



THE CITY OF DAWSON

AGENDA - COUNCIL MEETING #C23-09
WEDNESDAY, May 17, 2023 at 7:00 p.m.
Council Chambers, City of Dawson Office

Join Zoom Meeting

<https://us02web.zoom.us/j/87240725358?pwd=aWx0cU1YMVFpaUdxWWtFRHY2VTRhZz09>

Meeting ID: 872 4072 5358

Passcode: 615220

1. **CALL TO ORDER**
2. **ADOPTION OF THE AGENDA**
 1. Council Meeting Agenda #C23-09
3. **DELEGATIONS & GUESTS**
 1. YG Assessment 101 Presentation
4. **BUSINESS ARISING FROM DELEGATIONS & GUESTS**
5. **ADOPTION OF THE MINUTES**
 1. Council Meeting Minutes C23-08 of April 19, 2023
6. **BUSINESS ARISING FROM MINUTES**
7. **SPECIAL MEETING, COMMITTEE, AND DEPARTMENTAL REPORTS**
 1. 2023-2024 Policing Priorities
 2. Ninth Avenue Trail Upgrades Contract Award
 3. North End Development Engineering Contract Award
 4. CBC Phase I Construction Contract Award
 5. 2023 Capital and Projects Budget Amendment
8. **BYLAWS & POLICIES**
 1. Senior Homeowner Grant Amendment No. 2 Bylaw (2023-05)-Second Reading
 2. Water & Sewer Services Amendment No. 3 Bylaw (2023-06)-Second Reading
 3. Water Delivery Amendment No. 2 Bylaw (2023-07)-Second Reading
 4. Cable System Amendment No. 3 Bylaw (2023-08)-Second Reading
 5. Official Community Plan Amendment No. 10 Bylaw (2023-09)- First Reading (Dome Rd. Rec Centre)
 6. Official Community Plan Amendment No. 11 Bylaw (2023-10)-First Reading (Schmidt Mining)
 7. Zoning Bylaw Amendment No. 22 Bylaw (2023-11)- First Reading (Schmidt Mining)
 8. Zoning Bylaw Amendment No. 23 Bylaw (2023-12)- First Reading (Temporary Seasonal Accommodation)
 9. Zoning Bylaw Amendment No. 21 Bylaw (2022-21)-First Reading (Housekeeping)
9. **CORRESPONDENCE**
 1. RCMP Monthly Policing Report-March
 2. RCMP RE: 2023-2024 Policing Priorities
 3. Natasha Ayoub RE: Waste Diversion
 4. Katie English RE: Waste Diversion Centre
 5. Lilianne Bessette & Paul Wettstein RE: Solid Waste Diversion
 6. Nora Van Bibber RE: Recycling
 7. Moose Mountain Ski Hill RE: Request for Letter of Support
 8. Minister Clarke RE: Invitation to Engage on the Animal Protection and Control Act Regulations
 9. Environment & Climate Change Canada RE: Conservation of Migratory Birds
10. **BUSINESS ARISING FROM CORRESPONDENCE**
11. **IN CAMERA-LEGAL & LAND RELATED MATTER**
12. **PUBLIC QUESTIONS**
13. **ADJOURNMENT**

MINUTES OF COUNCIL MEETING C23-08 of the Council of the City of Dawson held on Wednesday, April 19, 2023 at 7:00 p.m. via City of Dawson Council Chambers.

PRESENT:

Mayor William Kendrick
 Councillor Alexander Somerville
 Councillor Julia Spriggs

REGRETS:

Councillor Brennan Lister
 Councillor Patrik Pikálek

ALSO PRESENT:

CAO: David Henderson
 EA: Elizabeth Grenon
 CFO: Kim McMynn
 PWM: Jonathan Howe
 PRJM: Owen Kemp-Griffin

1 Call To Order

The Chair, Mayor Kendrick called Council meeting C23-08 to order at 7:00 p.m.

C23-08-01 2 Adoption of the Agenda
Moved By: Councillor Somerville
Seconded By: Councillor Spriggs

That the agenda for Council meeting C23-08 of April 19, 2023 be adopted as amended to add a time sensitive item.

CARRIED 3-0

Add time sensitive item.

3 Adoption of the Minutes

C23-08-02 3.1 Council Meeting Minutes C23-03 of March 1, 2023
Moved By: Councillor Somerville
Seconded By: Councillor Spriggs

That the minutes of Council Meeting C23-03 of March 1, 2023 be approved as presented.

CARRIED 2-1

Recorded Vote:

Votes for: Councillors Spriggs and Somerville

Votes against: Mayor Kendrick

C23-08-03 3.2 Special Council Meeting Minutes C23-04 of March 8, 2023
Moved By: Mayor Kendrick
Seconded By: Councillor Spriggs

That the minutes of Special Council Meeting C23-04 of March 8, 2023 be approved as presented.

CARRIED 3-0

C23-08-04	3.3	Special Council Meeting Minutes C23-05 of March 22, 2023 Moved By: Mayor Kendrick Seconded By: Councillor Spriggs	<p>That the minutes of Special Council Meeting C23-05 of March 22, 2023 be approved as presented.</p> <p>CARRIED 3-0</p>
C23-08-05	3.4	Council Meeting Minutes C23-06 of March 29, 2023 Moved By: Councillor Spriggs Seconded By: Councillor Somerville	<p>That the minutes of Council Meeting C23-06 of March 29, 2023 be approved as presented.</p> <p>CARRIED 3-0</p>
C23-08-06	3.5	Special Council Meeting Minutes C23-07 of April 5, 2023 Moved By: Councillor Spriggs Seconded By: Mayor Kendrick	<p>That the minutes of Special Council Meeting C23-07 of April 5, 2023 be approved as presented.</p> <p>CARRIED 3-0</p>
	4	Business Arising From Minutes	
	5	Financial and Budget Reports	
C23-08-07	5.1	Accounts Payables 23-04 Cheques #58940-58997 & EFT's Moved By: Councillor Spriggs Seconded By: Councillor Somerville	<p>That Council acknowledges receipt of the Accounts Payables 23-04 Cheques #58940-58997 and EFT's, provided for informational purposes.</p> <p>CARRIED 3-0</p>
C23-08-08	5.2	Accounts Payables 23-05 Cheques #58998-59049 Moved By: Councillor Spriggs Seconded By: Mayor Kendrick	<p>That Council acknowledges receipt of the Accounts Payables 23-05 Cheques #58998-59049, provided for informational purposes.</p> <p>CARRIED 3-0</p>
C23-08-09	5.3	Accounts Payables 23-06 Cheques #59050-59083 & EFT's Moved By: Mayor Kendrick Seconded By: Councillor Spriggs	<p>That Council acknowledges receipt of the Accounts Payables 23-06 Cheques #59050-59083 and EFT's, provided for informational purposes.</p> <p>CARRIED 3-0</p>
	6	Special Meeting, Committee, and Departmental Reports	

C23-08-10	6.1	Advocacy - AYC Resolution Moved By: Mayor Kendrick Seconded By: Councillor Spriggs	<p>That Council supports submitting the resolution, as amended, to AYC regarding Peripheral Property Tax Rates.</p> <p>CARRIED 3-0</p>
C23-08-11	6.2	Landfill Environmental Monitoring Contract Award Moved By: Mayor Kendrick Seconded By: Councillor Somerville	<p>That Council award the 3-year contract for the Annual Landfill Environmental Monitoring contract to Tetra Tech for \$78,996.28 (plus GST), as per their submitted bid.</p> <p>CARRIED 3-0</p>
C23-08-12	6.3	Road Maintenance Contract Award	<p>That Council award the 3-year contract for Road Maintenance to Grenon Enterprises Services & Rentals Ltd., as per their submitted bid.</p> <p>CARRIED 3-0</p>
C23-08-13	6.4	Propane Fuel Supplier Moved By: Councillor Somerville Seconded By: Councillor Spriggs	<p>That Council use Borealis Fuels & Logistics as the propane supplier for the City Hall propane equipment and fuel.</p> <p>CARRIED 3-0</p>
C23-08-14	6.5	New Rec Centre Schematic Design Decision	<p>That Council pursue the finalization of schematic design Option B.</p> <p>CARRIED 3-0</p>
C23-08-15	6.6	Time Sensitive Agenda Item Moved By: Mayor Kendrick Seconded By: Councillor Spriggs	<p>That during May 10th to May 17th, if the Mayor and Deputy Mayor are unavailable, Councillor Somerville will fill the role of Deputy Mayor and that during May 22nd to June 7th, if the Mayor or Deputy Mayor are unavailable, Councillor Lister will fill the role of Deputy Mayor.</p> <p>CARRIED 3-0</p>
	7	Bylaws & Policies	
C23-08-16	7.1	Senior Homeowner Grant Amendment No. 2 Bylaw (2023-05)-First Reading Moved By: Councillor Spriggs Seconded By: Councillor Somerville	<p>That Council give Bylaw 2023-05, being the Senior Homeowner Grant Amendment No. 2 Bylaw, first reading.</p>

CARRIED 2-1

C23-08-17	7.2	Water & Sewer Services Amendment No. 3 Bylaw (2023-06)-First Reading Moved By: Councillor Somerville Seconded By: Councillor Spriggs
		<p>That Council give Bylaw 2023-06, being the Water and Sewer Services Amendment No. 3 Bylaw, first reading.</p>
		CARRIED 3-0
C23-08-18	7.3	Water Delivery Amendment No. 2 Bylaw (2023-07)-First Reading
		<p>That Council give Bylaw 2023-07, being the Water Delivery Amendment No. 2 Bylaw, first reading.</p>
		CARRIED 3-0
C23-08-19	7.4	Cable System Amendment No. 3 Bylaw (2023-08)-First Reading Moved By: Councillor Spriggs Seconded By: Councillor Somerville
		<p>That Council give Bylaw 2023-08, being the Cable System Amendment No. 3 Bylaw, first reading.</p>
		CARRIED 3-0
C23-08-20	8	Correspondence Moved By: Councillor Somerville Seconded By: Councillor Spriggs
		<p>That Council acknowledge receipt of the following correspondence:</p> <ol style="list-style-type: none"> 1. RCMP Monthly Policing Report-February 2. Justine, Gold Show Coordinator RE: Dawson City International Gold Show 3. Suzanne Crocker RE: New Rec Centre, for informational purposes.
		CARRIED 3-0
	9	Business Arising from Correspondence
	10	In Camera-Legal Related Matter
C23-08-21	10.1	Move to In Camera Moved By: Mayor Kendrick Seconded By: Councillor Spriggs
		<p>That Committee of the Whole move into a closed session of Council, as authorized by Section 213(3) of the Municipal Act, for the purposes of discussing a legal related matter.</p>
		CARRIED 3-0
C23-08-22	10.2	Move to Open Session of Council Moved By: Mayor Kendrick Seconded By: Councillor Spriggs
		<p>That Council revert to an open session of Council to proceed with the agenda.</p>
		CARRIED 3-0

C23-08-23	10.3	Cable Moved By: Mayor Kendrick Seconded By: Councillor Spriggs	<p>That Council approve an amendment to the 2023 Administration Equipment Replacement Plan for \$110,000 in light of the information received on the emergency equipment upgrades needed to maintain operation of the City of Dawson cable system.</p> <p>CARRIED 3-0</p>
C23-08-24	10.3.1	Cable- Sole Source Moved By: Councillor Spriggs Seconded By: Mayor Kendrick	<p>That Council approve a Single Source procurement of Cable system equipment from Advanced Media Technologies for the quoted amount of \$87,257CDN.</p> <p>CARRIED 3-0</p>
C23-08-25	10.4	Amending Agreement-Waste Diversion Centre Moved By: Councillor Somerville Seconded By: Councillor Spriggs	<p>That Council approve administration to enter into negotiations on an amending agreement with Oro Enterprises.</p> <p>CARRIED 3-0</p>
C23-08-26	10.5	Public Works Capital Project Plan Amendment Moved By: Councillor Somerville Seconded By: Councillor Spriggs	<p>That Council approve an amendment to the 2023-2025 Public Works Capital Project Plan of no greater than \$500,000.</p> <p>CARRIED 3-0</p>
C23-08-27	11	Adjournment Moved By: Mayor Kendrick Seconded By: Councillor Spriggs	<p>That Council Meeting C23-08 be adjourned at 9:25 p.m. with the next regular meeting of Council being May 17, 2023.</p> <p>CARRIED 3-0</p>

THE MINUTES OF COUNCIL MEETING C23-08 WERE APPROVED BY COUNCIL RESOLUTION #C23-XX-XX AT COUNCIL MEETING C23-XX OF MAY 17, 2023.

William Kendrick, Mayor

David Henderson, CAO

Mayor

CAO



2023.04.19

Your file

Votre référence

•
Mayor Bill KENDRICK
Box 308
Dawson City, Yukon
Y0B 1G0

Our file

Notre référence

Dear Mayor KENDRICK,

RE: 2023-2024 Policing Priorities

It is that time of year again and I am reaching out to you with the hope of gathering formal input regarding the 2023/2024 policing priorities for the Dawson City RCMP Detachment. I am looking for input from yourself and the council with regards to what areas and activities you would like your local RCMP Detachment to focus on in relation to policing in the Dawson City area.

Last year, our four areas of focus as determined by yourself and the City of Dawson are as follows:

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

The issues that you would like us to focus on can remain the same or be changed in any way to address issues identified by the council. We will take into account issues that you identify, issues identified by other stakeholders in the community, Yukon Territorial Government policing priorities and National policing concerns. Once all the feedback has been collected, a unique plan will be developed for Dawson City taking into account all stakeholder's input. This information is used to develop the Detachments Annual Performance Plan for 2023-2024, in which we determine the areas that we concentrate our efforts and will measure how well we are working towards successfully addressing your priority issues for policing.

I will be pleased to be available to discuss the matter at an upcoming council meeting at your leisure.

If you have any concerns with regards to this request, please do not hesitate to contact me directly.

Kindest regards,



Sgt. David WALLACE

N. C. O. In Charge

Dawson City Detachment

Box 159

Dawson City, YT

Y0B 1G0

(867) 993-2677

/am

Report to Council



For Council Decision For Council Direction For Council Information

In Camera

AGENDA ITEM:	Ninth Avenue Trail Upgrades Contract Award	
PREPARED BY:	Paul Robitaille, Parks and Recreation Manager	ATTACHMENTS: <ul style="list-style-type: none">• <i>Ninth Avenue Trail Upgrades Schedule A: Terms of Reference</i>• <i>Ninth Avenue Trail Upgrades Appendix A: Map</i>
DATE:	April 19, 2023	
RELEVANT BYLAWS / POLICY / LEGISLATION:	<ul style="list-style-type: none">• Procurement Policy #2021-03	

RECOMMENDATION

That Council award the Ninth Avenue Trail Upgrades to Wittig Contracting as per their submitted bid of \$57,962.

ISSUE / PURPOSE

To award the Ninth Avenue Trail Upgrades to the recommended bidder, Wittig Contracting.

BACKGROUND SUMMARY

In the summers of 2007-08, Klondike Active Trails and Transportation Society, along with the support of numerous community groups, including City of Dawson, took on the task of building the Ninth Avenue Trail, following the outskirts of Dawson.

Following its completion, this trail quickly became one of the most popular and widely used in our region. It also signalled a shift in trails as a priority for many of our community members. As a result of groundswell of interest in trail use, the City of Dawson undertook the development of the Dawson Region Trail Management Plan in 2015. This plan focuses on the creation of various trails, including mountain biking and hiking trail to improve and diversify our existing trail network.

As part of the implementation of this plan, multiple trails have been constructed, and the maintenance of many of these trails, have become the responsibility of the City of Dawson. These initiatives have made Dawson more of a destination for trail enthusiasts and enjoyable for our local community.

In recent years, conditions on the Ninth Avenue Trail have been deteriorating in sections, mainly due to the year-round traffic; the increased presence of groundwater, and lack of drainage in key areas. As a result, work is necessary to improve the drainage, and address the general wear and tear of infrastructure of the trail. Additionally upgrades to the connector trails must be undertaken, as many of these are become to wet to enjoyably utilize.

In 2020, Parks and Recreation was successful in designating the Ninth Avenue Trail as part of the Trans Canada Trail. This designation increased our ability to apply for funding dollars to make improvements to this important part of our infrastructure.

In 2022, an application was made to Trans Canada Trail's *Trails Infrastructure and Major Repairs Stream* for Phase I of the Ninth Avenue Upgrades projects (North End - King St to North-End Park), which resulted in \$22,000 in support from Trans Canada Trail for 37% of the total cost of the project (\$58,000). This funding is contingent on a financial commitment from the City of Dawson of \$38,000.

We plan to apply to the same fund to assist in completing Phase II of this project (South End - King St to Craig St.) in 2023.

ANALYSIS / DISCUSSION

With the approval of the 2023-2025 Capital Project Plan, Council gave direction to administration to initiate projects within that document. \$58,000 was included to complete upgrades to the Ninth Avenue Trail (King St to North-End Park). Based on this direction and the successful application to Trans Canada Trail's *Trails Infrastructure and Major Repairs Stream*, administration released a *Request for Quotations*, which opened March 15, and closed April 5, 2023. The scope of work and location of the proposed trail can be seen in the attachments to this RFD (Ninth Avenue Trail Upgrades – Schedule A: Terms of Reference; Appendix A: Map).

Only one bid was received as part of this tendering process from Wittig Contracting. This bid met the requirements of our Request for Quotations and was within the budget which was assigned during the Capital Project Plan (\$57,962).

Based on the delivery of a satisfactory bid, which was within our budget for this project, administration recommends that this tender be awarded to Wittig Contracting for \$57,962, with up to \$22,000 in funding coming from Trans Canada Trail, and up to \$38,000 coming from our reserves, as planned in the 2023-25 Capital Project Plan.

APPROVAL	
NAME: David Henderson, CAO, City of Dawson	SIGNATURE: <i>David Henderson</i>
DATE: 2023-04-19	

Report to Council



For Council Decision For Council Direction For Council Information

AGENDA ITEM:	North End Development Engineering Services – Contract Award	
PREPARED BY:	Asset & Project Manager	ATTACHMENTS: Bid Opening Sheet
DATE:	11/05/2023	
RELEVANT BYLAWS / POLICY / LEGISLATION:	Procurement Policy 2021-03	

RECOMMENDATION

That Council award the North End Development Engineering Services contract to Greenwood Engineering Solutions for \$210,000.00 plus GST as per their submitted bid.

ISSUE / PURPOSE

The City of Dawson released this RFP seeking a qualified professional to represent the Client (The City of Dawson) in the implementation of the North End Development infrastructure expansion.

The consultant duties include project management administration, development of tender documents, contract administration, construction review, and construction administration for the plan's required infrastructure development (water, sewer, road, drainage and electrical).

BACKGROUND SUMMARY

C22-19-11 "That Council acknowledge the change in scope of the project and direct administration to move forward with Option B – Lots 1-5 and civil infrastructure to existing homes to Judge Street."

The Government of Yukon's (YG) Community Services and Economic Development branches have recently transferred the responsibilities of Lead Project Management to the City of Dawson since reducing the number of proposed lots to be developed and the removal of lot preparation in the project scope.

YG has provided extensive work and progress for this infrastructure development including reports, project management, contacts, resources, communications, funds, and many other contributions that are essential for the continuation of this project.

The objective of this project is to extend the water and sanitary services, drainage, roads, power, telecommunication, and traffic control infrastructure beyond the current servicing boundary.

The water and sewer infrastructure is to extend approximately 230 meters including underground potable water distribution pipes, gravity sewer mains, service connections, manholes, and fire hydrants.

The drainage infrastructure is to extend approximately 200 meters including ditches, culverts, catch basins, and outfall upgrades.

The roads infrastructure is to increase in size and quality by approximately 300 meters including width, compaction, materials, and traffic signage.

The electrical services infrastructure is to be replaced and extend approximately 150 meters including power poles and fiber optic lines.

ANALYSIS / DISCUSSION

The North End Development Engineering Services tender was issued on March 31st, 2023 and closed on May 11th, 2023. Two bids were received.


Associated Engineering Ltd. submitted a bid with a proposed budget of \$308,921.12 plus GST.

Greenwood Engineering Solutions submitted a bid with a proposed budget of \$210,000.00 plus GST.

The following factors were considered during bid evaluation. Proposed Budget – Proponents qualifications and previous experience with related projects – Proponents understanding of project requirements.

Funding for this work has been secured through a Transfer Payment Agreement with the Yukon Government.

APPROVAL

NAME:	David Henderson (CAO)	SIGNATURE: 
DATE:	May 14, 2023	



CITY OF DAWSON

Bid Opening Sheet

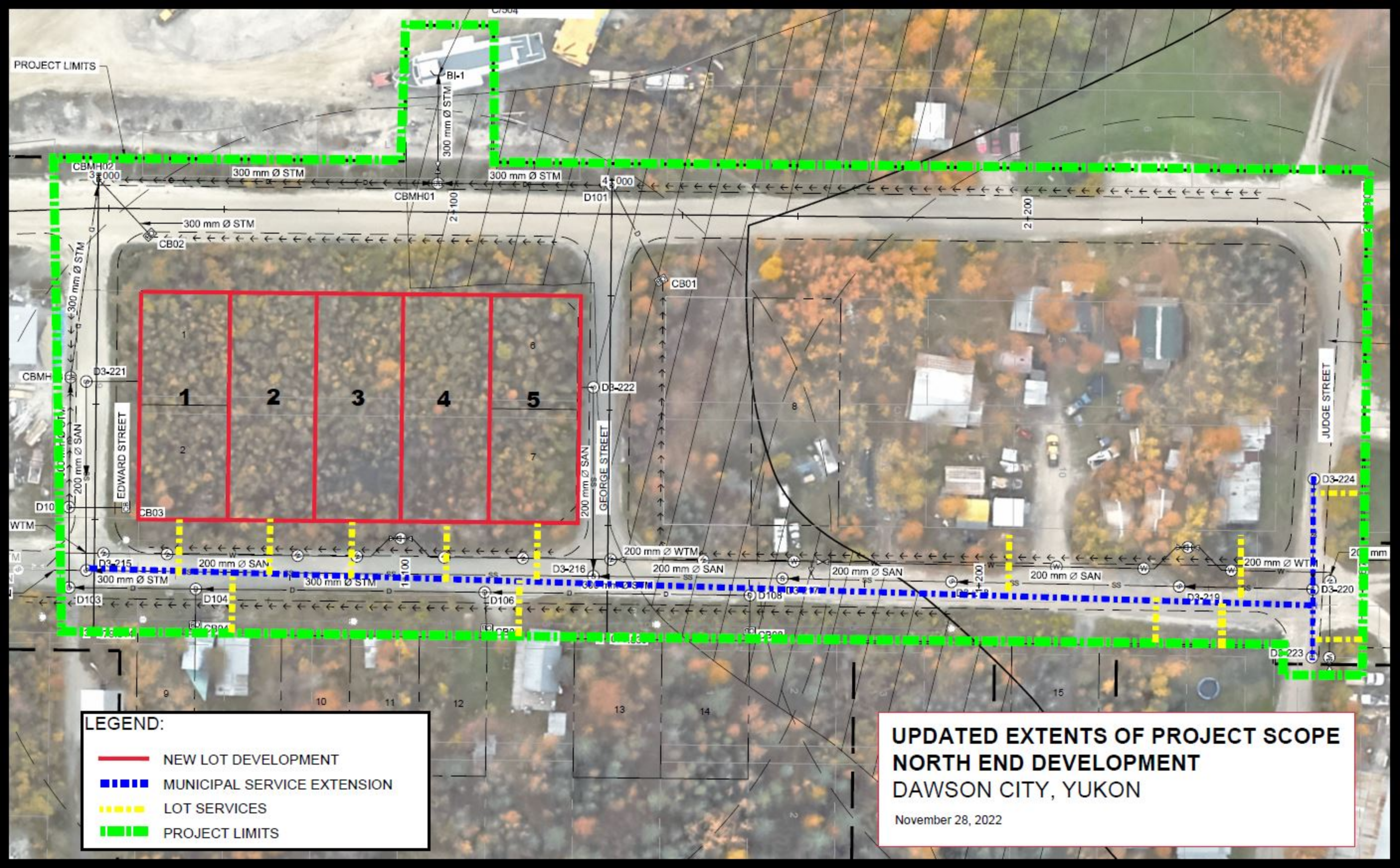
RFP – North End Development Engineering Services

Bidder		
Greenwood Engineering Solutions		
Date & Time Received		
May 11 @ 1:14 pm via email		
Item of Work	\$ (total)	Score
Proponents qualifications and previous experience with related projects – please provide a description of the two most recent projects the team has completed. (30%)		20%
Proponents understanding of project requirements – please provide a description of the project methodology and work plan including anticipated challenges and opportunities. Please include expected resources required to complete the project scope in the work plan. (30%)		30%
Proposed Budget (40%)	\$210,000.00	30%
Totals		80%
Comments		

Bidder		
Associated Engineering		
Date & Time Received		
May 11 @ 3:27 PM via email *		
Item of Work	\$ (total)	Score
Proponents qualifications and previous experience with related projects – please provide a description of the two most recent projects the team has completed. (30%)		30%

Proponents understanding of project requirements – please provide a description of the project methodology and work plan including anticipated challenges and opportunities. Please include expected resources required to complete the project scope in the work plan. (30%)		30%
Proposed Budget (40%)	\$308,921.12	20%
Totals		80%
Item of Work	\$ (total)	Score
Fee for full scope (60%)		
Detailed project milestone schedule (30%)		
Information on completed Bid Forms (10%)		
Totals		
Comments	1 hr 27min passed deadline.	

