680	760	23%	12%

Table1: Change in number of households by household size between 2006, 2016, and 2021

While single-family detached homes tend to be built to accommodate the needs of larger household sizes, small-scale multi-unit housing is mainly aimed for single- and two-person households. Looking at housing stock by dwelling type (Figure 2), it is clear that the later dwelling type (medium density) is lacking from the current housing stock. In terms of future needs, the HNA report states that “[o]f the 640 net new households expected to form in the Yukon between 2021 and 2031, around 90% only need a 1-bedroom unit, with the rest needing a 2-bedroom unit.” This is consistent with Dawson's Core Housing Need (CHN)

according to which “single-person households were far more likely to be in CHN than larger households in 2021: 35% of single-person households were in CHN”¹.

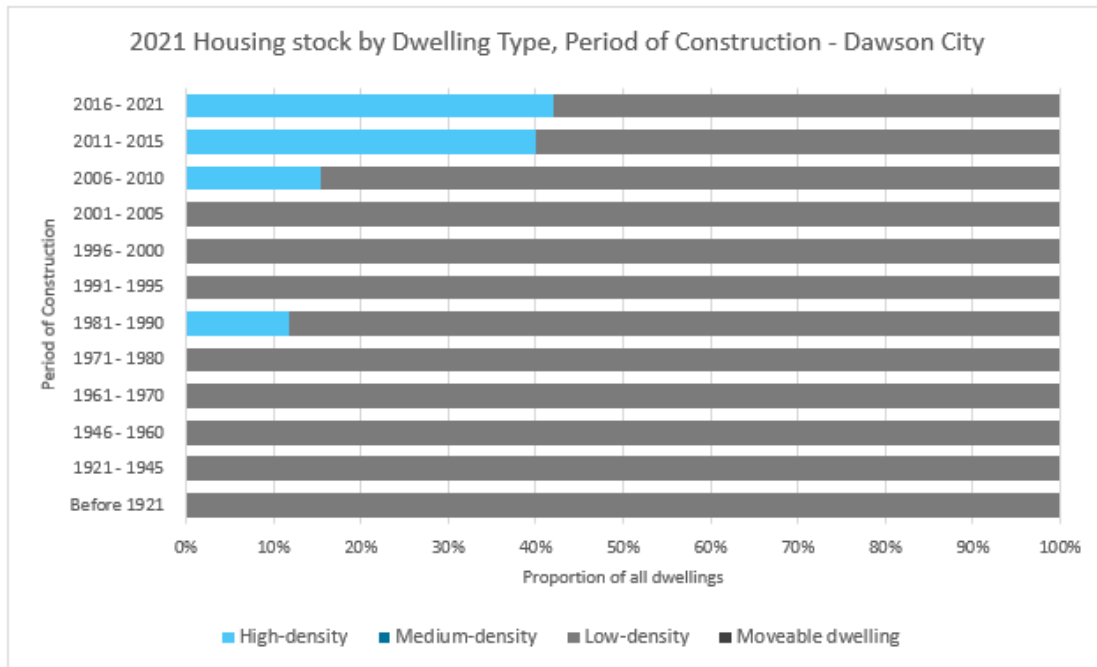


Figure 3: 2021 Housing stock by Dwelling Type, Period of Construction

Neighbourhood Appearance and Character

Small-scale multi-unit housing has similar scale and appearance to single-family detached homes and duplexes. The suggested modifications will not change the height restrictions. Also, by updating the Heritage Management Plan, which is presently being worked on, it will be ensured that there are enough guidelines in place to prevent the construction of small scale multi-unit housing from significantly impacting the character of the Historic Townsite.

Proposed Changes

R1 Zone		
Proposed Approach	Exemption	Notes/Rationale
Change R1 Zone's description from "Single Detached and Duplex Residential" to "Small Scale Multi-Unit Housing"		To reflect the changes in the permitted uses which includes small scale multi-unit housing (including single detached and duplex residential)
Amending the existing R1 zone's purpose		To correspond with the suggested changes
Text amendment to permit up to four dwelling units per lot, with a minimum lot size of 464.5m ²	Lots that are not fully serviced	Up to two of these units may be secondary or garden suites.

1. Core Housing Need (CHN) is a 2-stage indicator. It helps to identify households living in dwellings considered unsuitable, inadequate, or unaffordable. It also considers if income levels are such that they could not afford alternative suitable and adequate housing in their community.

Text amendment to permit up to three dwelling units per lot, with a minimum lot size of 232.3m ²	Lots that are not fully serviced	Up to two of these units may be secondary or garden suites.
Text amendment to permit a secondary suite and a garden suite on the same lot	Lots that are not fully serviced	Currently, garden suites are not permitted on the same lot with a secondary suite
Text amendment to reduce the exterior setback and dwelling to dwelling setback to 1.52m (5 ft)		Currently, these setbacks are 3.05m (10 ft). Powerlines are mostly running in the alleyways (rear setback), therefore altering these two setbacks has no impact on utility provision.
Text amendment to increase maximum parcel coverage to 70%	Lots that are not fully serviced	Currently, the maximum parcel coverage is 50%. Unserviced lots may need more space for their sewage system. Increasing maximum parcel coverage increases buildable space.
Text amendment to remove minimum floor area of primary dwelling unit, secondary suite, and garden suite		To allow for a smaller footprint, which could be less expensive to develop and rent.
Text amendment to change bed and breakfast as a Conditional Use rather than a Permitted Use		Conditional Uses must be approved by Council following a public hearing. This assures that new developments will not be used as a bed and breakfast unless Council approves it.
Text amendment to require only one off-street parking space for two units, and two spaces for three or four units		The lower number of required off-street parking spaces will create more space for development.

Fiscal Impact

NA

Alternatives Considered

NA

Next Steps

Administration will develop a bylaw amendment for the first reading at future Council meetings.

Approved by	Name	Position	Date
	<i>David Henderson</i>	CAO	Jan. 3, 2025