Bidder		
Date & Time Received		
Item of Work	\$ (total)	Score
Proponents qualifications and previous experience with related projects – please provide a description of the two most recent projects the team has completed. (30%)		
Proponents understanding of project requirements – please provide a description of the project methodology and work plan including anticipated challenges and opportunities. Please include expected resources required to complete the project scope in the work plan. (30%)		
Proposed Budget (40%)		
Totals		
Item of Work	\$ (total)	Score
Fee for full scope (60%)		
Detailed project milestone schedule (30%)		



LEGEND:

- NEW LOT DEVELOPMENT
- - - MUNICIPAL SERVICE EXTENSION
- - - LOT SERVICES
- - - PROJECT LIMITS

**UPDATED EXTENTS OF PROJECT SCOPE
NORTH END DEVELOPMENT
DAWSON CITY, YUKON**

November 28, 2022

Report to Council



For Council Decision For Council Direction For Council Information

AGENDA ITEM:	Canadian Bank of Commerce NHS: Phase 1 Restoration Contract Award	
PREPARED BY:	Asset & Project Manager	ATTACHMENTS: APPENDIX A - IFT Drawings Bid Opening Sheet
DATE:	11/05/2023	
RELEVANT BYLAWS / POLICY / LEGISLATION:	Procurement Policy 2021-03	

RECOMMENDATION

That Council award the Canadian Bank of Commerce National Historic Site: Phase 1 Restoration contract to Wildstone Construction LTD. for \$865,170.00 plus GST as per their submitted bid.

ISSUE / PURPOSE

To complete phase 1 of the Canadian Bank of Commerce Restoration.

BACKGROUND SUMMARY

C23-03-14: That Council approve administration to move forward with the 60% drawings: with planned 100% completion for March 31, 2023.

The Canadian Bank of Commerce National Historic Site (NHS) sits on the corner of Front and Queen Street in Dawson City, YT. Although a prominent building, it is currently sitting vacant as the City of Dawson completes various phases of the restoration plan.

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 within Dawson City.

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 was a prominent and visible symbol of the bank's significance within the community. It operated as a bank until 1989. The two storey 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 and is not connected to electricity.

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. In 2018, a subsequent hazardous materials abatement program further removed hazardous materials, work completed to stabilize the building, and restored the roof. In 2023, an abatement and demolition program was implemented to remove the brick-and-mortar vault.

This project phase includes: flood mitigation infrastructure, structural upgrades, construction of the historic staircase, and installation of underground utility infrastructure.

End use for the building has not yet been determined. The design and construction will allow assembly occupancy (50 people) on the second floor and the ground floor will have occupancy of 100 persons.

ANALYSIS / DISCUSSION

The Canadian Bank of Commerce NHS: Phase 1 Restoration was issued on April 14th, 2023 and closed on May 11th, 2023. Two bids were received.


- Wildstone Construction LTD. submitted a bid totalling \$865,170.00 plus GST.
- Thomas Contracting Yukon Inc. submitted a bid totalling \$675,000.00 plus GST.

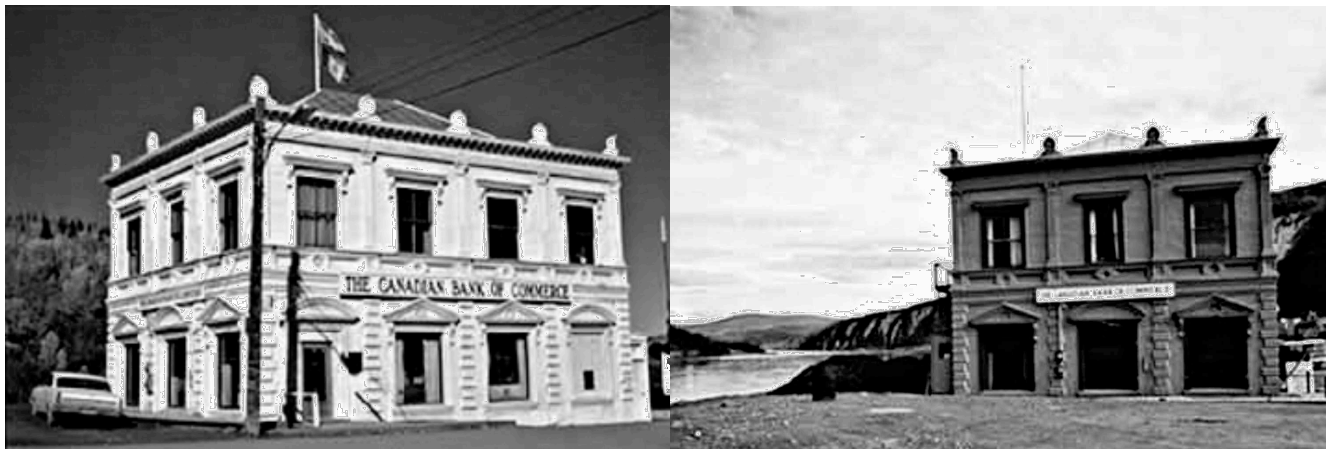
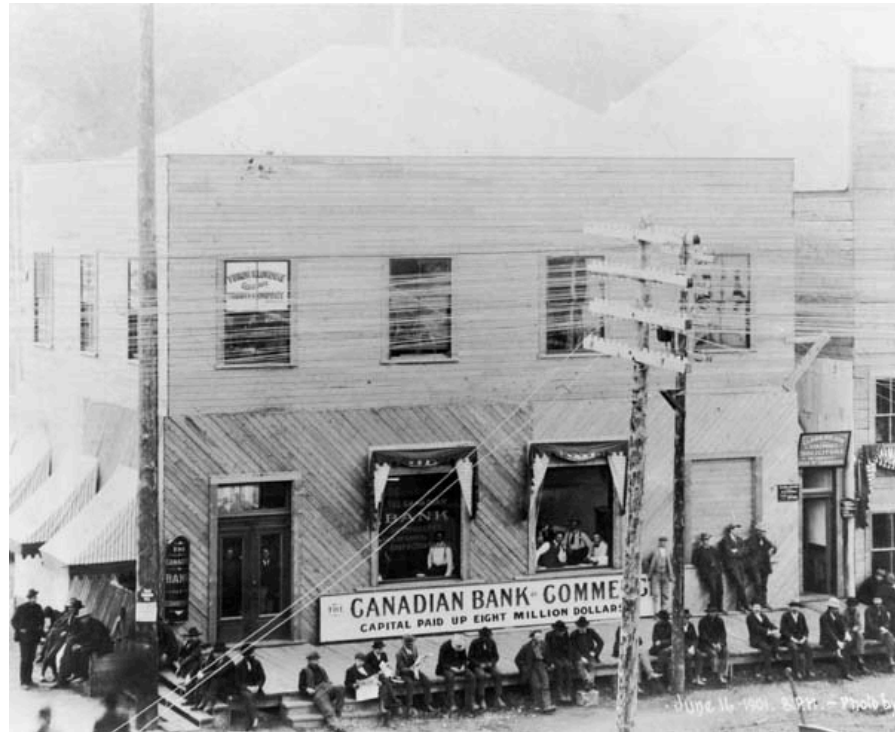
The following factors were considered during bid evaluation. Fee for Full Scope - Detailed Project Milestone and previous project experience – Information on completed Bid Forms and within proposal.

Wildstone Construction LTD. provided a detailed project schedule, a complete fee breakdown, and have extensive construction experience in Dawson City and with Dawson City historical buildings.

Thomas Contracting Yukon Inc. provided a simplistic project schedule, a fee breakdown, no construction experience in Dawson City, no construction experience with Historical buildings, and checked references provided poor feedback and did not recommend using this contractor.

Funding for this restoration has, in part, been secured through the Community Building Fund. An amendment to the existing Community Building Fund agreement will be required to cover the difference in estimated construction cost and the proposed bid. The Contingency reserve will be used in the event the amendment does not get approved.

APPROVAL		
NAME:	David Henderson (CAO)	SIGNATURE: 
DATE:	May 14, 2023	

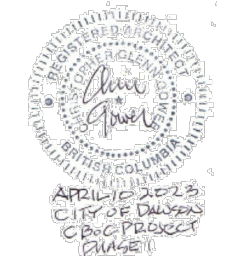


Chris Gower
ARCHITECT
Urban Design Planner
 MAIBC FRAIC LEED^{ap} MCIP RPP
 1210 Monterey Ave.,
 Oak Bay, Victoria B.C.
 V8S-4V5 778 922-9979
 chrisgower@shaw.ca



John Keay
 Heritage consultant

Notes



DRAWING INDEXES:

ARCHITECTURAL

Chris Gower, Architect
 Victoria, B.C.

- A 00 Cover Sheet
- A 01 Site Plan & Project Notes
- A 02 As found Plans
- A 03 Basement Floor Plan
- A 04 Main Floor Plan
- A 05 Upper Floor Plan
- A 06 Attic Plan
- 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 Stair Section Details 2

STRUCTURAL / CIVIL

N.A.Jacobsen, P.Eng.
 Civil Engineering Consultant
 White Horse, Yukon

- S 1 Foundation Drain Plan
- S 2 Sump Details
- S 3 Sump Room Sections
- S 4 Stair Bay Details
- S 5 Stair Bay Details
- S 6 Basement Interior
 Structural Upgrades
- S 7 Swale
- S 8 Specifications
- S 9 Specifications
- S 10 Specifications

ELECTRICAL

Ross Dorward, RSE, B.Sc, FEC, P.Eng.
 Dorward Engineering Services Ltd.

- E1.0 Electrical - Site Plan
- E2.0 Electrical - Basement Floor Plan
- E3.0 Electrical - Details

Electrical Specifications:
 Division 26 - 60 pages approx

BUILDING ENVELOPE

RDH Building Science

- BE-0.00 COVER SHEET
- BE-1.01 BASEMENT FLOOR PLAN
- BE-1.02 MAIN FLOOR PLAN
- BE-1.03 UPPER FLOOR PLAN
- BE-1.04 ATTIC FLOOR PLAN
- BE-2.01 SOUTH & EAST ELEVATIONS
- BE-2.02 NORTH & WEST ELEVATIONS

- †
- SCH-0.00 SCHEDULES
- SCH-0.01 SCHEDULE & DETAIL DRAWING LIST
- SCH-0.02 ASSEMBLY SCHEDULE
- SCH-0.03 ASSEMBLY SCHEDULE
- SCH-0.04 ASSEMBLY SCHEDULE

- †
- D-1.00 EXTERIOR WALLS:
- D-1.01 TYPICAL GROUND FLOOR TO EXTERIOR WALL INTERFACE (EAST ELEVATION)
- D-1.02 TYPICAL GROUND FLOOR TO EXTERIOR WALL INTERFACE (WEST ELEVATION)†
- D-1.03 TYPICAL BASE OF FOUNDATION WALL (EAST ELEVATION)
- D-1.04 TYPICAL FOUNDATION WALL PENETRATION (EAST ELEVATION)

- †
- D-1.00 ROOFS:
- D-4.01 TYPICAL UNVENTED PARAPET AT STAIR LOW-SLOPE ROOF
- D-4.02 TYPICAL BASE OF WALL AT STAIR LOW-SLOPE ROOF
- D-4.03 TYPICAL VENTED PARAPET AT STAIR LOW-SLOPE ROOF
- D-4.04 ROOF CURB AT HIGH SIDE OF STAIR SLOPED METAL ROOF
- D-4.05 LOW SIDE OF STAIR SLOPED METAL ROOF
- D-4.06 TYPICAL UNVENTED PARAPET AT STAIR SLOPED METAL ROOF
- D-4.07 TYPICAL BASE OF WALL AT STAIR SLOPED METAL ROOF

MECHANICAL

Jeffrey Pike - P Eng
 M1.0 Basement Mechanical Plan
 Mechanical Specifications:
 Division 20 - 44 pages approx

**100% DRAWING SET
 FOR CONSTRUCTION**

ISSUES & REVISIONS

No.	Date	Description
03	April 10 2023	Tender - 100% drawing set for construction
02	Mar 31 2023	Preliminary - 100% review drawing set DRAFT
01	Feb 22 2023	Preliminary - 60% review drawing set DRAFT

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Project Title
**CANADIAN BANK OF
 COMMERCE NHS**
Renovations & Restoration
LOT 1024, FRONT STREET
DAWSON CITY, YUKON

Drawing Title	
Scale	A 0.00
Date	
Drawn by	
Proj. No. 2022- 12	

BC Building Code Review

(Code Equivalency - preliminary outline - note: most Code compliance work anticipated in Phase 2)

Table 1.1.1.1(5) Alternate Compliance Methods for Heritage Buildings

1. Fire Separations between major occupancies: 2 hr, 1 hr provided sprinklered.
2. Fire Separations between major occupancies: 1 hr, 30 min provided sprinklered.
4. Fire Resistant Ratings - 3.1.7.1 (1) Article 9.10.3.1.
5. Rating of Supporting Construction - 3.1.7.5 Article 9.10.8.3.
6. Continuity of Fire Separations - Sentence 3.1.8.3 (1) Sentence 3.1.8.3 (2) Article 9.10.9.2.
13. Smoke Alarms 3.2.4.20.(7) - Sentence 9.10.19.4.(1) / Smoke Alarms connected to an elec circuit.
15. Separation of Suites - Articles 3.3.1.1; 9.10.9.13; 9.10.9.14 / 45 minute or 1 hour, existing 30 minute acceptable w sprinklering.
16. Corridor Fire Separation - Articles 3.3.1.4; 9.10.9.15 - public corridors fire separation at least 45 minute, 30 min if existing, sprinklered.
17. Corridor Width - minimum 1100mm x 18. Door swing in direction of exit travel.
18. Stairs, Ramps, Handrails and Guards - Articles 3.3.1.14; 3.3.1.16; 3.3.331.18; 3.4.6.5 to 3.4.6.79.
22. Exits - Article 3.4.2.1. no fewer than 2 exits / may be served by single exit if (b) Sprinklered; all floor areas protected by system of smoke detectors connected to a fire alarm system.
23. Reduction of Exit Width - 3.4.3.3.(2) swinging doors shall not reduce the width of exit stairs to less than 750mm
24. Fire Separation of Exits - fire resistant rating of not less than required by Subsection 3.2.2 not less than 45 min.
25. Exits through lobbies - 3.4.4.2 rooms adjacent to lobby - required fire separation / unless sprinklered & with smoke detectors.
26. Rooms opening into Exit - sentence 3.4.4.4(7) service rooms not permitted to open directly into an exit / unless sprinklered & with weather stripping.
27. Illumination of Exit Signs - Sentences 3.4.5.1(3) and (4) exit signs to be illuminated while building is occupied.
28. Clearance from Exit Doors - stair risers shall not be closer than 300 mm from exit door.
33. Vertical Service Space - to be separated from adjacent floor by rated fire separation
34. Washroom Requirements - Subsection 3.7.2. (as below)
35. Access for Persons with Disabilities - Section 8 of Division B. Article 3.8.4.5 shall apply to existing buildings.
36. Seismic Anchorage of Exterior Decoration - Subsection 4.1.8 - (a) provided adequate means of protection (b) there is no exposure to the public.
37. Mechanical and Plumbing Systems Part 6 and Part 7

- 3.1.2.1. Use and Occupancy
Occupancy A2 - Assembly
- 2.1.17 Occupant Load
- Space with non-fixed seats 0.75 M2 / person
- Floor area (excluding WCs & Elevator) 118.6 m2 = 158 persons
- 3.4.3.1 Occupant Load & Exit Width
- 8mm / person (riser less than 180mm)
x 158 persons = 1454mm
- 9.2mm / person (riser greater than 180mm)
x 158 persons = 1454mm
- 3.4.6.3 Maximum rise of Stair Flight
- Maximum Vertical rise = 3.7 M
- Floor to Floor = 4.367 M
Thus Landing Required
- 3.4.5.4 Landing Length
- Minimum length to equal stair width
- or minimum 1100mm
- 3.4.6.11 Door Swing
- Door swing to 1st riser = 300mm

Table 3.7.2.2.A.3.7.2. Plumbing Facilities 3.7.2.1. Plumbing and Drainage Systems† 3.7.2.2. Water Closets

- 1) Except as permitted by Sentence (4), water closets shall be provided for each sex assuming that the occupant load is equally divided between males and females, unless the proportion of each sex expected in the building can be determined with reasonable accuracy. (See Note A-3.7.2.2.(1)).
- 2) If a single universal washroom is provided in accordance with the requirements of Section 3.8., the total number of persons in the building used to determine the number of water closets to be provided, is permitted to be reduced by 10 before applying Sentence (6), (7), (8), (12), (13) or (14).
- 3) Except as permitted by Sentence (2), if only one universal washroom is provided in accordance with Section 3.8., the water closet in this room shall not be taken into consideration in determining the number of water closets required by this Article, unless a single water closet is permitted in accordance with Sentence (4).
- 4) Both sexes are permitted to be served by a single water closet if the occupant load in an occupancy referred to in Sentence (6), (10), (12), (13), (14) or (16) is not more than 10.
- 5) Urinals are permitted to be substituted for two thirds of the number of water closets required by this Article for males, except that if only 2 water closets are required for males, one urinal is permitted to be substituted for one of the water closets.

2018 British Columbia Building Code Review of Proposed Changes Page 9 of 54.
6) Except as permitted by Sentences (4), (7) and (8), the number of water closets required for assembly occupancies shall conform to

Table 3.7.2.2.A. Table 3.7.2.2.A. Water Closets for an Assembly Occupancy Forming Part of Sentence 3.7.2.2.(6)

Number of Persons of Each Sex	Minimum Number of Water Closets	Male	Female
1 - 25	1	1	1
26 - 50	2	1	2
51 - 75	3	2	3
76 - 100	4	2	4

**Canadian Bank of Commerce - Renovations and Restoration
City of Dawson, Yukon Territory - Phase 1: Basement Level Work & New Stair Bay
Project Notes / General Conditions - Contract, Construction Information**



- 1.0 General Project Description - renovations and repairs of basement level up to grade & 1st floor, plus new stair bay:
 - Excavation of building perimeter for placement of a new perimeter drain system;
 - Excavation for a new added stair bay to the basement, geotechnical review with Cash Allowance for foundation prep.;
 - Examination of existing lower floor wood frame, replacement of basement wall plywood sheathings and membrane;
 - Consultants' reviews, reports, and recommendations on maintenance and repairs to basement walls;
 - Openings in basement walls for access to the new stair bay;
 - Construction of new foundation slab, and basement walls for the new stair bay;
 - Review of masonry base of removed bank vault, for: addition of elevator base concrete slab in Phase 2 (NIC);
 - Excavation and placement of 6" sleeve to basement for: new sanitary drain from existing roadway drainline - see Mech;
 - Excavation and placement of new 6" sleeve to basement for: 4" water line from existing roadway, active for Phase 2;
 - Provision for Phase 2 for water supply for Phase 2 sprinklering of the entire building - see Civil and Mech;
 - Temporary overhead electrical line from existing power pole to temporary elec panel on main floor - see Electrical;
 - Excavation and placement of new subgrade electrical line from existing electrical lines, to be stubbed to basement;
 - Supply and placement of a new basement wall membrane for: existing walls and new stair bay walls;
 - Supply and placement of new rigid insulation around all basement walls - see RDH requirements, 6" rigid typical;
 - Supply and placement of new drain mat panel system over new wall insulation for all basement walls - see RDH;
 - Supply and placement of new drain mat protection panels over new insulation around all stair bay walls;
 - Supply and placement of new finished galv metal flashing closures at head of exterior work to all basement walls;
 - Supply and installation of wall membranes to under edge of existing building exterior fabric, w OSB closures - see RDH;
 - Supply and placement of new drain rock on all sides of building - to rough grade level - see Civil;
 - Placement of new surface drain swales to draw surface water away from building to storm drain - see Civil;
 - Construction of new mech/sump room, including cutting and forming a new concrete sump well in the basement;
 - Supply and installation of new mechanical sump pump, including mechanical heating, provision for ventilating, electrical;
 - New bracing to basement wall interiors, new woodframe, insulated plywood walls for basement mechanical rooms;
 - Retain existing removed basement wall plywood for possible use for painted hoardings, or owner use;
 - New wood-framed temporary guard on main floor around removed vault opening to WCB standards (by owner);
 - New wood-framed stairs from main floor to basement, and from main floor to upper floor, located in new Stair Bay;
 - Interior insulation, VB, and interior finishes not required, except for Mechanical Sump Room, and captive framing areas.

- 2.0 Project Construction Contract, prepared for this project work, with named project architect and consultants, to be:
 - CCDC 2 Stipulated Price Contract / Note this building has important heritage status, to be treated with care.

- 3.0 Project time frame anticipated to be approximately from May 01 to September 2023 - dates to be confirmed with owner.

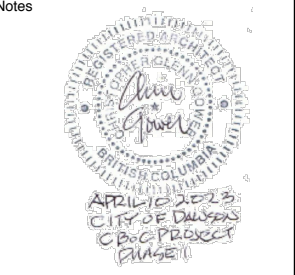
- 4.0 Site and building access - all to be available to the contractor, but with use of building interior only for construction:
 - contractor to supply site hoarding fencing to maintain site & bulding security, free of public access, locked off hours;
 - 3.5' (1m) min high hoardings: metal framed & screened, or constructed 2x4 frames w fencing or painted plywood closure.
 - contractor to establish vehicle access gates as needed - and project trailer as needed, adjacent City WC available;
 - contractor to maintain course-of-construction insurance, with copy of coverage to owner and consultants;
 - contractor to organize site visits and project meetings with consultants and owner representative;
 - contractor to plan and pre-notify owner, all consultants for a primary general architectural inspection and meeting before back fill: after drains in place, membrane and insulation work on basement walls completed, Stair Bay framing completed.
 - contractor to maintain site phone, and office phone, e-mail address for communications.

- 5.0 Contractor to maintain Yukon WCB registration/ coverage - copied to Dawson City and consultants.
- 6.0 Site Excavations - materials to be stockpiled to location(s) on site as per area of Site Plan, confirmed by Owner.
- 7.0 Project pause for consultant site inspections, reports, instructions, before new plywood membrane, insulation, back fill.
- 8.0 Owner, Architect, Consultant, Contractor Site Meeting and Building Reviews: July 25, 26, 27, before any back-filling.
- 9.0 GeoTechnical review of sub-grade conditions after excavation for the new Stair Bay, w Cash Allowance - see Civil notes.
- 10.0 All backfilling to be as per Civil requirements - gradual and balanced around the building to prevent uneven loads.
- 11.0 Excavation fills around building to be approved drainage rock and topping - per Civil & Mechanical requirements.
- 12.0 Rough grade finishing to be to uniform, similar to existing grades, with surrounding drainage swales as per Civil notes.
- 13.0 Additional grading material may be provided by Dawson City, as needed, to raise rough grades for west building face.
- 14.0 Wood bridge access to main building entry w guards to be maintained through-out & to remain after project conclusion.
- 15.0 Site and building security to be maintained by contractor throughout contract period - to include: secure site hoarding, pad-locked doorways, interior and site building illumination during dark periods, emergency phones active on site.
- 16.0 Smoke Detectors and Fire Alarms as per Mechanical and Electrical Consultant requirements - generally in Phase 2.
- 17.0 Interior to be maintained for owner and consultant access throughout project - w excavation & backfill notifications.
- 18.0 Project correspondance and invoices as per CCDC 2 Contract requirements (- with monthly invoices)
- 19.0 Invoices, for consultants' reviews, to include all taxes and charges, with Holdbacks as per Yukon Lien Legislation.
- 20.0 Project Inspections, Consultant Instructions and Change Orders, completion reviews, as defined in CCDC 2 Contract.
- 21.0 Project schedule and proposed completion date to be provided by contractor and updated with notice to Owner.
- 22.0 Project Contract Proposal Tender Submission - by Owner Notice and Invitations - likely issued mid April 2023.

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Heritage consultant



ISSUES & REVISIONS

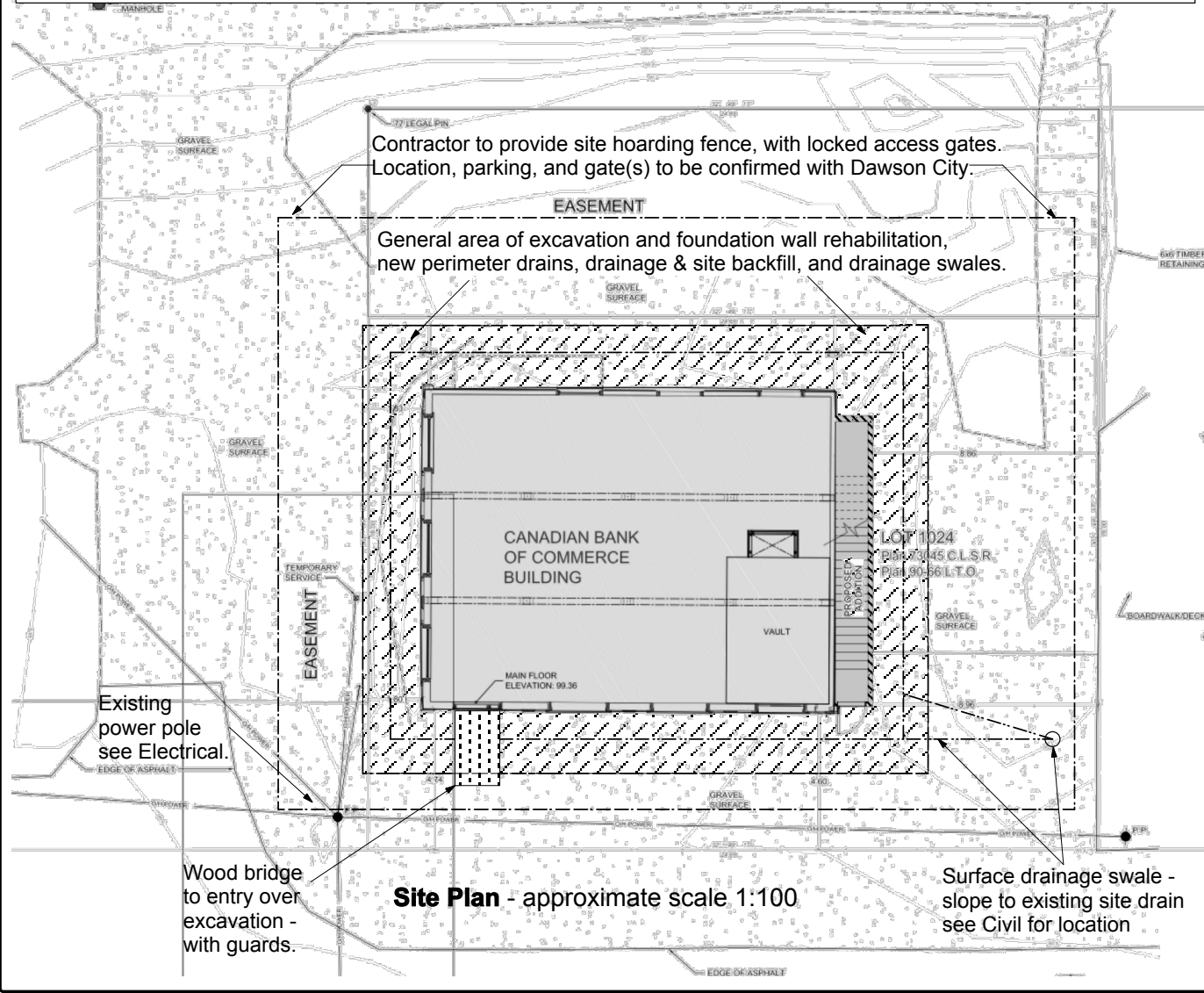
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02	Mar 31 2023	Preliminary - 100% review drawing set DRAFT
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Project Title
CANADIAN BANK OF COMMERCE NHS
Renovations & Restoration
LOT 1024, FRONT STREET
DAWSON CITY, YUKON

Drawing Title
SITE PLAN
Project Notes & General Conditions

Scale	NTS	A 1.0
Date	April 10, 2023	
Drawn by		
Proj. No.	2022- 12	



100% DRAWING SET FOR CONSTRUCTION

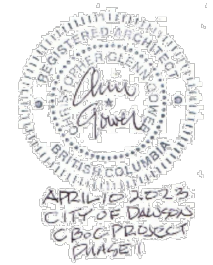


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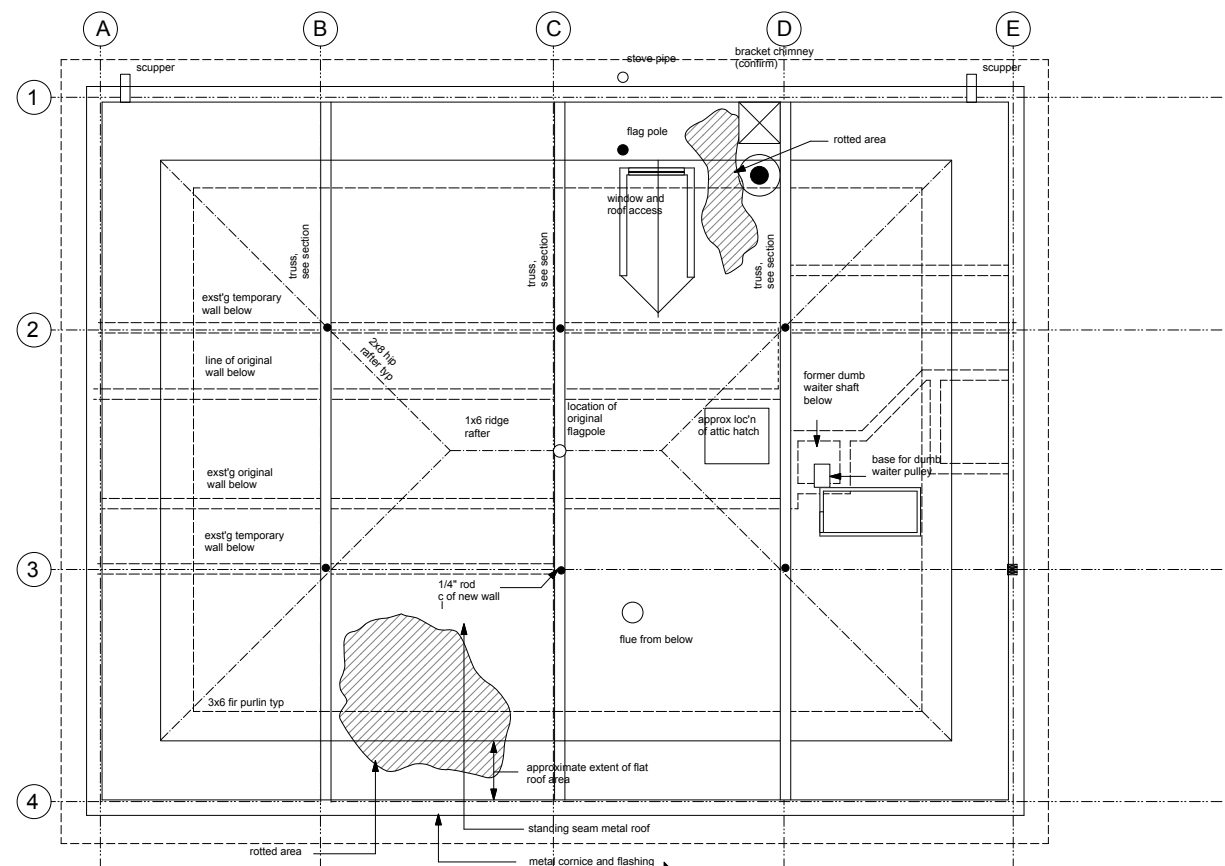
Project Title
CANADIAN BANK OF COMMERCE NHS
Renovations & Restoration
LOT 1024, FRONT STREET
DAWSON CITY, YUKON

Drawing Title
AS FOUND FLOOR PLANS

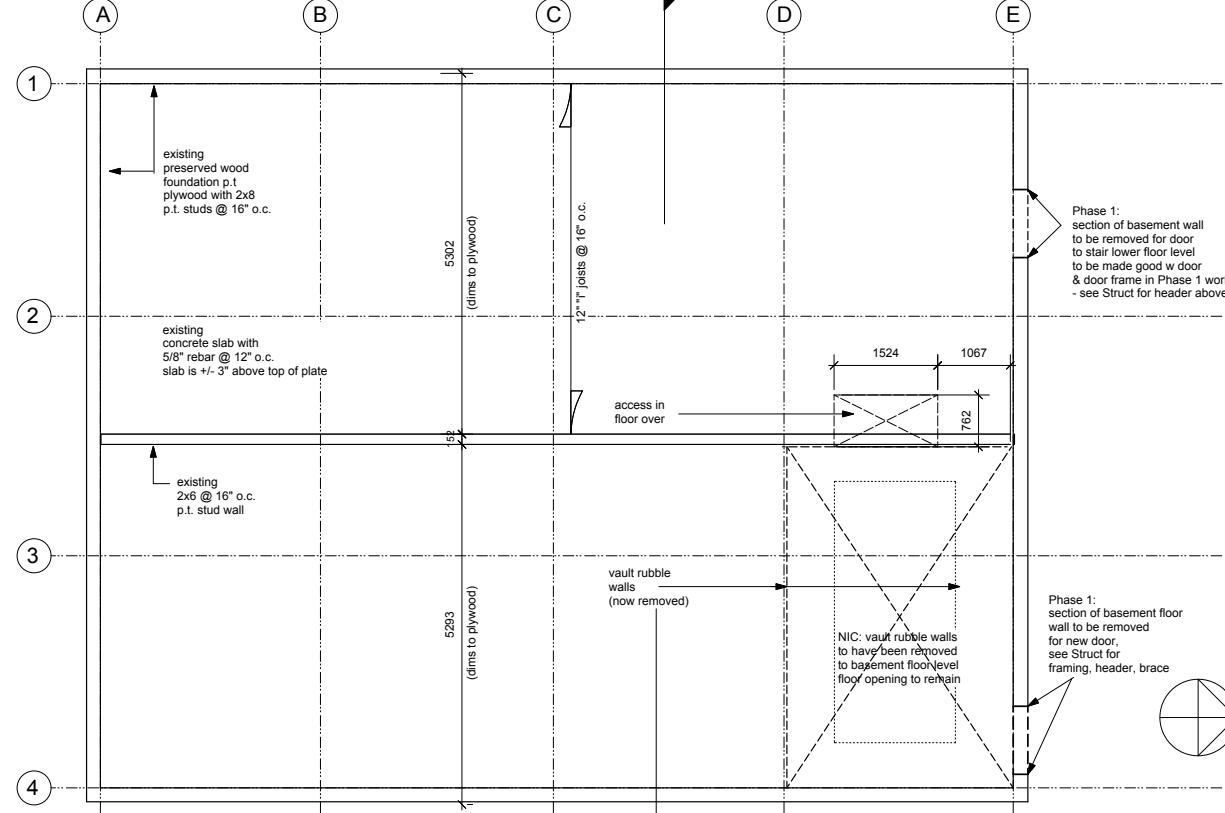
Scale 1: 50 metric
 Date April 10, 2023
 Drawn by BK, CG
 Proj. No. 2022- 12

A 02

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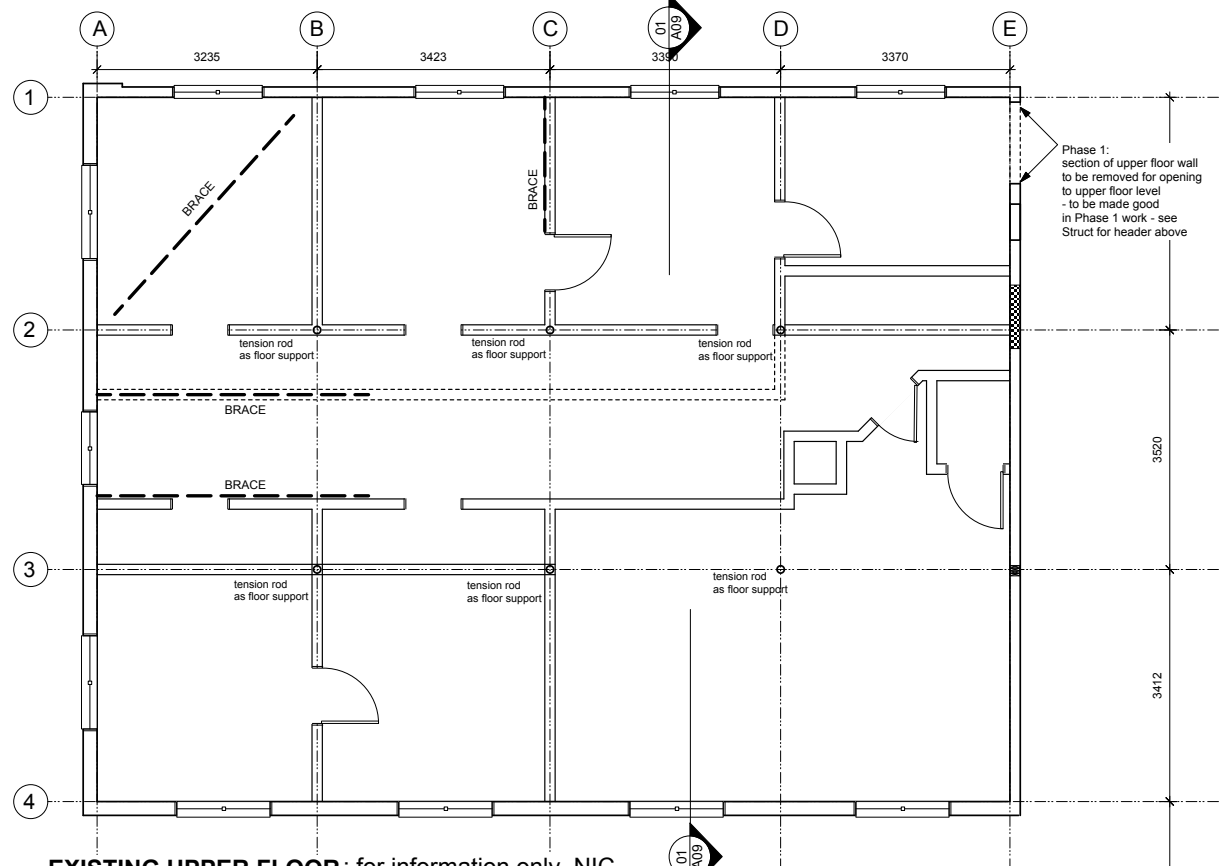


EXISTING ATTIC FLOOR : for information only, NIC

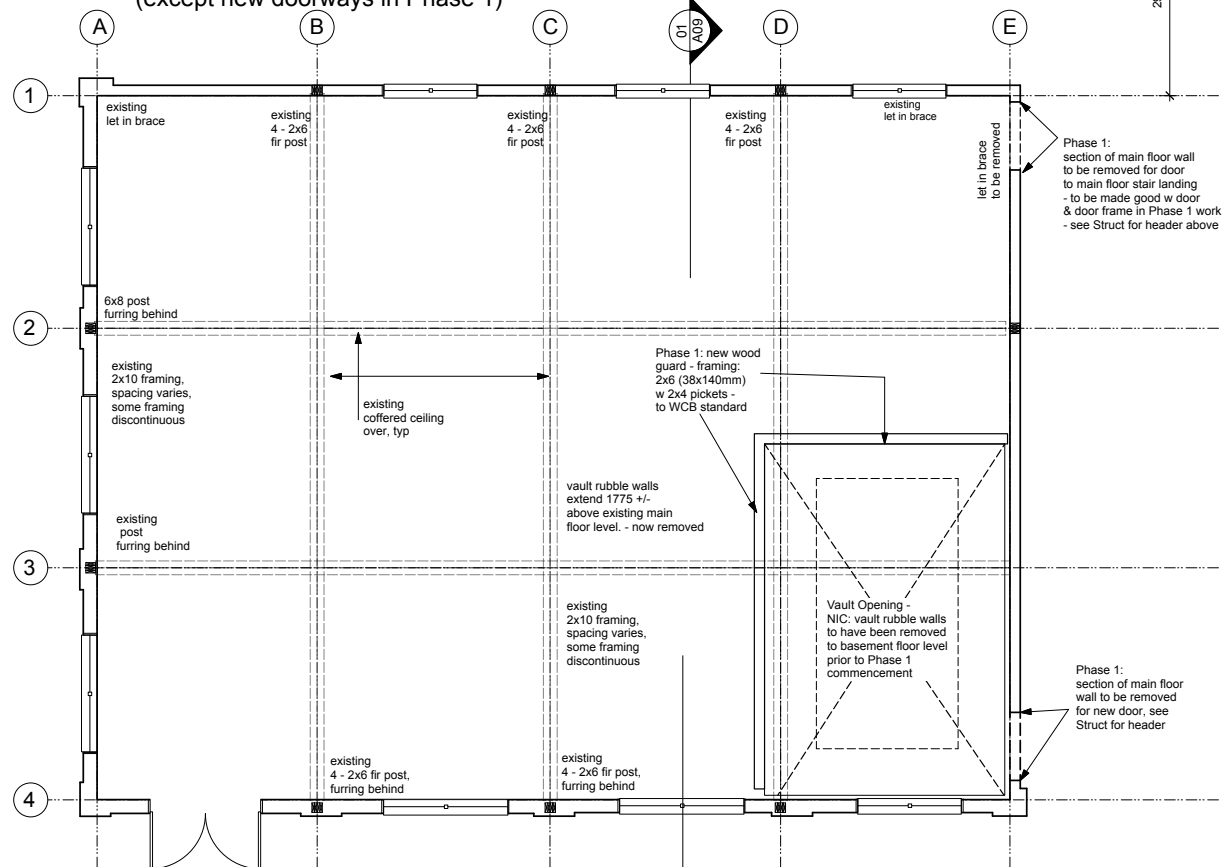


EXISTING BASMENT
 : for information only,
 (except new doorways in Phase 1)
 see drawing A03 for Phase 1 work

NOTE: These existing floor plans are shown for reference, w Phase 1 work as noted. See Drawing A03 for future elevator shaft and adjacent mechanical rooms to be provided in future Phase 2, NIC.



EXISTING UPPER FLOOR : for information only, NIC
 (except new doorways in Phase 1)



EXISTING MAIN FLOOR
 : for information only, NIC
 (except new doorways & new guard in Phase 1)

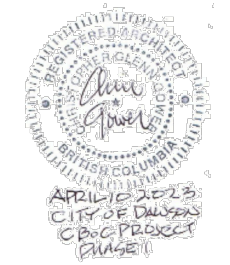


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ISSUES & REVISIONS

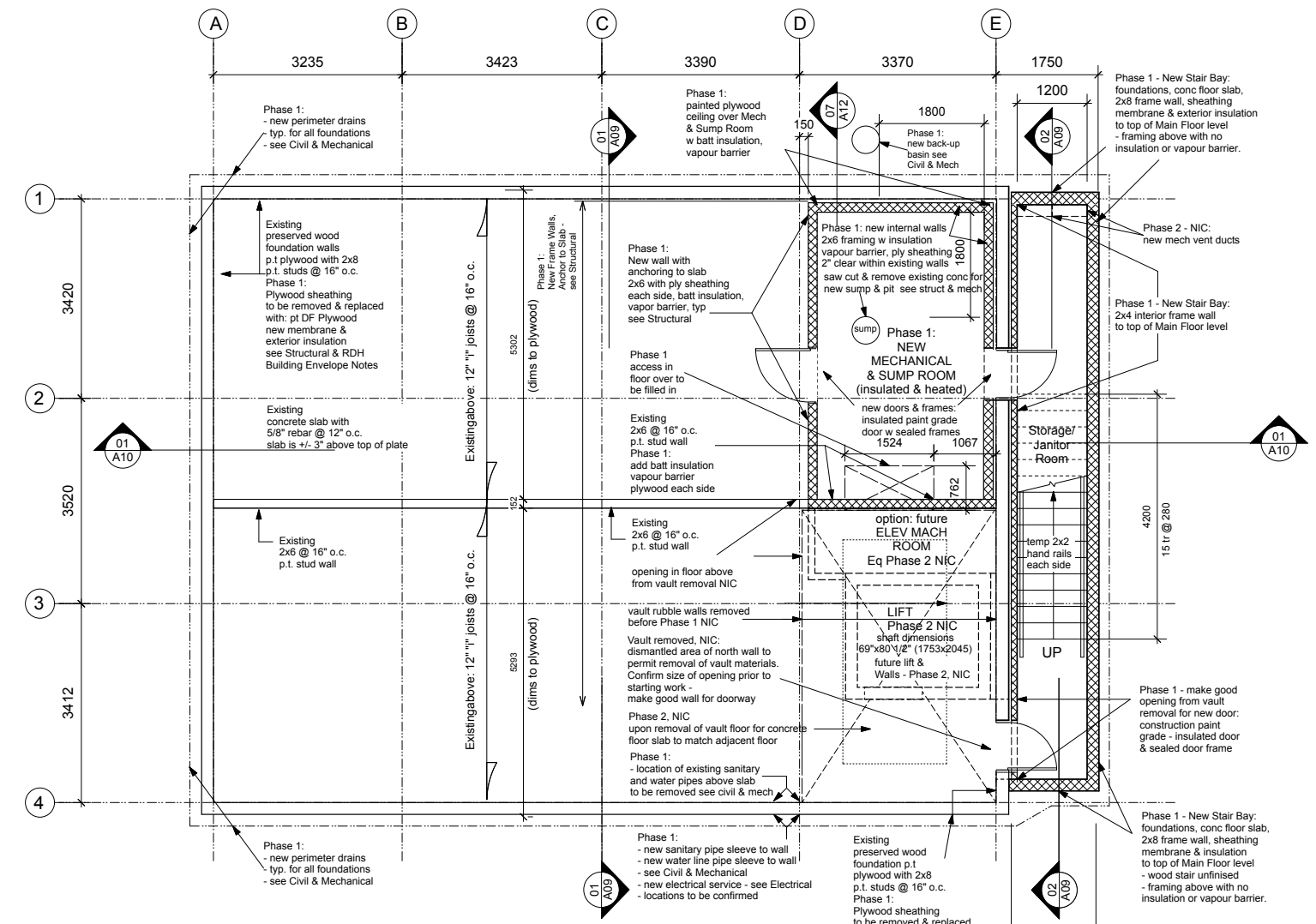
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Project Title
CANADIAN BANK OF COMMERCE NHS
Renovations & Restoration
LOT 1024, FRONT STREET
DAWSON CITY, YUKON

Drawing Title
BASEMENT PLAN

Scale	1: 50 metric	A 03
Date	April 10, 2023	
Drawn by	BK, CG	
Proj. No.	2022- 12	



BASEMENT FLOOR - PHASE 1 (& PHASE 2 NIC)

Shown for information - including future Phase 2 work
 Existing Gross Floor Area: 150 m2
 Proposed Stair Bay Addition: 15m2
 Proposed Total Floor Area: 165m2

Phase 1 walls
 Phase 2 walls - not in contract

NOTE: This floor plan is shown for Phase 1 w Phase 2 work for reference only. Elevator shaft and adjacent mechanical rooms shown for Phase 2 reference only. Sump room in Phase 1 contract.

100% DRAWING SET
FOR CONSTRUCTION

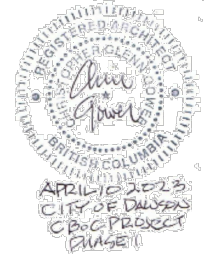


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Renovations & Restoration
LOT 1024, FRONT STREET
DAWSON CITY, YUKON

Drawing Title
MAIN FLOOR PLAN

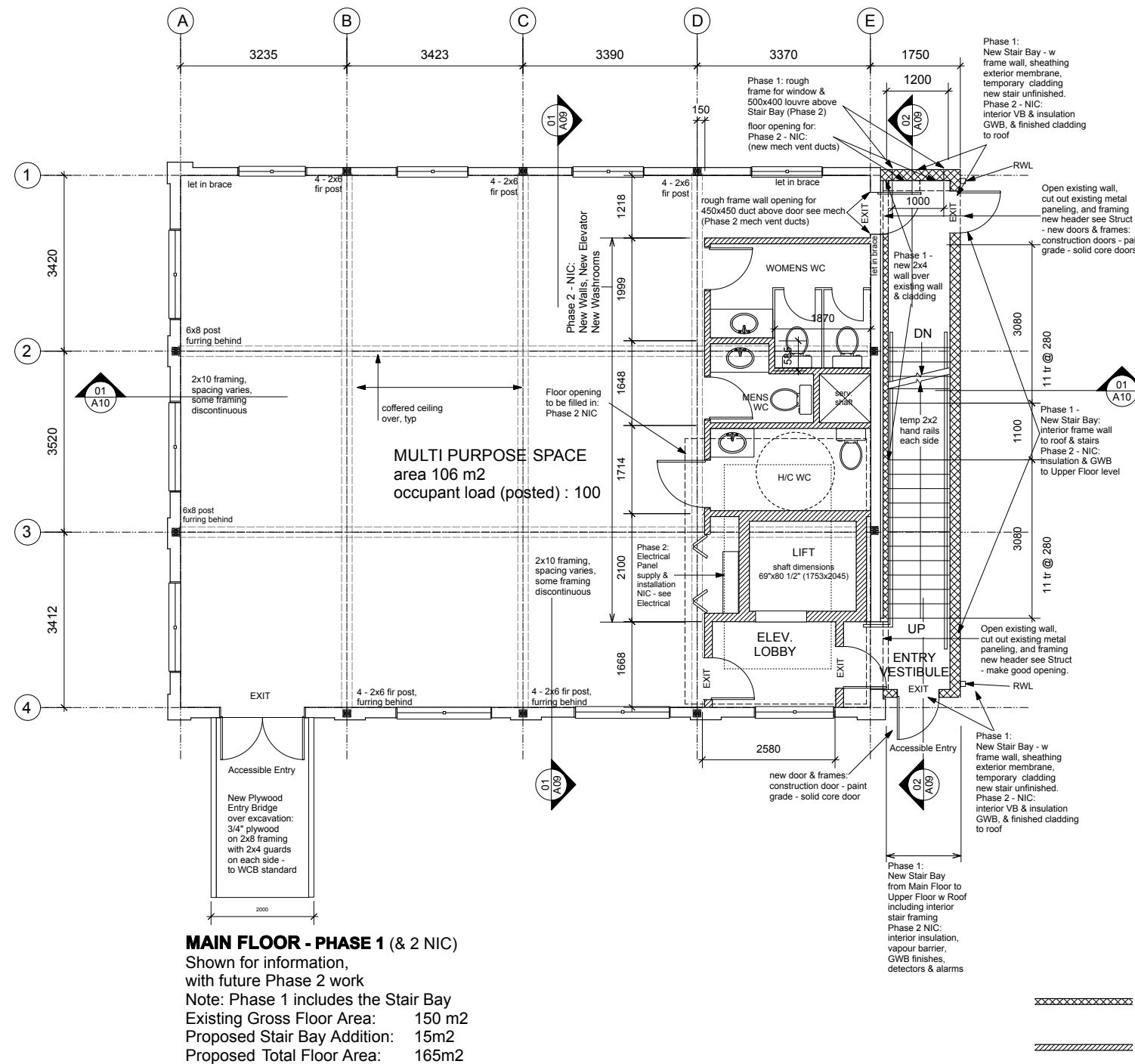
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Date April 10, 2023

Drawn by

Proj. No. 2022- 12

A 04



MAIN FLOOR - PHASE 1 (& 2 NIC)
 Shown for information,
 with future Phase 2 work
 Note: Phase 1 includes the Stair Bay
 Existing Gross Floor Area: 150 m2
 Proposed Stair Bay Addition: 15m2
 Proposed Total Floor Area: 165m2

----- Phase 1 walls
 ===== Phase 2 walls - not in contract

NOTE: This floor plan is shown for Phase 2, for reference only.
 Elevator shaft and adjacent washrooms shown for Phase 2 reference only.
 Stair Bay below is in Phase 1 contract - with canopy roof cover in Phase 1.

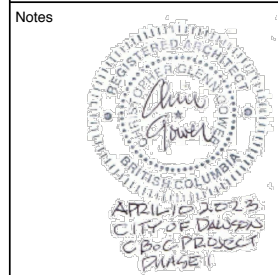
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ISSUES & REVISIONS

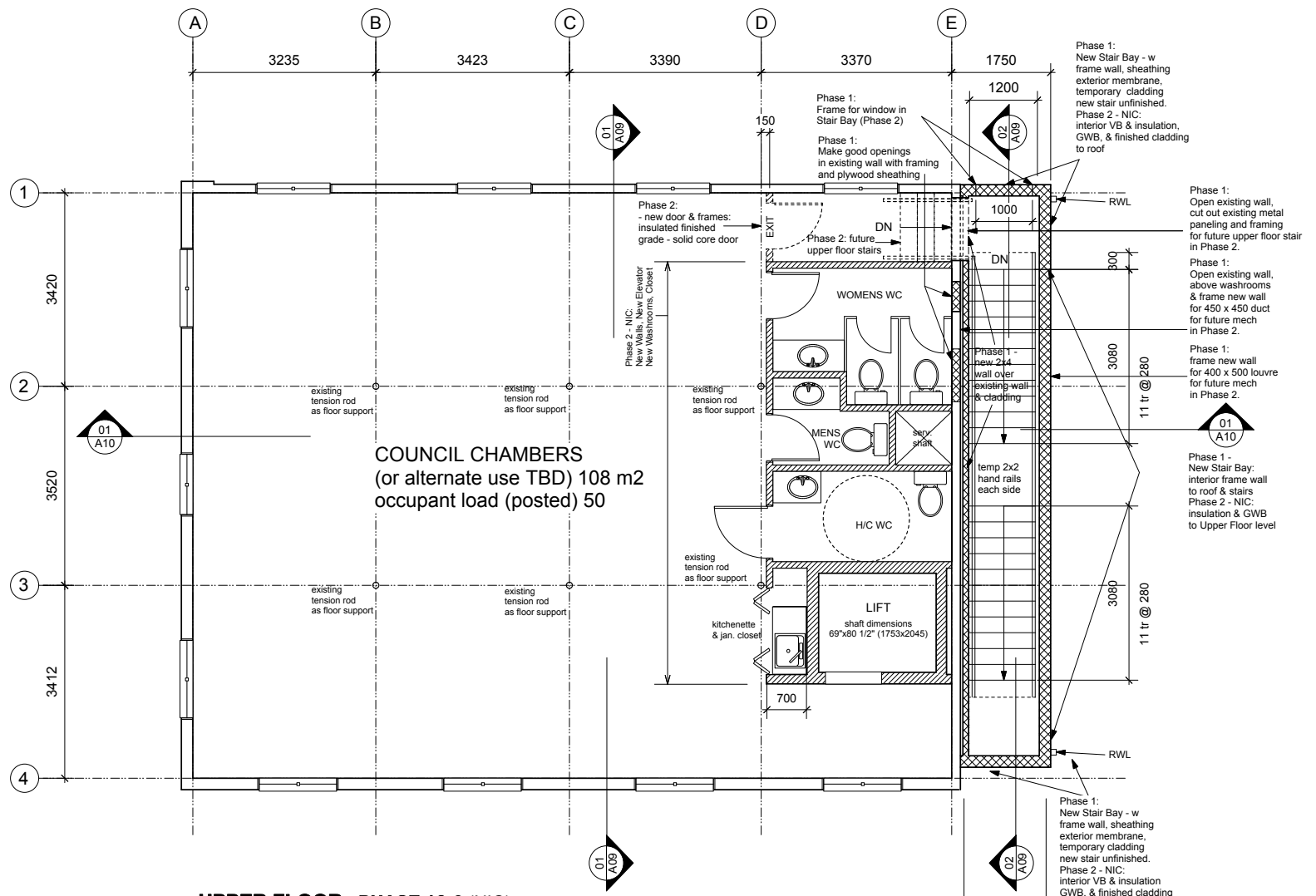
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Project Title
CANADIAN BANK OF COMMERCE NHS
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LOT 1024, FRONT STREET
DAWSON CITY, YUKON

Drawing Title
UPPER FLOOR PLAN

Scale	1:50 metric	A 05
Date	April 10, 2023	
Drawn by	BK, CG	
Proj. No.	2022- 12	



UPPER FLOOR - PHASE 1 & 2 (NIC)
 - future work shown for information
 Note: Phase 1 includes the Stair Bay
 Existing Gross Floor Area: 150 m2
 Proposed Stair Bay Addition: 15m2
 Proposed Total Floor Area: 165m2

NOTE: This floor plan is shown for Phase 2 reference only.
 Elevator shaft and adjacent mechanical rooms shown for Phase 2 reference only.
 Sump room in Phase 1 contract.

100% DRAWING SET
FOR CONSTRUCTION



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ISSUES & REVISIONS

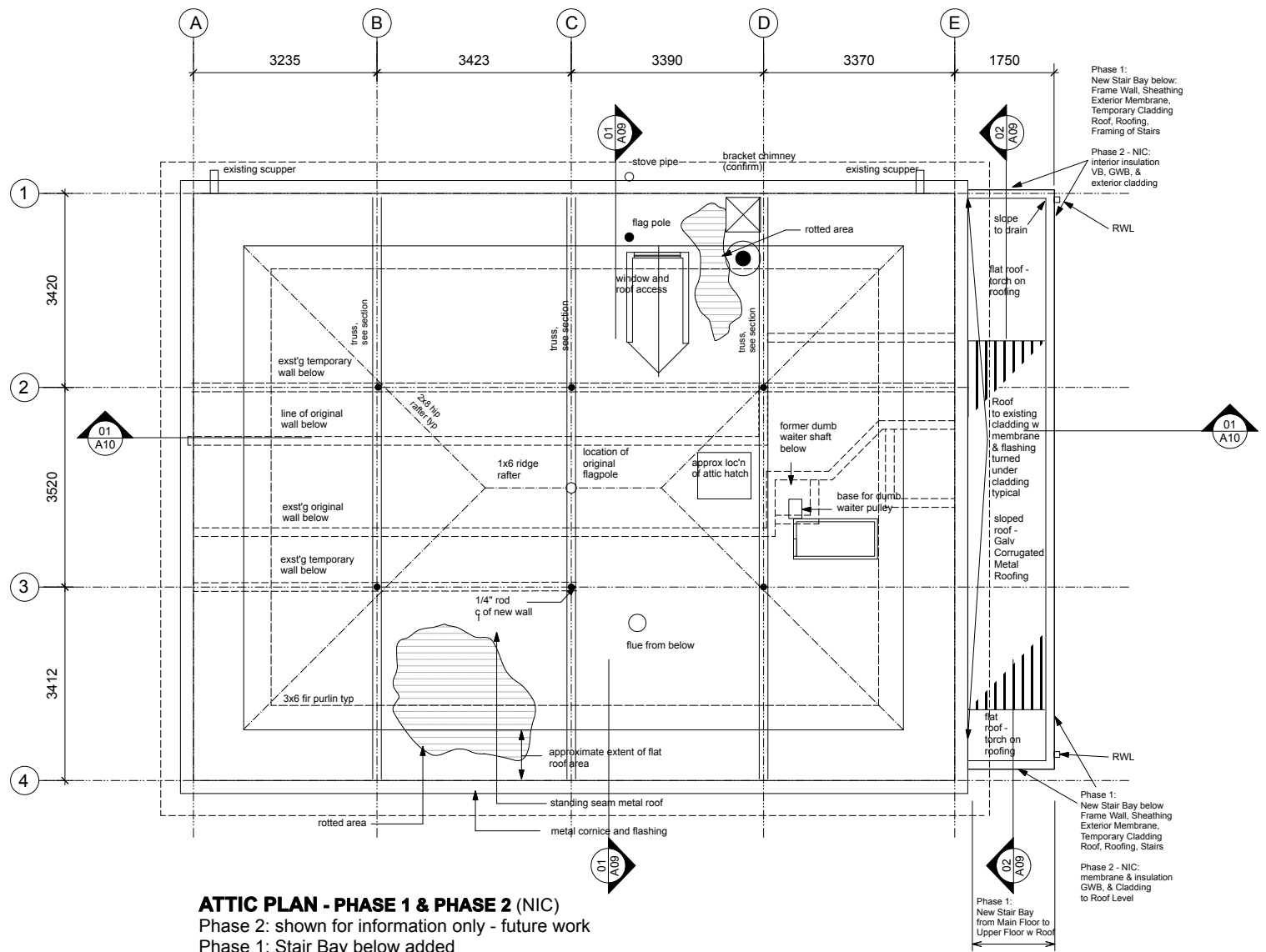
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DAWSON CITY, YUKON

Drawing Title
ATTIC PLAN

Scale	1:50 metric	A 06
Date	April 10, 2023	
Drawn by	BK CG	
Proj. No.	2022- 12	



ATTIC PLAN - PHASE 1 & PHASE 2 (NIC)
 Phase 2: shown for information only - future work
 Phase 1: Stair Bay below added
 Existing Gross Floor Area: 150 m2
 Proposed Stair Bay Addition: 15m2
 Proposed Total Floor Area: 165m2

NOTE: This floor plan is partly shown for Phase 2, for reference only. Stair Bay below is in Phase 1 contract - with canopy roof cover in Phase 1.

100% DRAWING SET
FOR CONSTRUCTION



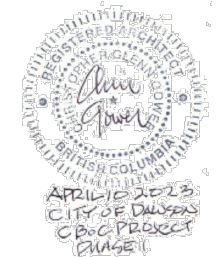


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John Keay
 Heritage consultant

Notes



ISSUES & REVISIONS

No.	Date	Description
03	April 10 '23	Tender - 100% drawing set for construction
02	March 31 '23	Preliminary - 100% review drawing set DRAFT
01	Feb 22 2023	Preliminary - 60% review drawing set DRAFT

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Project Title
CANADIAN BANK OF COMMERCE NHS
Renovations & Restoration
LOT 1024, FRONT STREET
DAWSON CITY, YUKON

Drawing Title
EAST & WEST ELEVATIONS

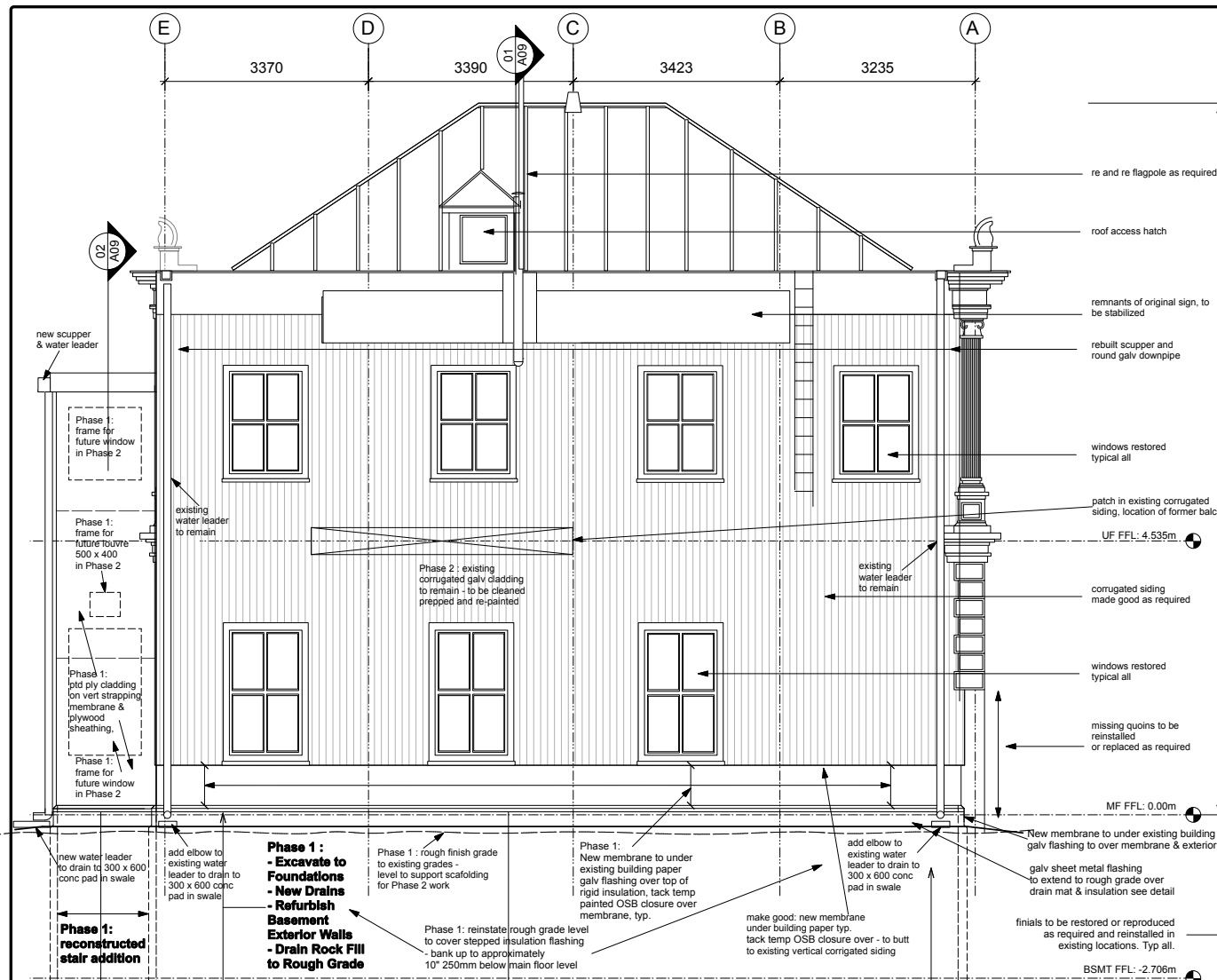
Scale

Date April 10, 2023

Drawn by BK, CG

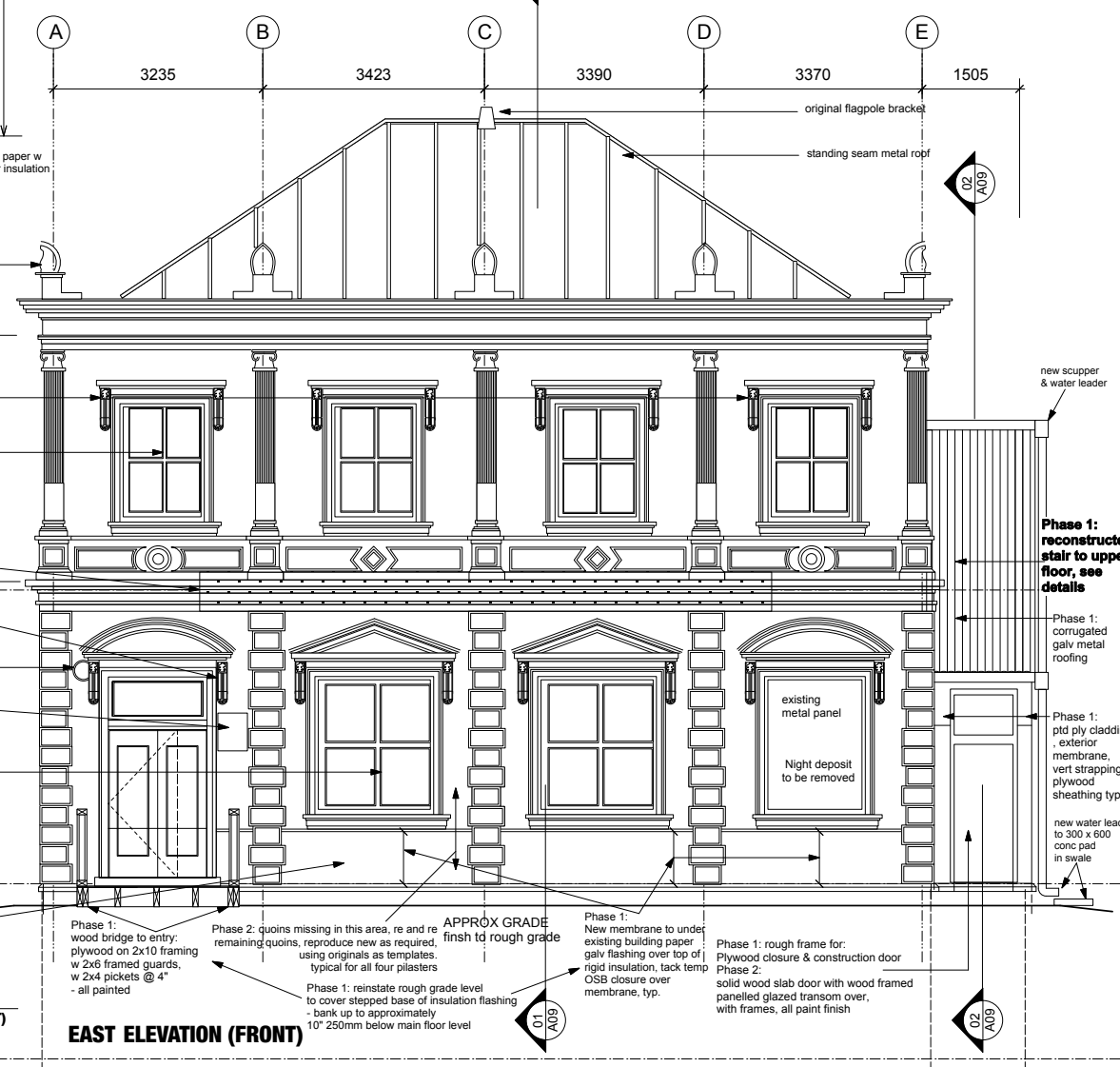
Proj. No. 2022- 12

A 07



WEST ELEVATION (REAR)

01 BUILDING ELEVATION WEST ELEVATION (REAR)



EAST ELEVATION (FRONT)

02 BUILDING ELEVATION EAST ELEVATION (FRONT)

NOTE: These Elevations are generally shown, for reference only, for Phase 2 work, NIC. Phase 1 work: generally below the Main Floor, and stair bay, are noted additionally.

100% DRAWING SET
FOR CONSTRUCTION

Phase 1 :
- Excavate to Foundations
- New Drains
- Refurbish Basement Exterior Walls
- Drain Rock Fill to Rough Grade

Phase 2 - NIC:
Restore Elevations Renovate Upper Floors

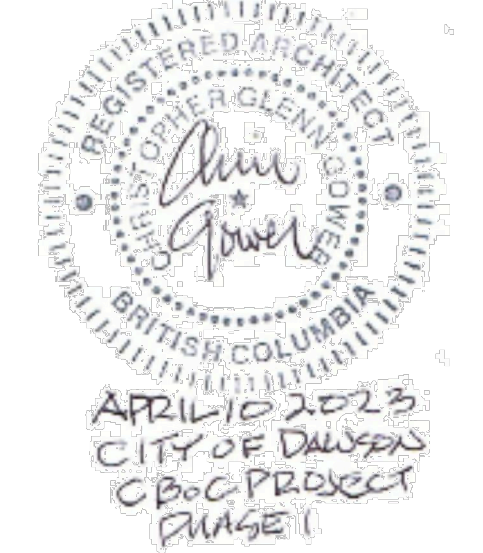


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Notes



ISSUES & REVISIONS

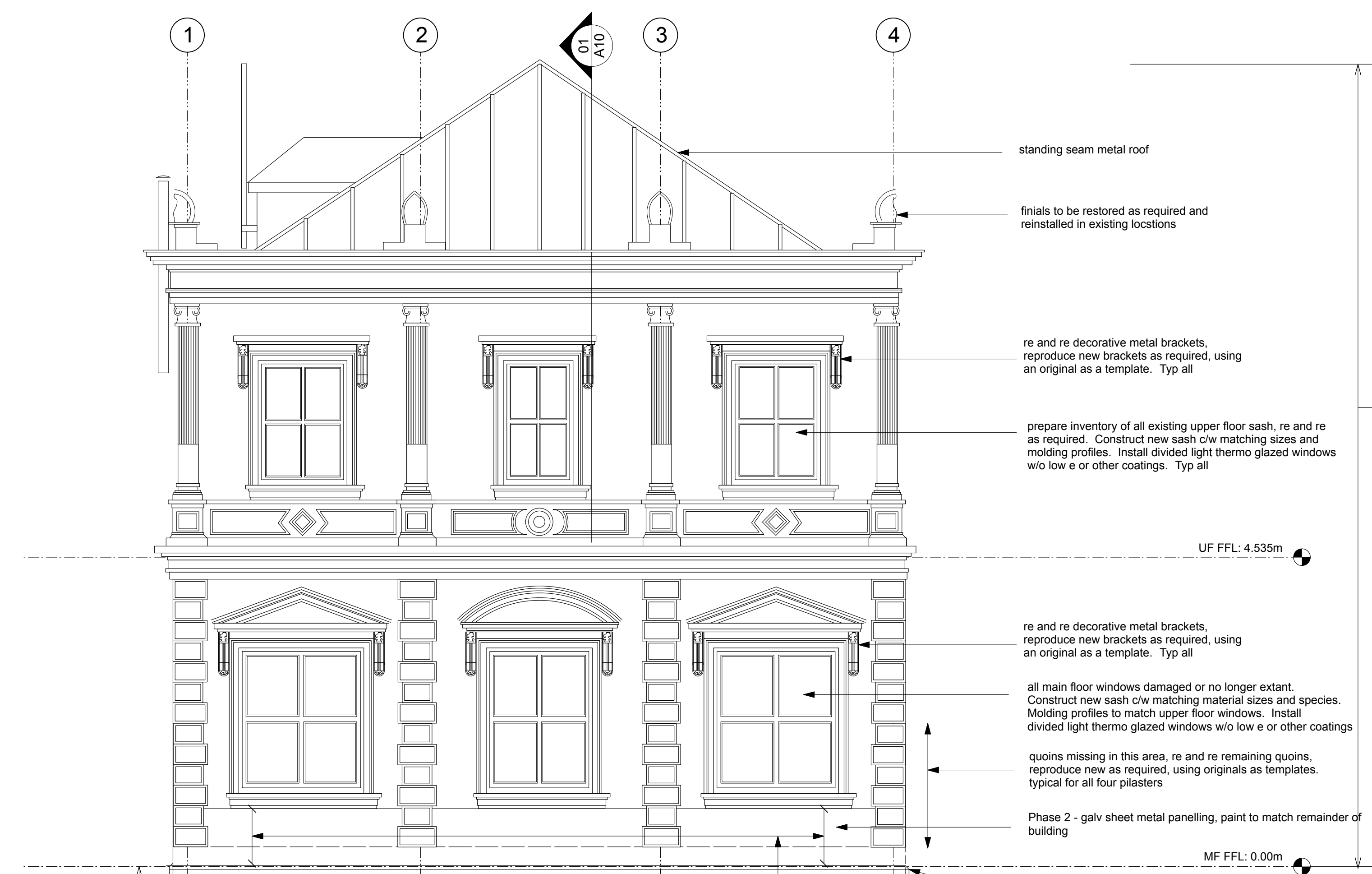
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Project Title
CANADIAN BANK OF COMMERCE NHS
Renovations & Restoration
LOT 1024, FRONT STREET
DAWSON CITY, YUKON

Drawing Title
NORTH & SOUTH ELEVATIONS

Scale	A 08	
Date		April 10, 2023
Drawn by		BK, CG
Proj. No. 2022- 12		



SOUTH ELEVATION (SIDE)

01 BUILDING ELEVATION SOUTH ELEVATION (SIDE)

Phase 1 : Excavate to Foundations New Drains Refurbish Basement Exterior Walls Drain Rock Fill to Rough Grade

APPROX GRADE finish to rough grade
 Phase 1: reinstate rough grade level to cover stepped insulation flashing - bank up to approximately 10" 250mm below main floor level with swale edge at us flashing
 Phase 1: New membrane to under existing building paper galv flashing over top of rigid insulation, tack temporary painted OSB closure over membrane, typ.

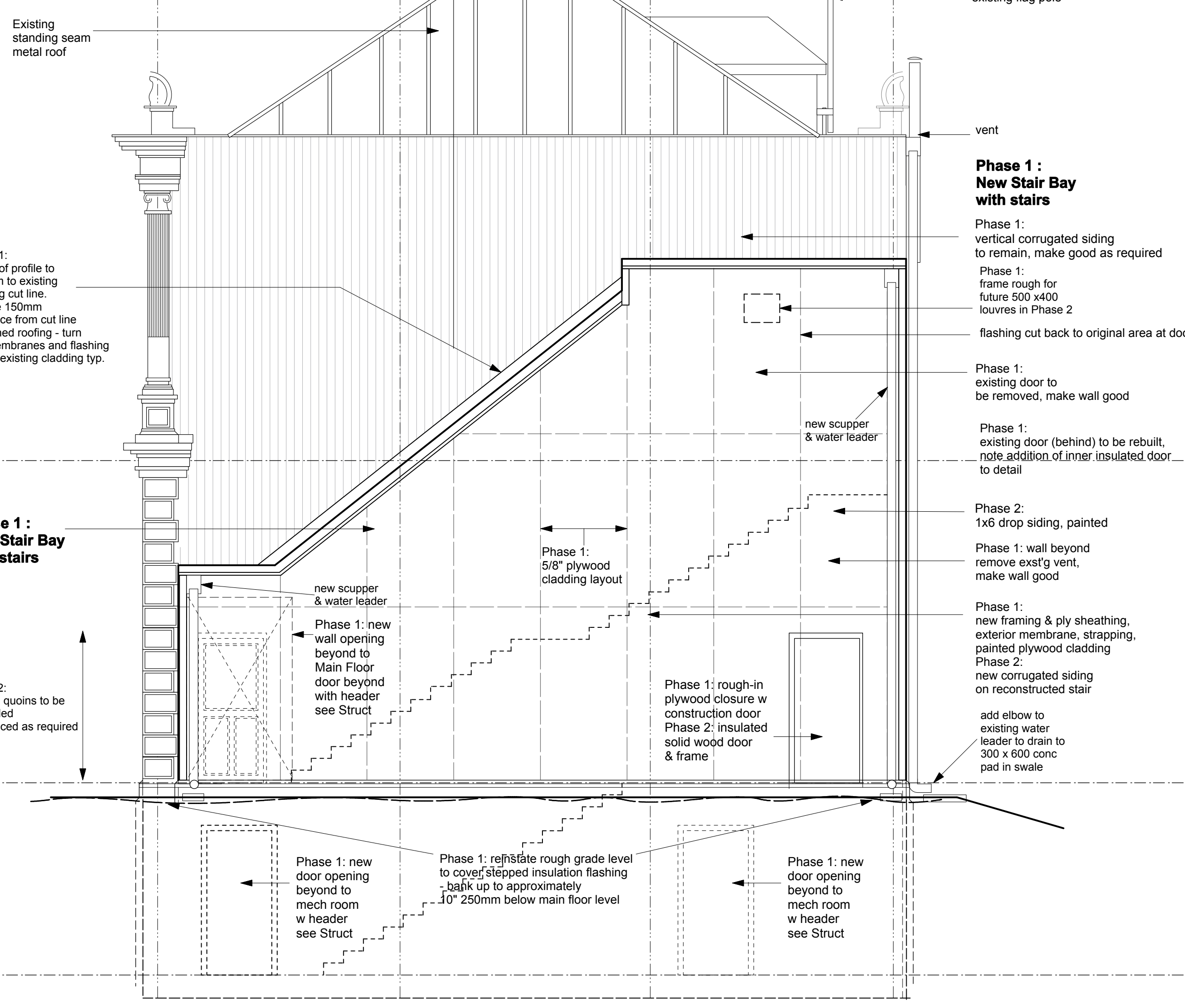
galv sheet metal flashing to extend below grade to cover drain mat and insulation - see details
 re and re decorative metal brackets, reproduce new brackets as required, using an original as a template. Typ all
 all main floor windows damaged or no longer extant. Construct new sash c/w matching material sizes and species. Molding profiles to match upper floor windows. Install divided light thermo glazed windows w/ low e or other coatings
 quoins missing in this area, re and re remaining quoins, reproduce new as required, using originals as templates, typical for all four pilasters
 Phase 2 - galv sheet metal panelling, paint to match remainder of building

Phase 2 - NIC: Restore Elevations Renovate Upper Floors

NOTE: These Elevations are generally shown, for reference only, for Phase 2 work, NIC. Phase 1 work: generally below the Main Floor, and stair bay are noted additionally.

100% DRAWING SET FOR CONSTRUCTION

Phase 2 - NIC: Restore Elevations Renovate Upper Floors



NORTH ELEVATION (SIDE)

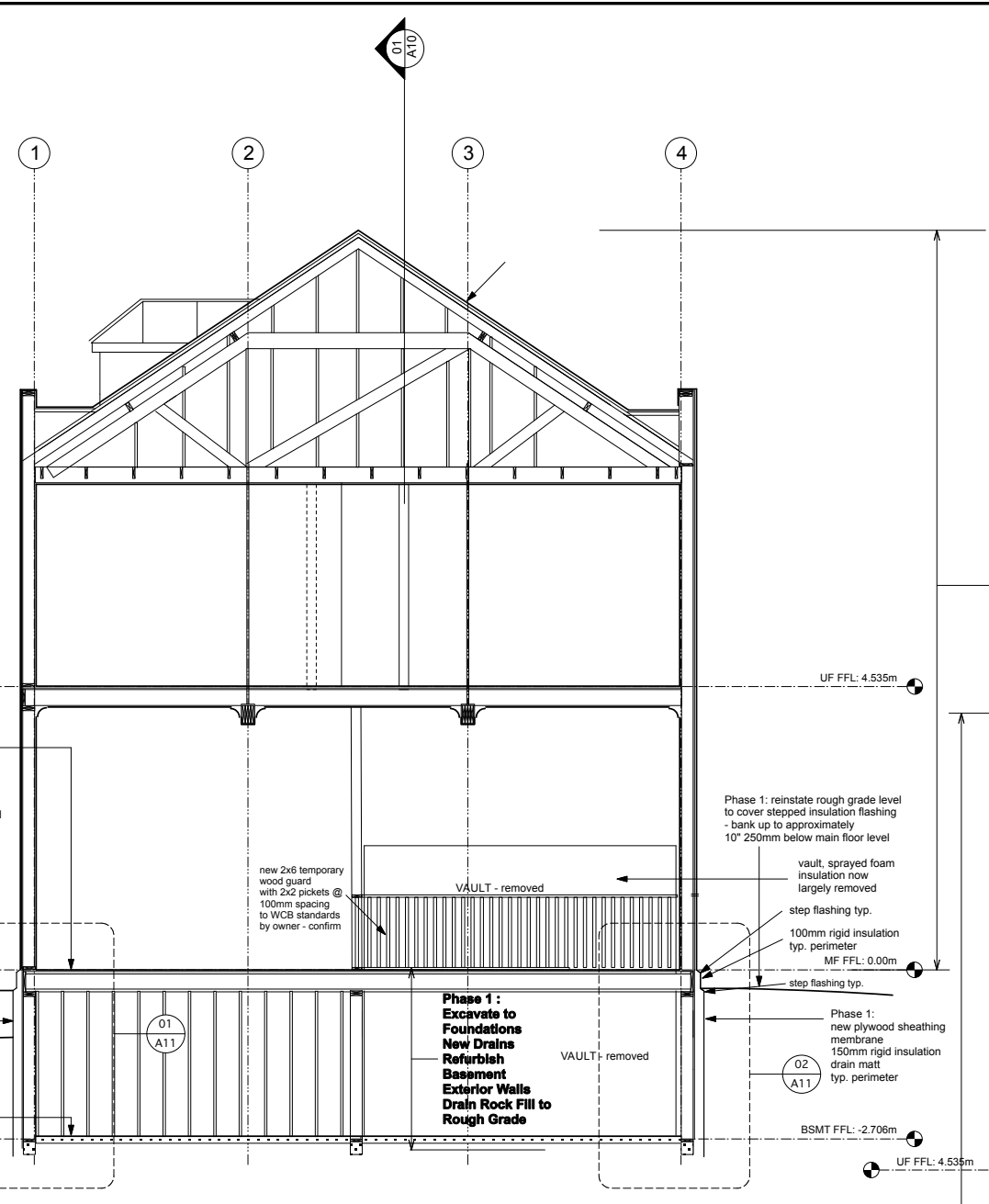
02 BUILDING ELEVATION NORTH ELEVATION (SIDE)

Phase 1 : Excavate to Foundations New Drains Refurbish Basement Exterior Walls Drain Rock Fill to Rough Grade

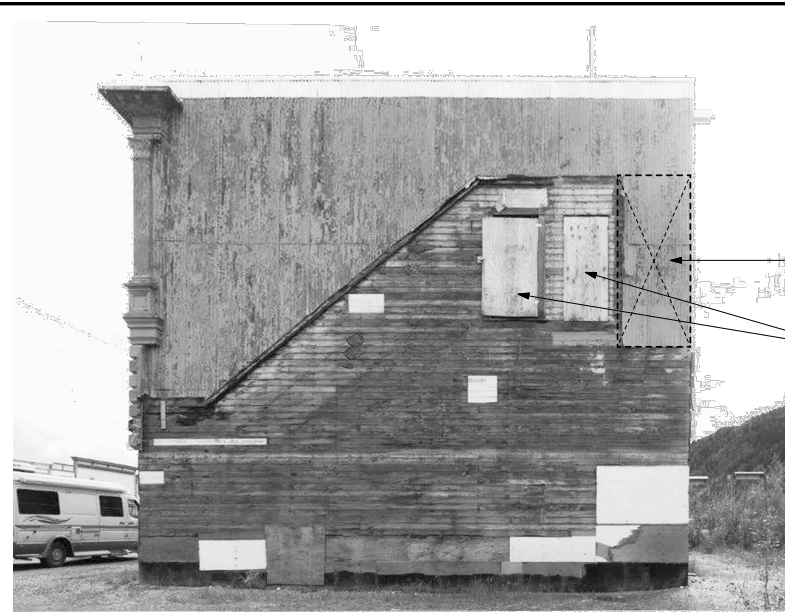
Phase 1 : New Stair Bay with stairs

Phase 1 : New Stair Bay with stairs

Phase 1 : New Stair Bay with stairs



01 BUILDING SECTION SOUTH SECTION (SIDE)
A09

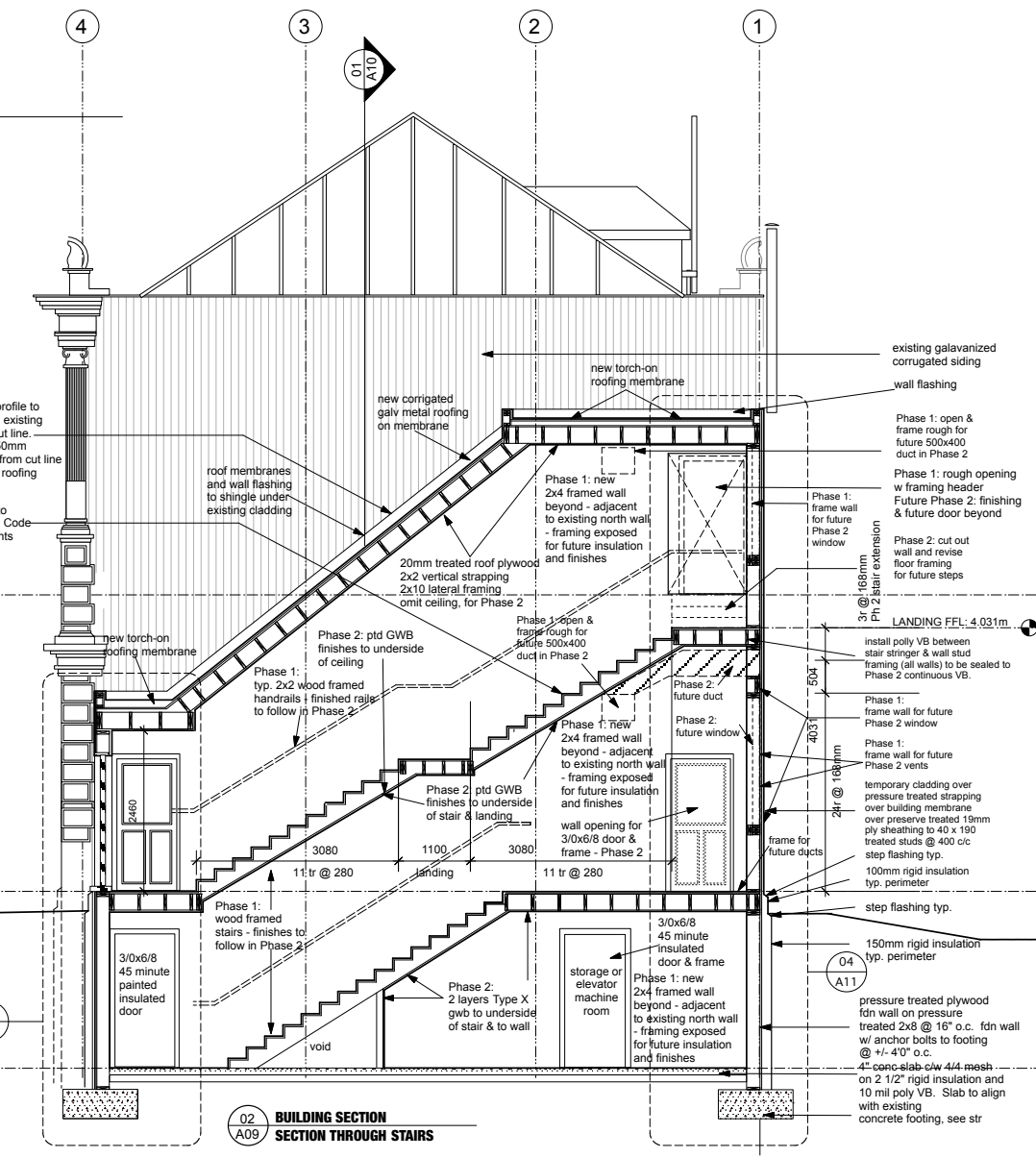


EXISTING NORTH WALL CONDITION

existing galvanized corrugated siding to be removed by owner wall to be opened with framing & header Phase 1
existing wall openings to be closed and made good with framing and plywood see Structural

Phase 2 - NIC: Restore Elevations Renovate Upper Floors

Second & Attic/Roof floor work Not in Contract, shown for Phase 2 reference only.
Main floor work Not in Contract, shown for Phase 2 reference only.
Basement floor work in Contract



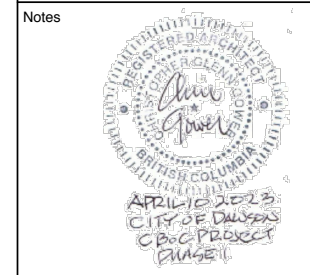
02 BUILDING SECTION SECTION THROUGH STAIRS
A09



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Project Title
CANADIAN BANK OF COMMERCE NHS LOT 1024, FRONT STREET DAWSON CITY, YUKON

Drawing Title
BUILDING CROSS SECTIONS 1

Scale	A 09	
Date		April 10, 2023
Drawn by		BK, CG
Proj. No.		2022- 12

NOTE: These building sections are generally shown, for reference only, for Phase 2 work, NIC. Phase 1 work: generally below the Main Floor, and stair bay are noted additionally.

100% DRAWING SET FOR CONSTRUCTION

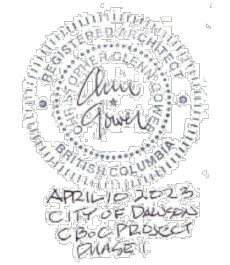


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ISSUES & REVISIONS

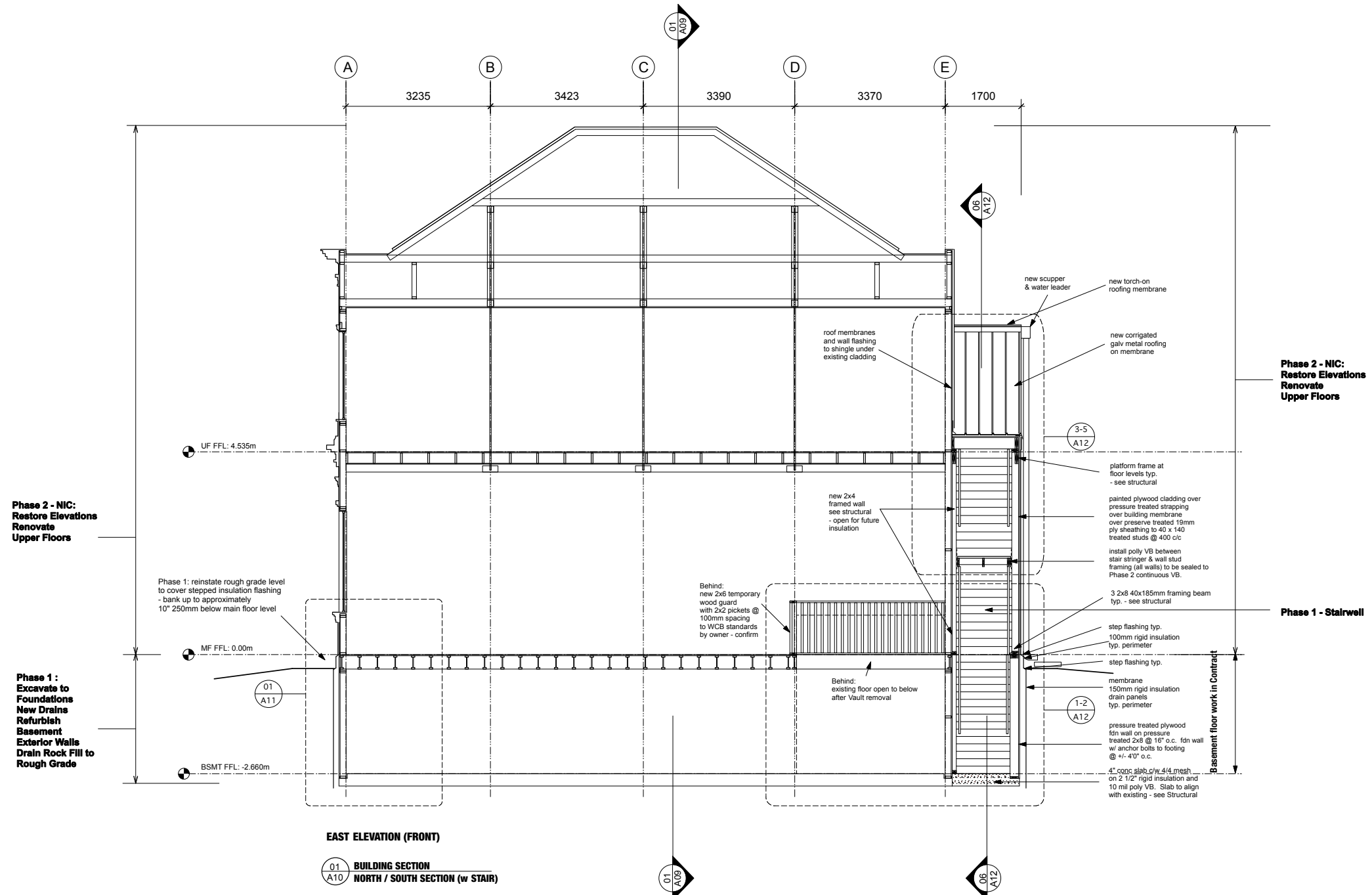
No.	Date	Description
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Project Title
CANADIAN BANK OF COMMERCE NHS
LOT 1024, FRONT STREET
DAWSON CITY, YUKON

Drawing Title
BUILDING CROSS SECTIONS 2

Scale	A 10	
Date		April 10, 2023
Drawn by		BK, CG
Proj. No.	2022-12	



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100% DRAWING SET
FOR CONSTRUCTION

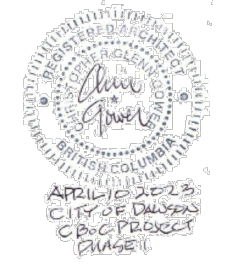


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ISSUES & REVISIONS

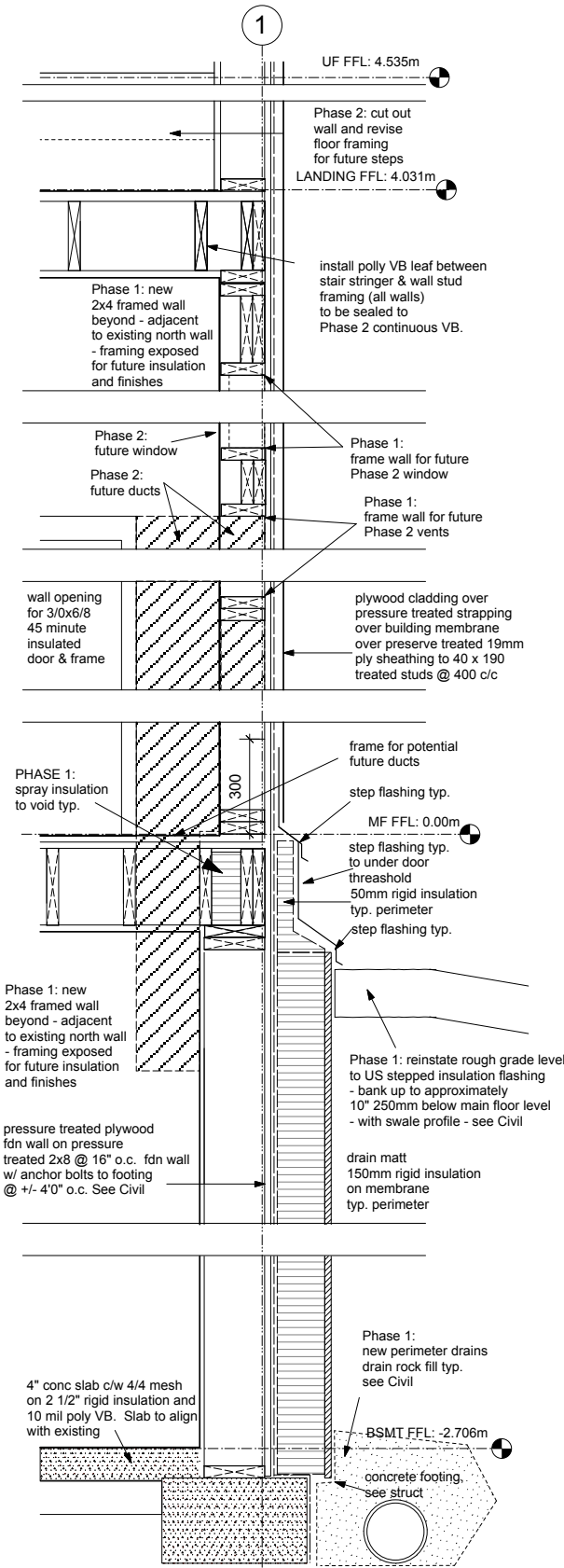
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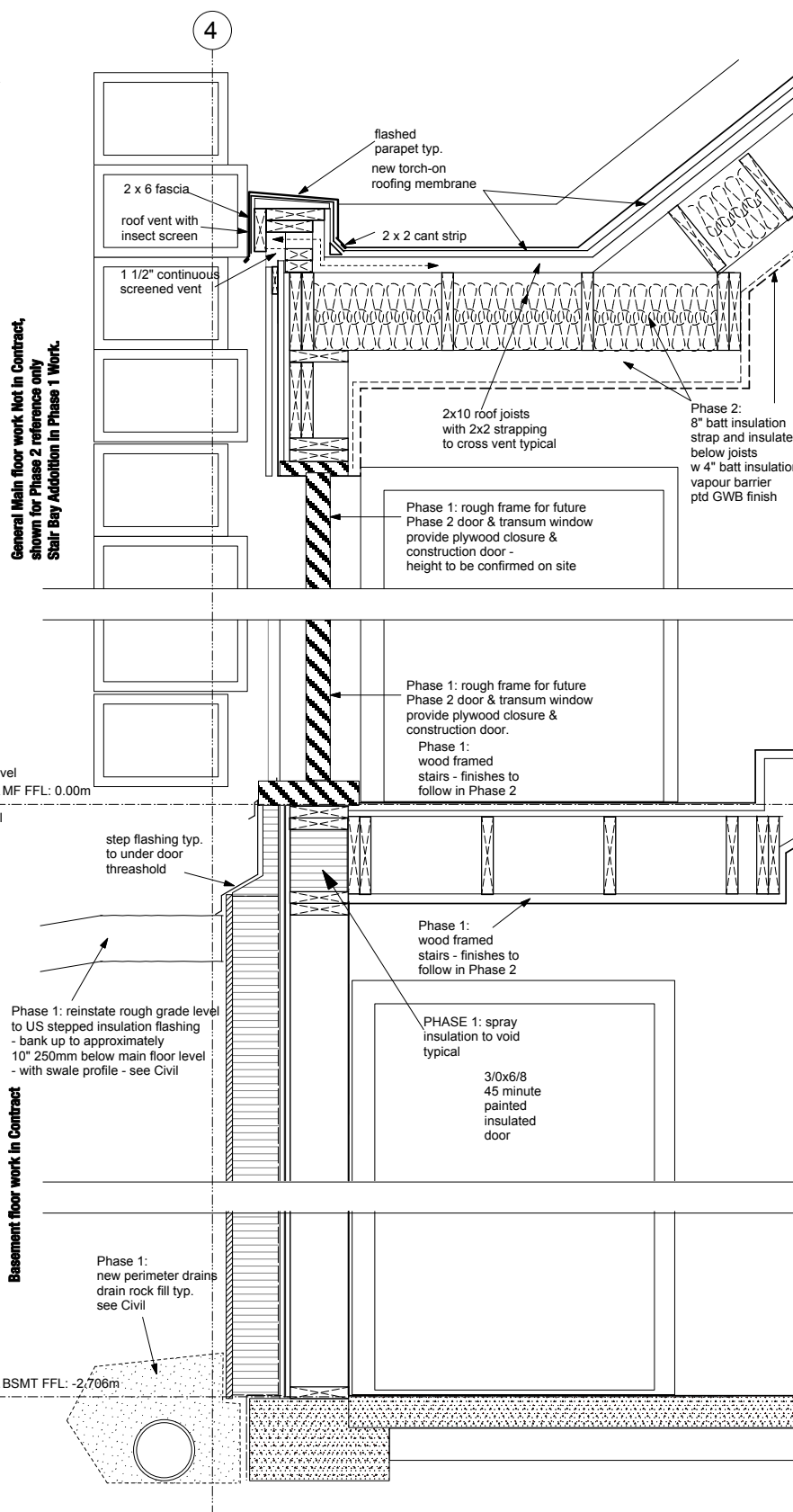
Project Title
CANADIAN BANK OF COMMERCE NHS
LOT 1024, FRONT STREET
DAWSON CITY, YUKON

Drawing Title
WALL SECTIONS / DETAILS 1

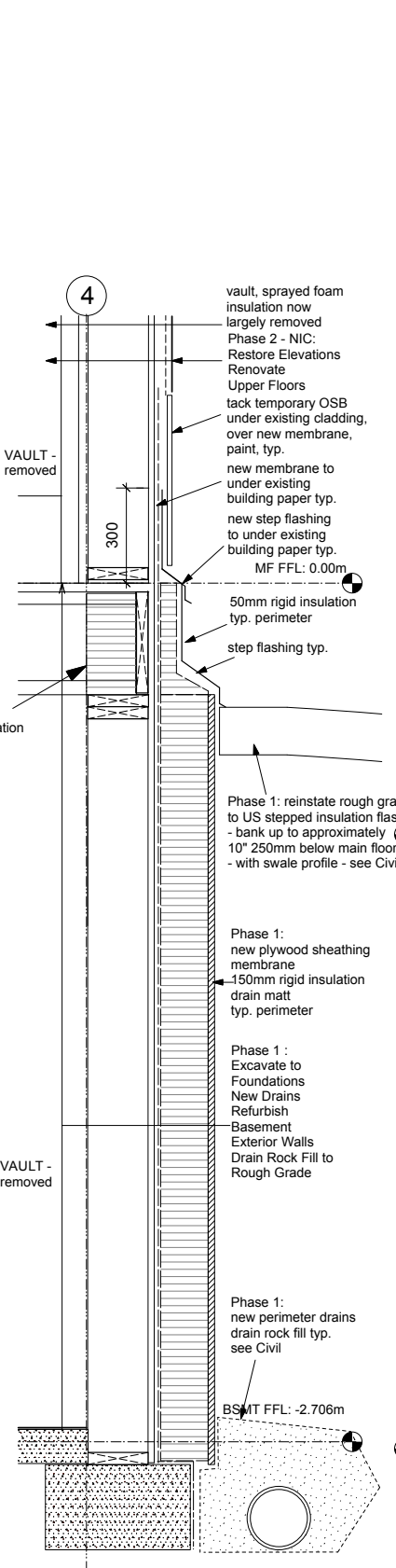
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Date	
Drawn by	
Proj. No.	



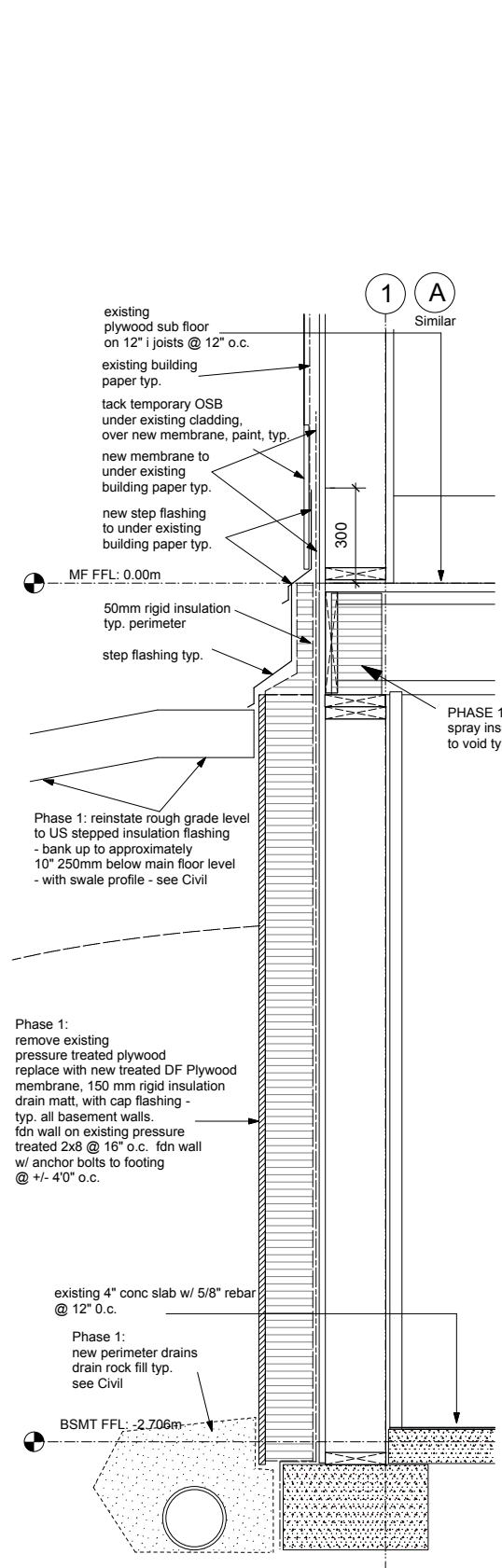
4 DETAIL @ BASEMENT WALL WEST STAIR BAY WALL



3 DETAIL @ BASEMENT WALL EAST STAIR BAY WALL



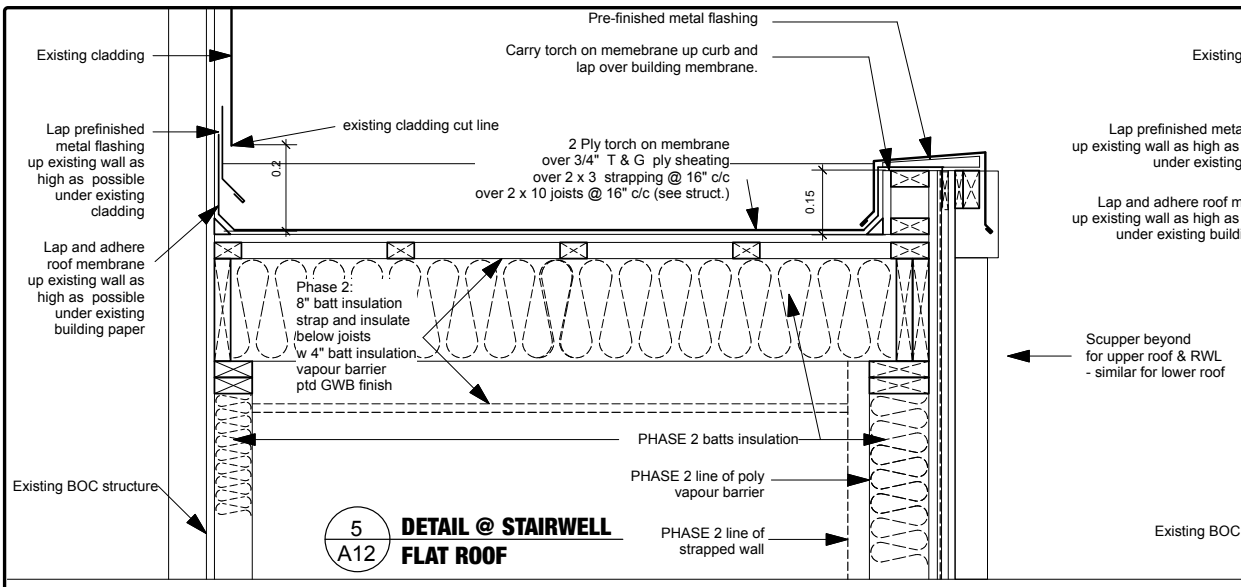
2 DETAIL @ BASEMENT WALL EAST WALL



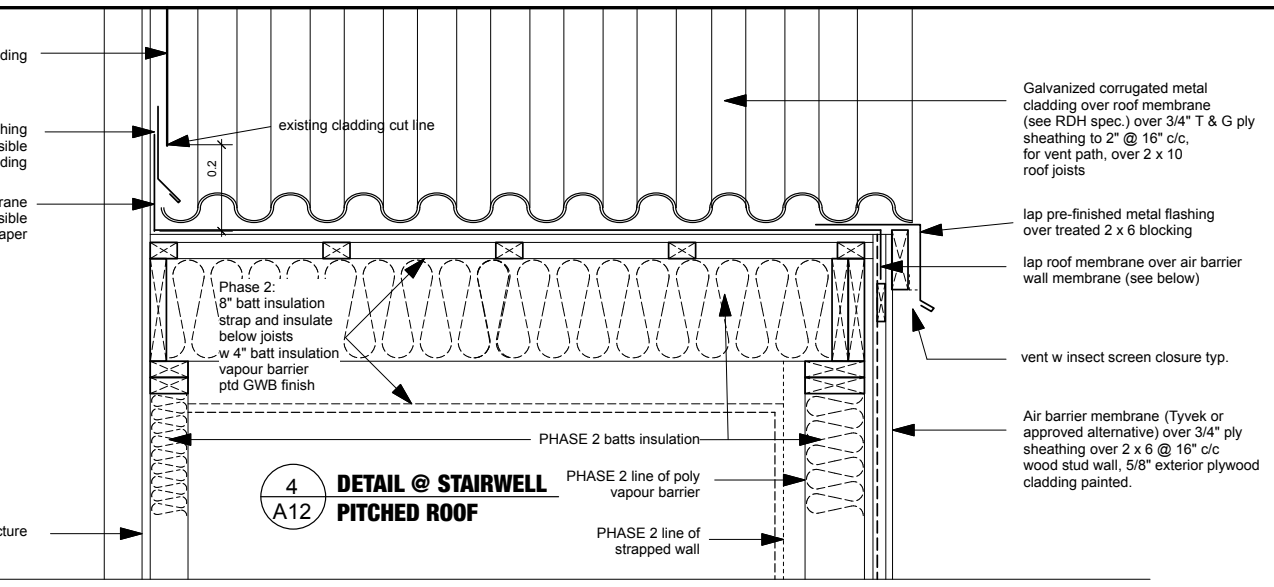
1 DETAIL @ BASEMENT WALL WEST WALL

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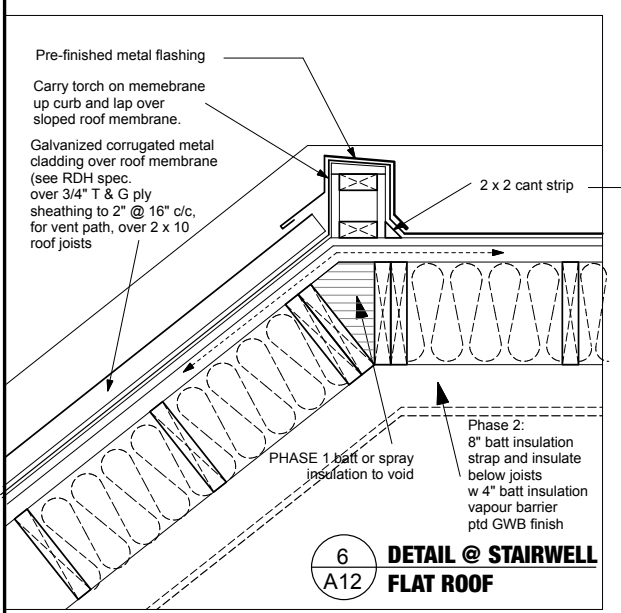
100% DRAWING SET
ISSUED FOR CONSTRUCTION



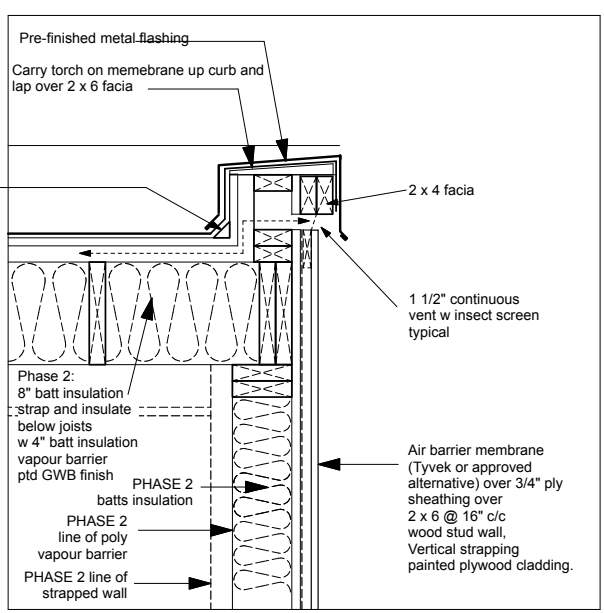
5 DETAIL @ STAIRWELL FLAT ROOF
A12



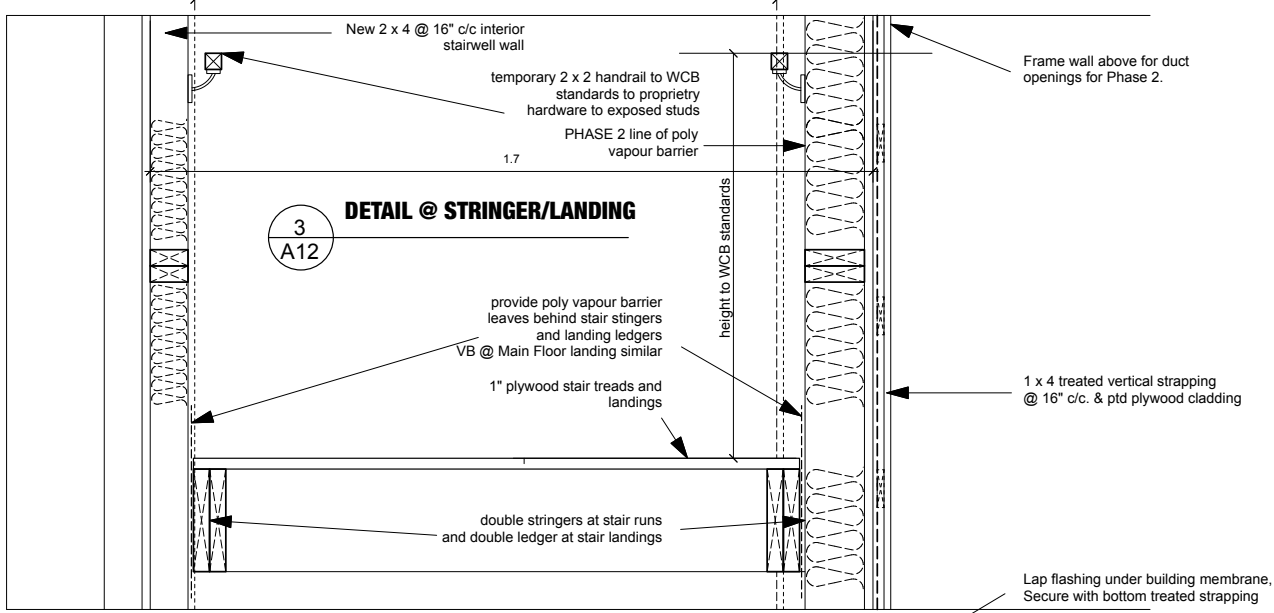
4 DETAIL @ STAIRWELL PITCHED ROOF
A12



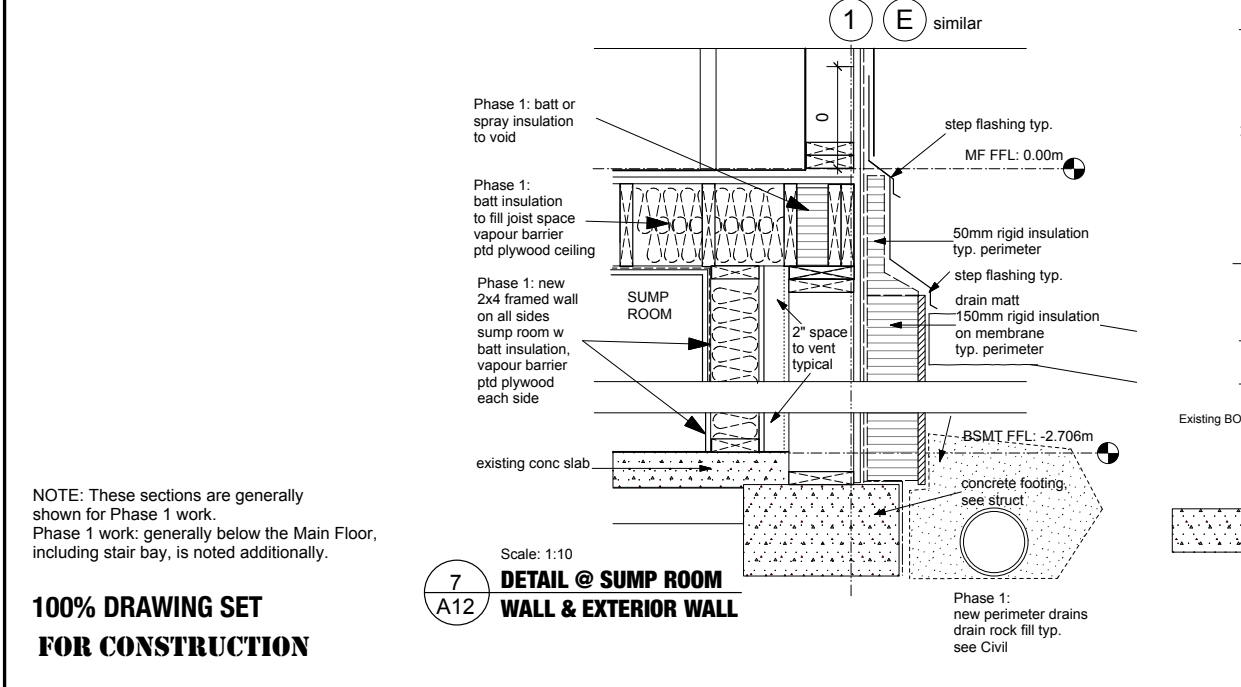
6 DETAIL @ STAIRWELL FLAT ROOF
A12



1 E similar



3 DETAIL @ STRINGER/LANDING
A12



7 DETAIL @ SUMP ROOM WALL & EXTERIOR WALL
A12

100% DRAWING SET FOR CONSTRUCTION

NOTE: These sections are generally shown for Phase 1 work. Phase 1 work: generally below the Main Floor, including stair bay, is noted additionally.

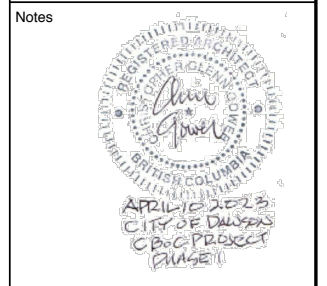
Scale: 1:10



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Project Title
CANADIAN BANK OF COMMERCE NHS
LOT 1024, FRONT STREET
DAWSON CITY, YUKON

Drawing Title
STAIRWELL DETAILS

Scale	1 1/2" = 1' 0"	A 12
Date	April 10, 2023	
Drawn by	BK CG	
Proj. No.	2022- 12	



N. A. JACOBSEN, P.Eng.
 CIVIL ENGINEERING CONSULTANT
 Whitehorse, Yukon

Notes



PERMIT TO PRACTICE
 Signature: *N.A. Jacobsen*
 Date: *06/02/23*
PERMIT NUMBER: #P005
 Association of Professional Engineers of Yukon

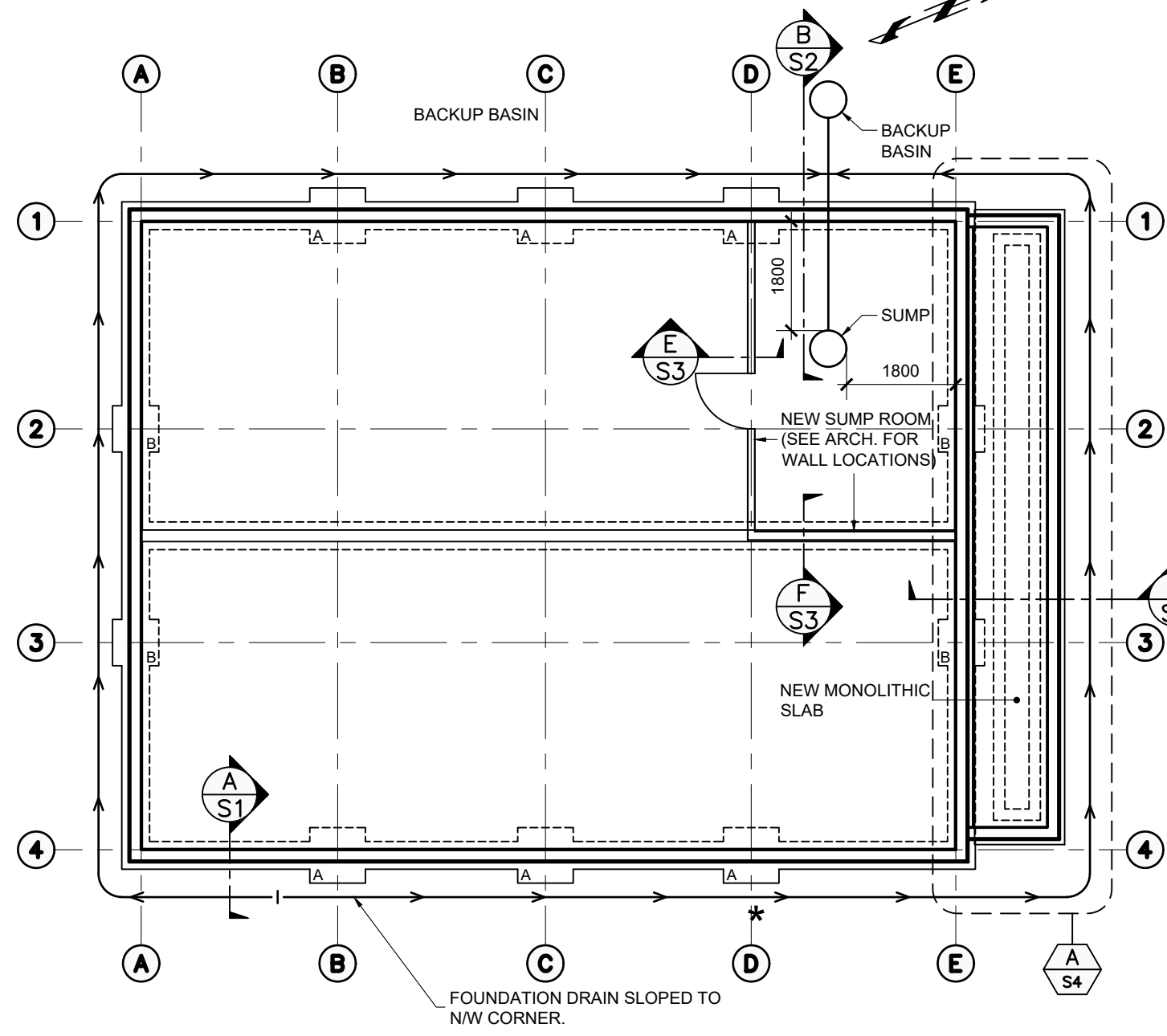
ISSUES & REVISIONS		
No.	Date	Description
04	APR.06/2023	Issued for Tender
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02	FEB.28/2023	Issued for 80% review
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Project Title
CANADIAN BANK OF COMMERCE NHS
 Renovations & Restoration
 LOT 1024, FRONT STREET
 DAWSON CITY, YUKON

Drawing Title
FOUNDATION DRAIN PLAN

Scale	As shown	S1
Date	APR. 6, 2023	
Drawn	N.A.J.	
Proj. No.		

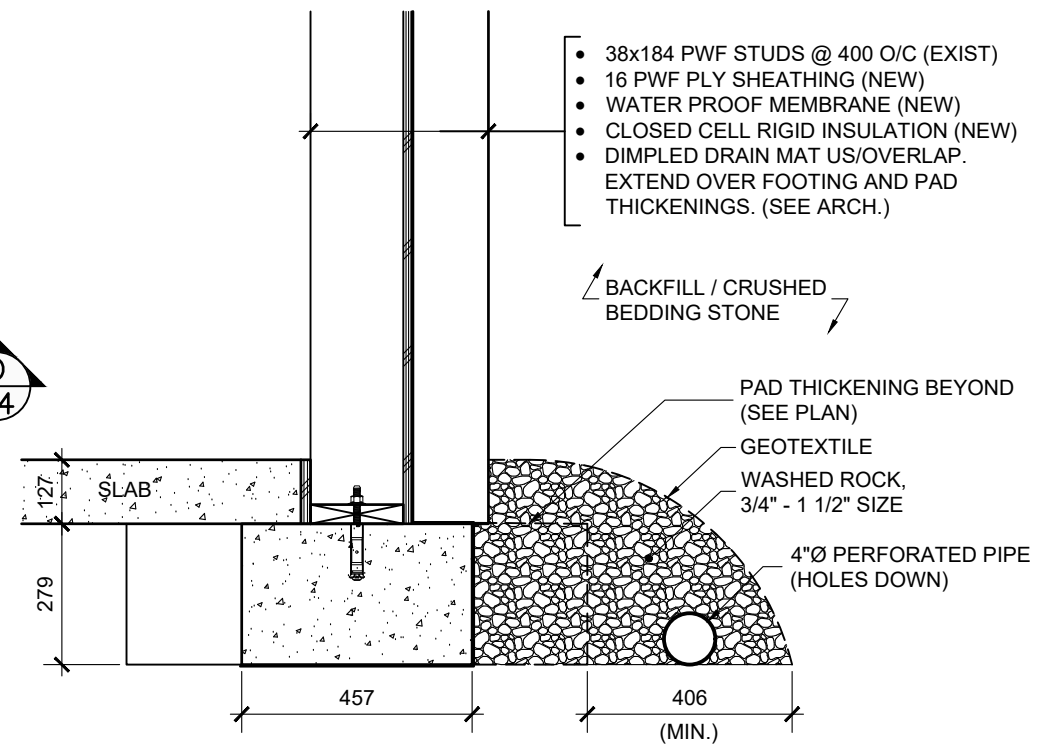
○ STORM MANHOLE ON DIKE



PAD THICKENING:
 TYPE A - 915 x 915
 TYPE B - 762 x 762

* PIPE INVERT AT THIS LOCATION TO BE FLUSH WITH BOTTOM OF FOOTING TO AVOID INTERFERENCE WITH POSSIBLE FUTURE SERVICE ENTRY.

FOUNDATION DRAIN PLAN
 SCALE: 1:100



FOUNDATION, TYP.
 SCALE: 1 : 15

- 38x184 PWF STUDS @ 400 O/C (EXIST)
- 16 PWF PLY SHEATHING (NEW)
- WATER PROOF MEMBRANE (NEW)
- CLOSED CELL RIGID INSULATION (NEW)
- DIMPLED DRAIN MAT US/OVERLAP. EXTEND OVER FOOTING AND PAD THICKENINGS. (SEE ARCH.)

BACKFILL / CRUSHED BEDDING STONE

PAD THICKENING BEYOND (SEE PLAN)
 GEOTEXTILE
 WASHED ROCK, 3/4" - 1 1/2" SIZE

4"Ø PERFORATED PIPE (HOLES DOWN)



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 Whitehorse, Yukon

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PERMIT NUMBER: PP005
 Association of Professional Engineers of Yukon

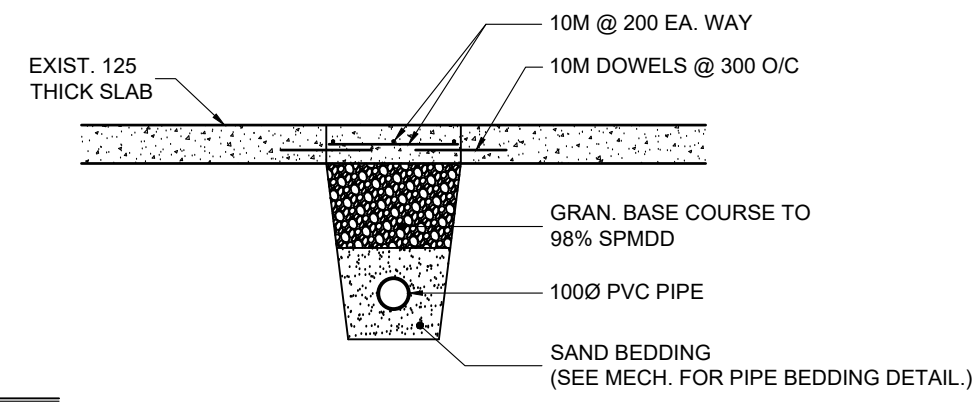
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Project Title
CANADIAN BANK OF COMMERCE NHS
 Renovations & Restoration
 LOT 1024, FRONT STREET
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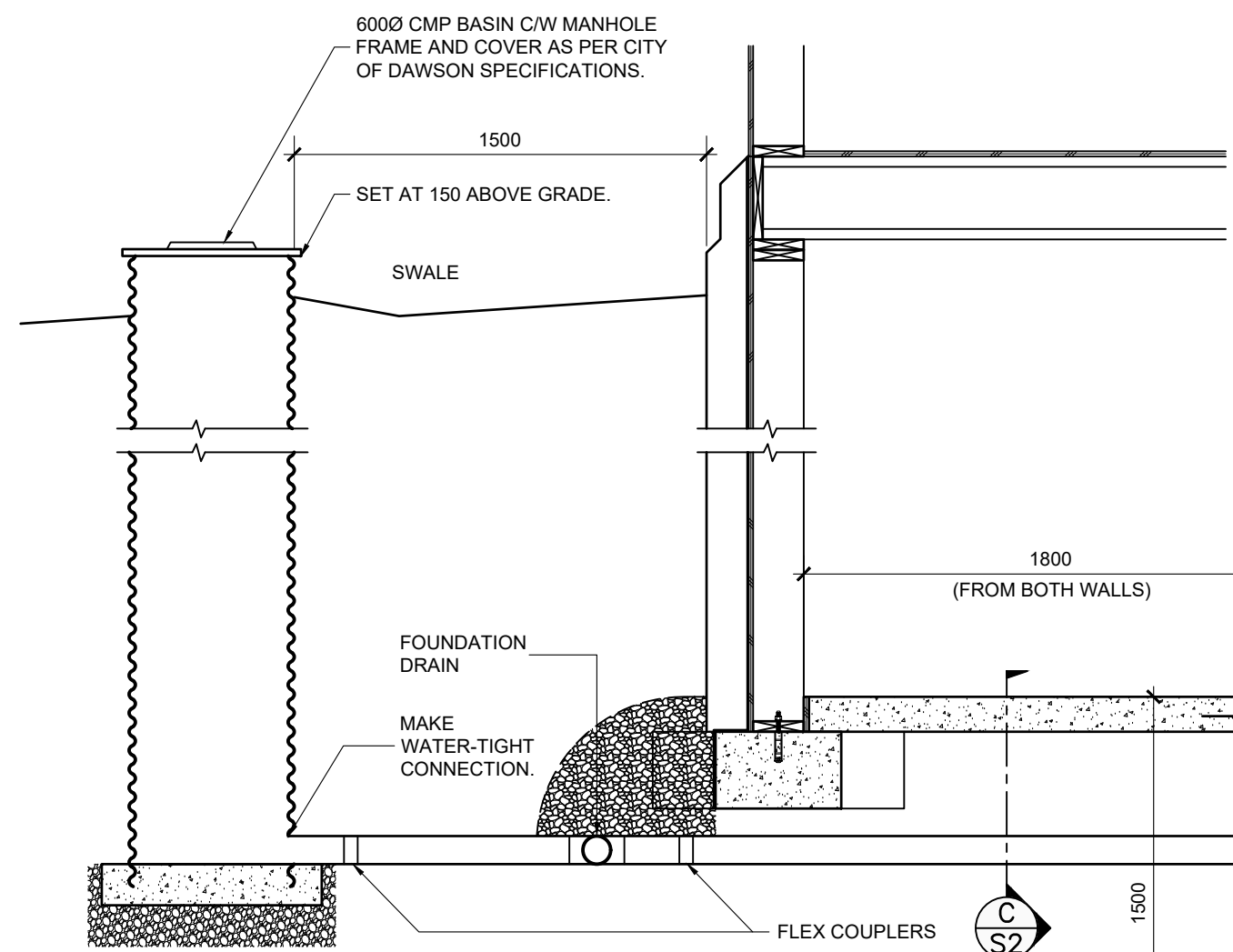
Drawing Title
SUMP DETAILS

Scale	As shown	S2
Date	APR. 6, 2023	
Drawn	N.A.J.	
Proj. No.		



C
S2

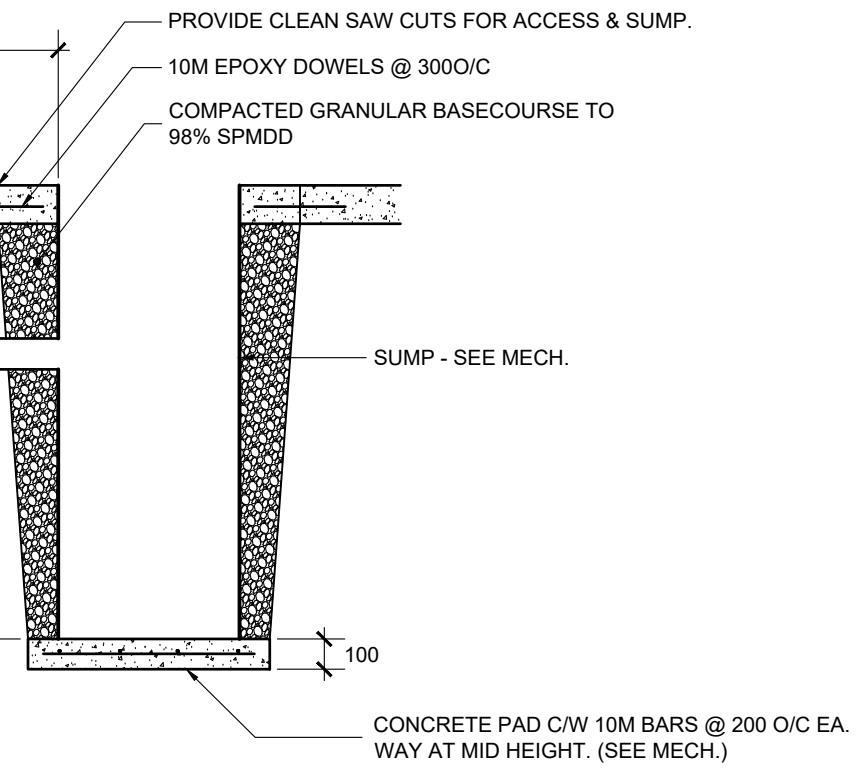
DRAIN LINE
 SCALE: 1 : 25
 REPAIR DETAIL FOR TRENCH
 (SIMILAR FOR REPAIR AROUND THE SUMP)



BASE PREP FOR BACKUP BASIN:
 MIN. 150 THICK BASE COURSE
 GRAVEL COMPACTED & UNDER
 150 THICK CONCRETE. CMP TO
 BE SET INTO CONCRETE.

B
S1

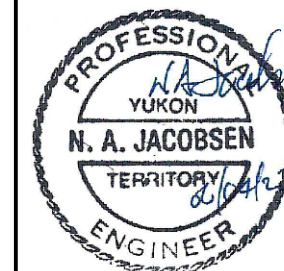
SUMP SECTION
 SCALE: 1 : 25





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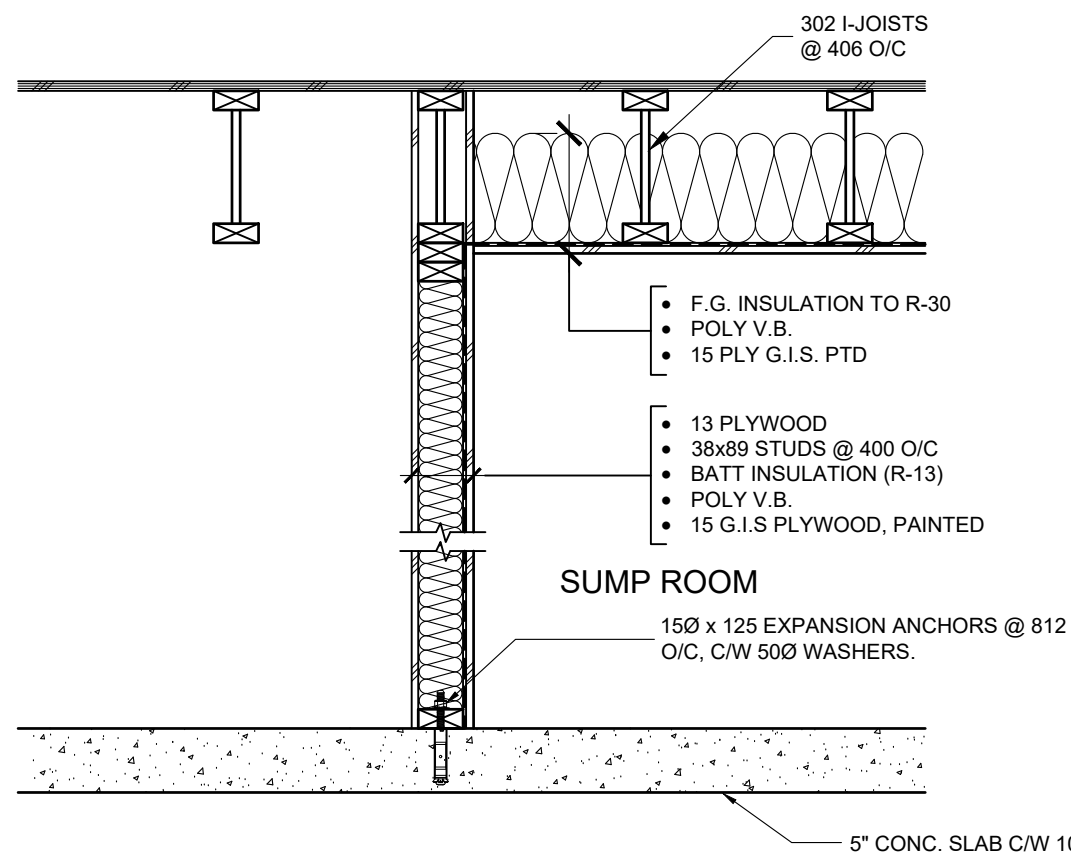
ISSUES & REVISIONS

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01	FEB.22/2023	Preliminary - 60% review drawing set DRAFT

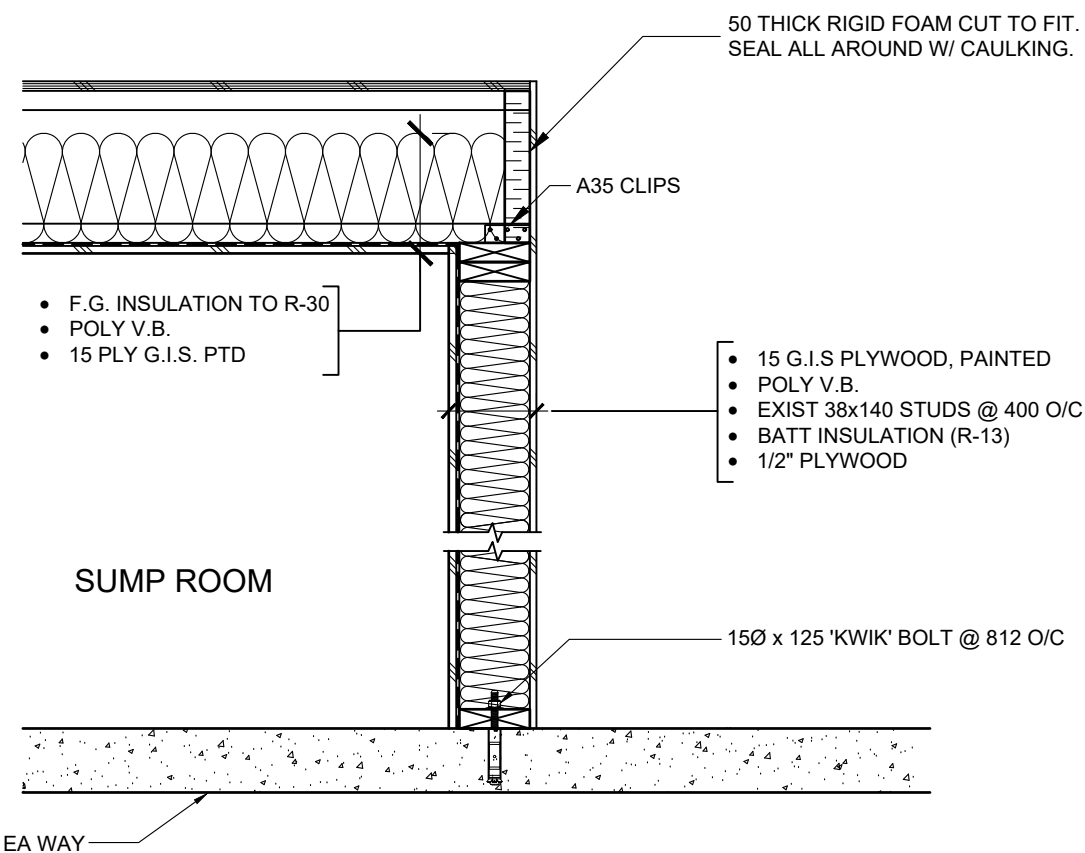
Project Title
CANADIAN BANK OF COMMERCE NHS
 Renovations & Restoration
 LOT 1024, FRONT STREET
 DAWSON CITY, YUKON

Drawing Title
SUMP ROOM SECTIONS

Scale	As shown	S3
Date	APR. 6, 2023	
Drawn	N.A.J.	
Proj. No.		



E
S1 — **E/W SUMP ROOM WALL**
 SCALE: 1 : 15

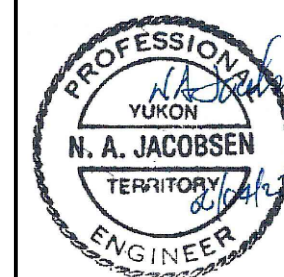


F
S1 — **N/S SUMP ROOM WALL**
 SCALE: 1 : 15



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Project Title
CANADIAN BANK OF COMMERCE NHS
 Renovations & Restoration
 LOT 1024, FRONT STREET
 DAWSON CITY, YUKON

Drawing Title
STAIR BAY DETAILS

Scale

As shown

Date

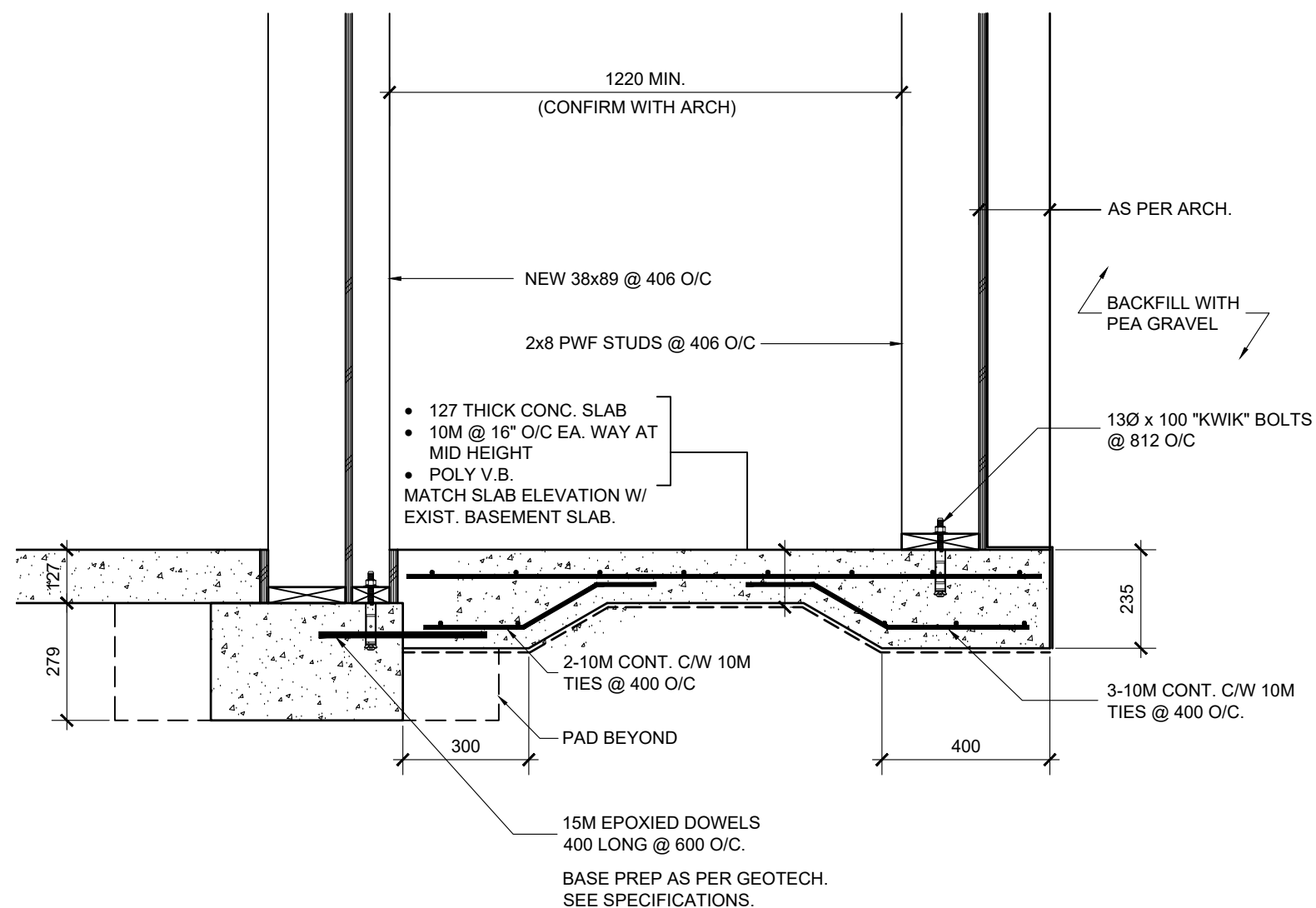
APR. 6, 2023

Drawn

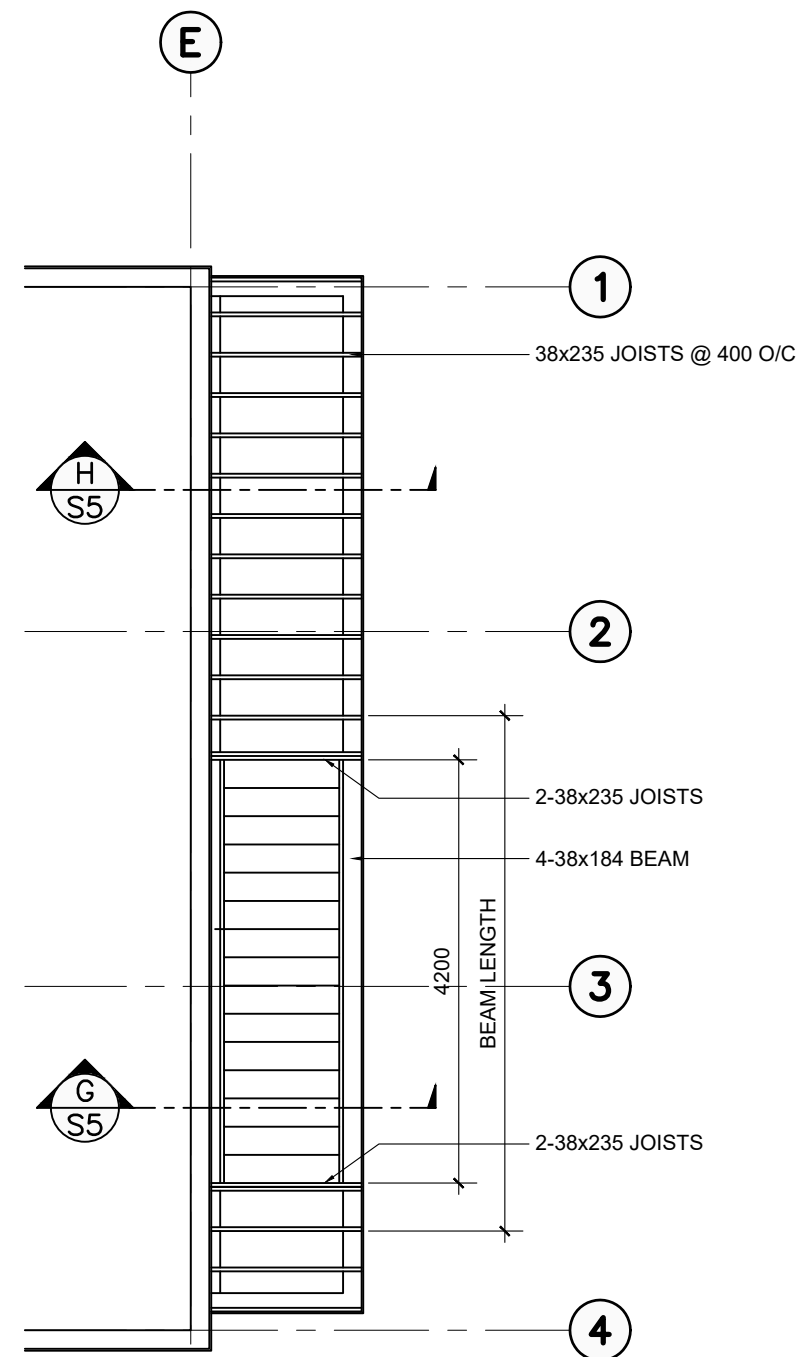
N.A.J.

Proj. No.

S4



D
S1 **STAIR BAY FOUNDATION**
 SCALE: 1 : 15



A
S1 **STAIR BAY AT MAIN FLOOR LEVEL**
 SCALE: 1:75



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 Whitehorse, Yukon

Notes



PERMIT TO PRACTICE
 Signature: *N.A. Jacobsen*
 Date: *02/02/23*
PERMIT NUMBER: PP005
 Association of Professional Engineers of Yukon

ISSUES & REVISIONS

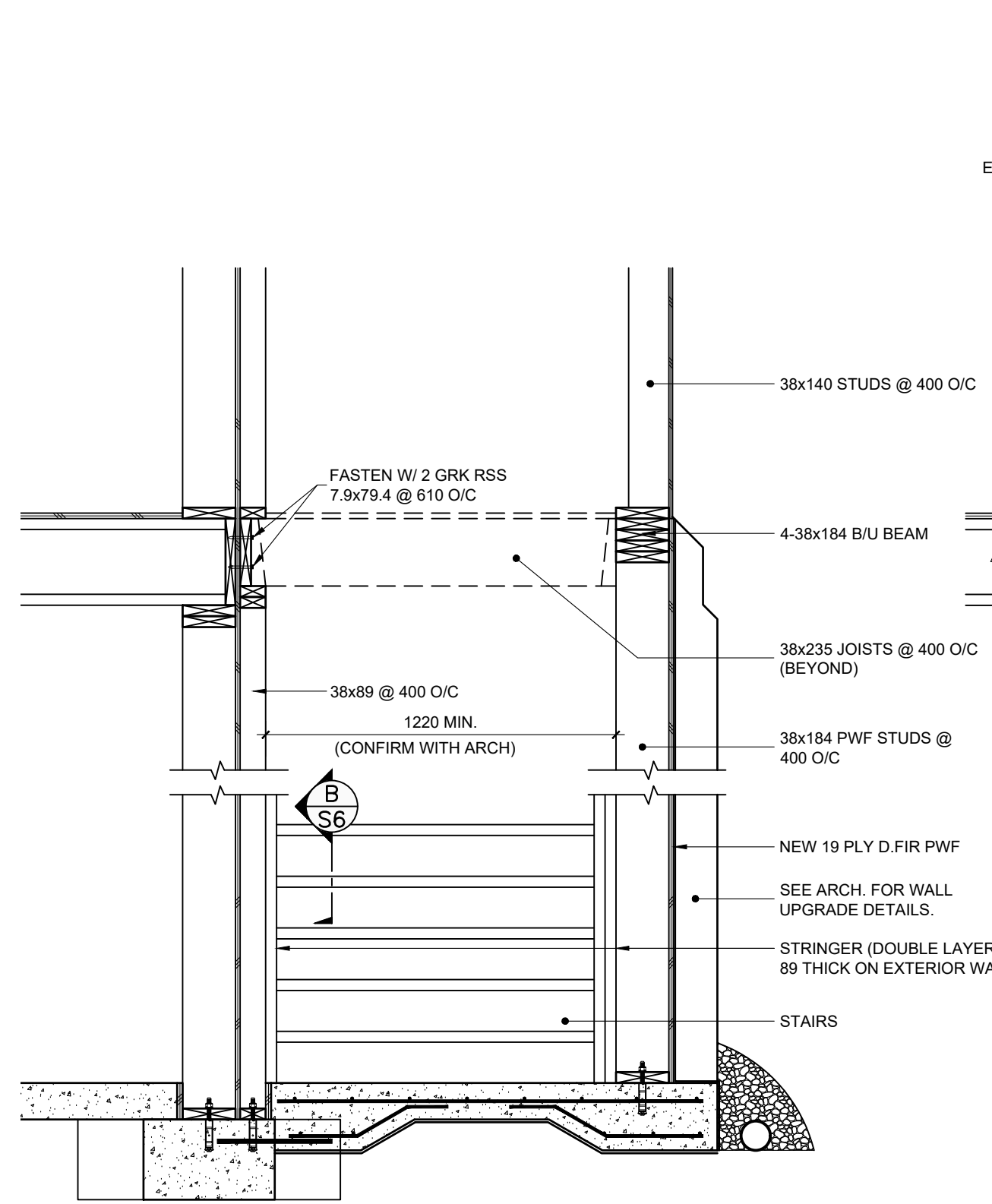
No.	Date	Description
04	APR.06/2023	Issued for Tender
03	MAR.21/2023	Issued for 100% review
02	FEB.28/2023	Issued for 80% review
01	FEB.22/2023	Preliminary - 60% review drawing set DRAFT

Project Title
CANADIAN BANK OF COMMERCE NHS
 Renovations & Restoration
 LOT 1024, FRONT STREET
 DAWSON CITY, YUKON

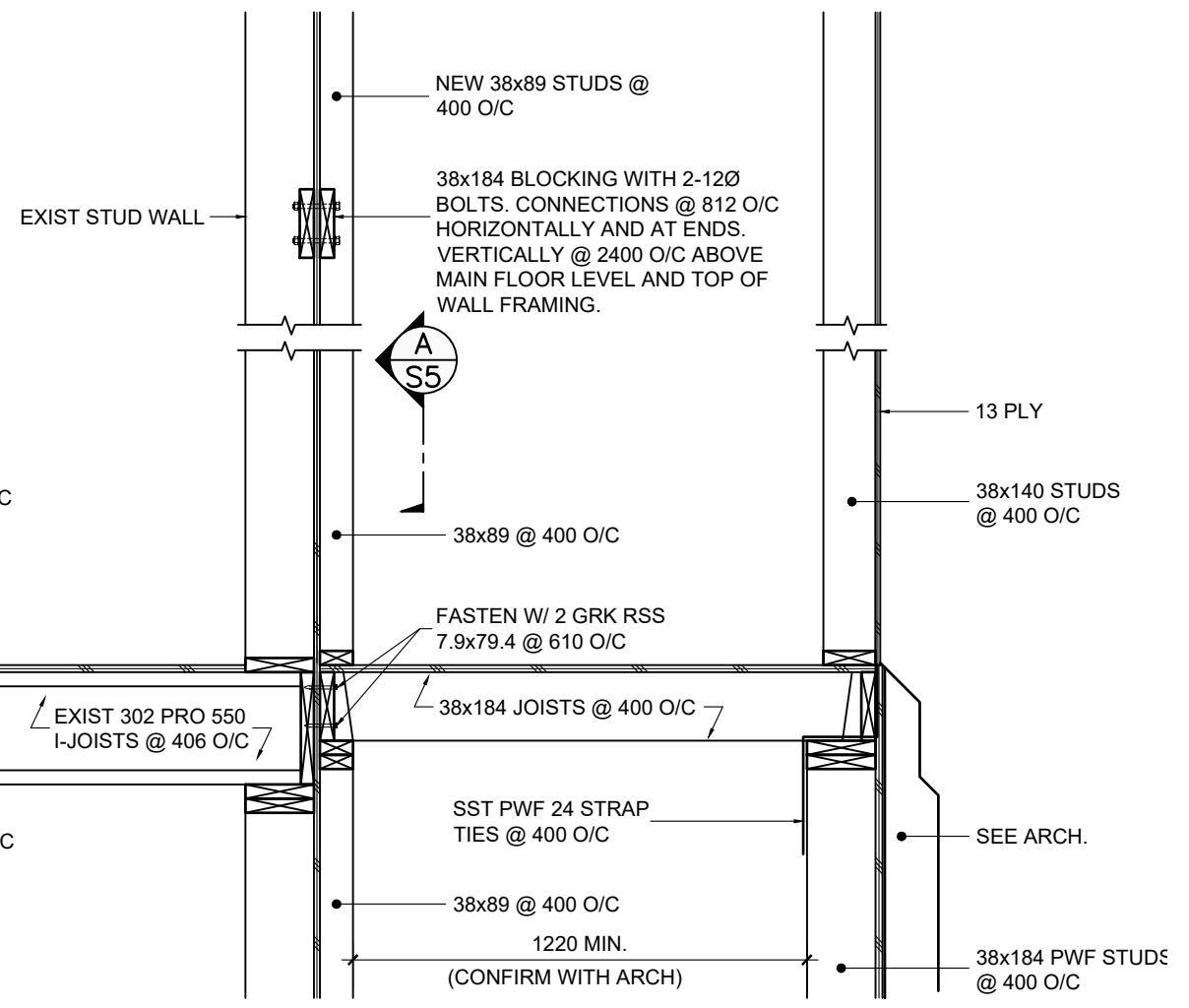
Drawing Title
STAIR BAY DETAILS

Scale: As shown
 Date: APR. 6, 2023
 Drawn: N.A.J.
 Proj. No.

S5

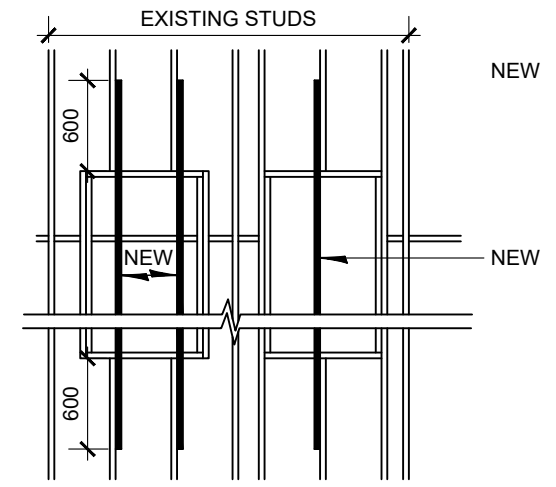


G S4 STAIR BAY SECTION - LOWER FLOOR
 SCALE: 1 : 20

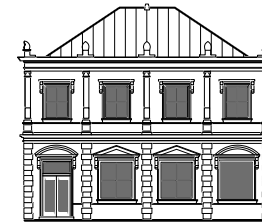


A S5 INFILL DETAIL FOR TWO OPENINGS ON SECOND FLOOR LEVEL
 SCALE: 1 : 50

H S4 STAIR BAY SECTION - MAIN FLOOR
 SCALE: 1 : 20

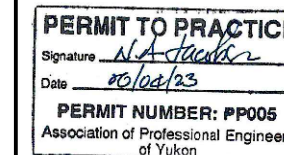
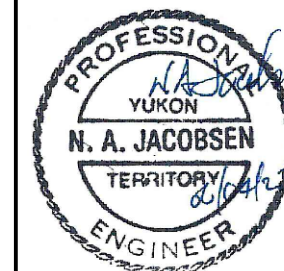


- TEMPORARILY REMOVE STEEL BRACING TO ALLOW FOR CONSTRUCTION.
- CUT TOP & BOTTOM PLATES TO ALLOW FOR INSTALLATION OF NEW PIECES FASTENED TO EXISTING STUDS UPPER & BELOW.
- REMOVE EXISTING PLYWOOD AND REPLACE WITH NEW 19mm PLY.



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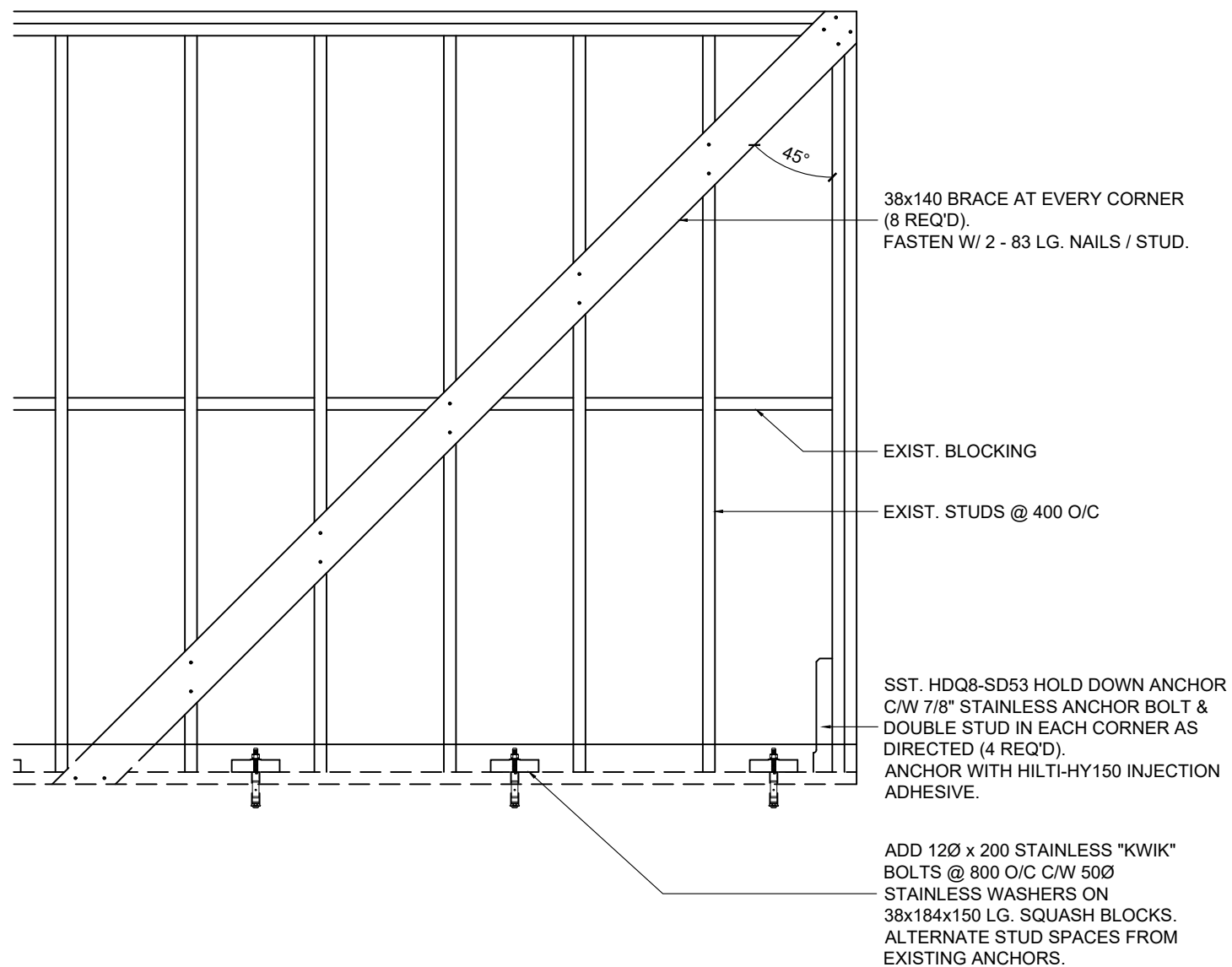
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CANADIAN BANK OF COMMERCE NHS
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 DAWSON CITY, YUKON

Drawing Title
BASEMENT INTERIOR STRUCTURAL UPGRADES

Scale	As shown	S6
Date	APR. 6, 2023	
Drawn	N.A.J.	
Proj. No.		



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S5

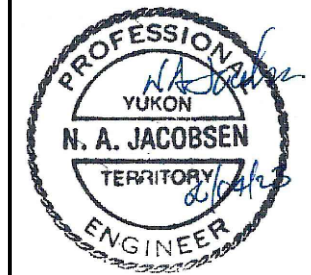
BASEMENT INTERIOR STRUCTURAL UPGRADES

SCALE: 1 : 20



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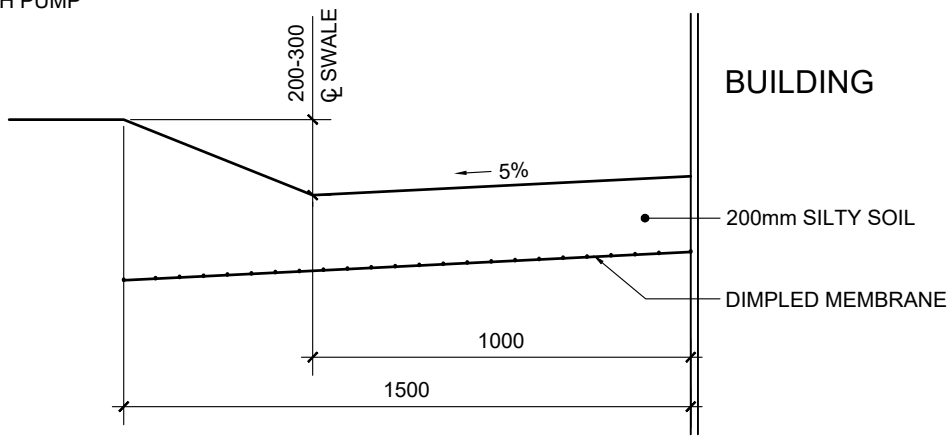
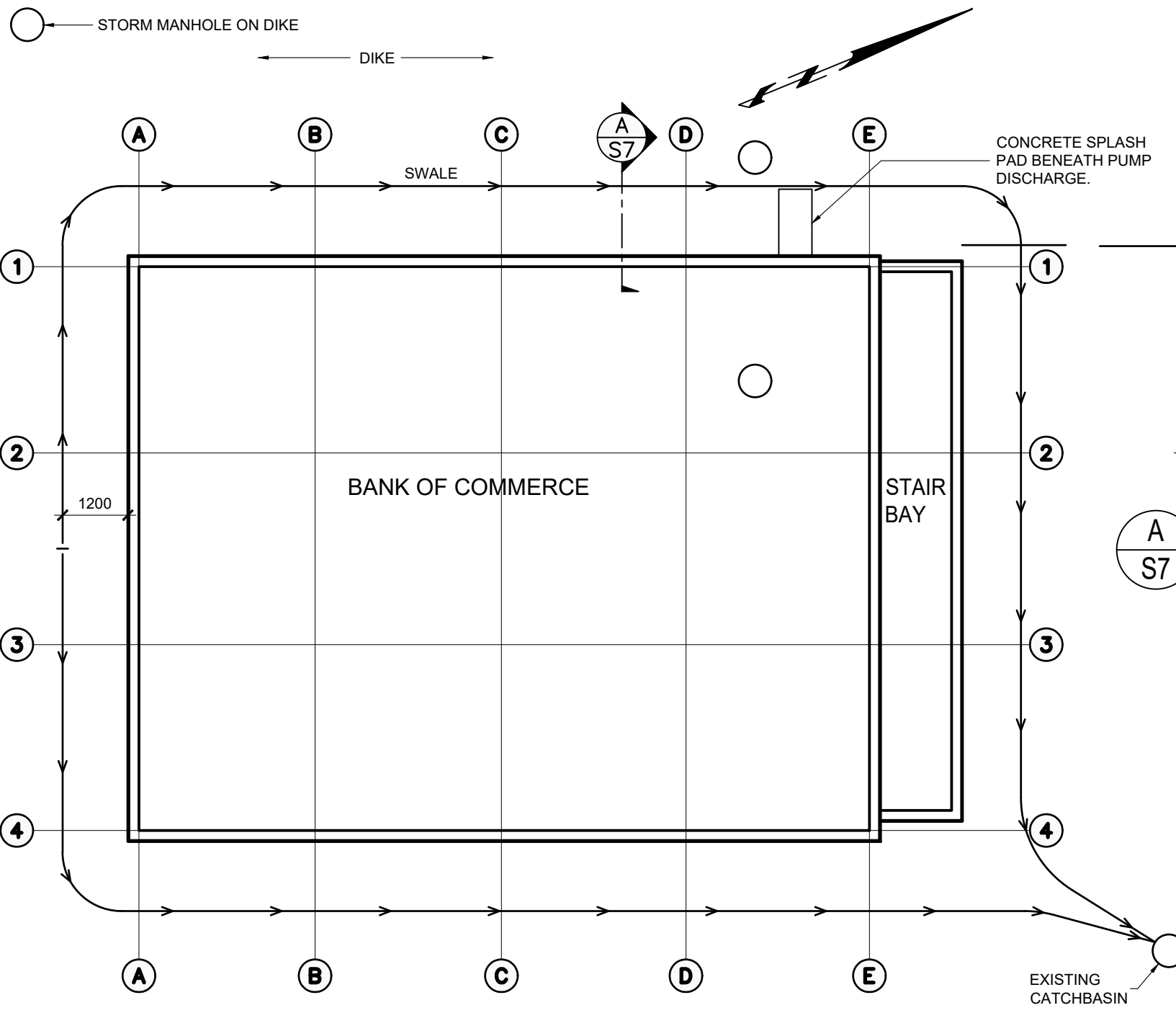
ISSUES & REVISIONS

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Project Title
CANADIAN BANK OF COMMERCE NHS
 Renovations & Restoration
 LOT 1024, FRONT STREET
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Drawing Title
SWALE

Scale	As shown	S7
Date	APR. 6, 2023	
Drawn	N.A.J.	
Proj. No.		



TYPICAL SWALE SECTION
 SCALE: 1 : 20

SWALE
 SCALE: 1:100

BANK OF COMMERCE BUILDING

DAWSON CITY, YUKON

RENOVATIONS AND RESTORATION

CIVIL AND STRUCTURAL SPECIFICATIONS

1.0 GENERAL REQUIREMENTS

- 1.1 Work under these specifications includes the supply of all materials, equipment, supervision and labour to carry out renovations and restoration work at the Bank of Commerce Building in Dawson which includes the civil and structural related work outlined as follows:
- Structural upgrades in basement.
 - Excavate to footing level around entire building perimeter as indicated.
 - Install a foundation drain at footing level sloped to the NW corner as indicated.
 - Replace the existing foundation wall sheathing with new PWF plywood.
 - Provide a pipe connection under the footing from the foundation drain to a new interior sump basin as indicated
 - Install an exterior sump (backup basin) with connection to the foundation drain as indicated.
 - Backfill and construct a swale around the building as indicated..
 - Construct a wood frame enclosure for the sump location in the basement as indicated.
 - Construct the stair bay as indicated.
 - Site restoration and related work.
- 1.2 All construction and installation work is to conform to the latest edition of the National Building Code of Canada (NBC)
- 1.3 Requests for the use of alternative materials or methods of construction shall be made in writing to the Engineer for approval.
- 1.4 All products, equipment and articles incorporated into the work shall be new, not damaged and of a grade compatible with the specifications for the purpose intended.

- 1.5 Workmanship shall be of acceptable quality, executed by workmen experienced and skilled in their respective trades.
- 1.6 Shop drawings for all materials and equipment required for this project and are to be submitted to the Engineer for review at least two weeks before ordering. Shop drawings are required for the exterior sump basin, splash pad and other items as noted. All shop-drawing reviews by the engineer constitute review for general concepts only. The materials and equipment shall not be delivered to the site until the shop drawings have been satisfactorily reviewed by the engineer.
- 1.7 Prior to commencement of work, the Contractor shall compare all related drawings; confirm all dimensions and field-measure/confirm all existing conditions. Report any discrepancies to the Engineer.
- 1.8 Coordinate work with architectural and mechanical related ie. work on the foundation walls which includes the installation of a waterproof membrane, insulation, and drain mat and the sump installation.

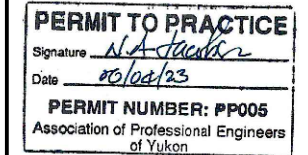
2.0 MATERIALS

- 2.1 Foundation Drain System
- Perforated pipe: PVC perforated pipe to CAN3-182.1 having 2 rows of 13mm holes positioned at 120 degrees radially on the pipe.
 - Unperforated pipe: To connect foundation drain piping to sump basin. PVC to CAN3-182.1 and 182.2. (DR 28)
 - Fittings: Bends, sweeps, tees, elbows and connections to be PVC and compatible with the piping.
 - Geotextile (filter fabric): Non woven, medium weight. Acceptable product: Polyfelt TS200, 2mm thick.
 - Washed rock: Clean drainrock, 20 – 30 mm size.
 - Crushed Bedding Stone: Backfill against foundation wall. May also be used for foundation drain instead of washed rock. 25 mm Crushed Bedding Stone to meet the following gradation limits:
- | Particle Size (mm) | % Passing by Mass |
|--------------------|-------------------|
| 25.000 | 100 |
| 20.000 | 70 - 100 |
| 12.500 | 55 - 100 |
| 10.000 | 30 - 80 |
| 5.000 | 0 - 40 |
| 2.000 | 0 - 10 |
- 2.2 Concrete for repairs after pipe and sump installation: 30 MPa at 28 days, 75mm max. slump.



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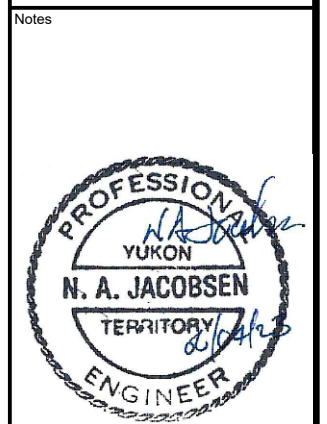
Project Title
CANADIAN BANK OF COMMERCE NHS
Renovations & Restoration
LOT 1024, FRONT STREET
DAWSON CITY, YUKON

Drawing Title
SPECIFICATIONS

Scale	As shown	S8
Date	APR. 6, 2023	
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Proj. No.		



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 CIVIL ENGINEERING CONSULTANT
 Whitehorse, Yukon



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 Signature: *N.A. Jacobsen*
 Date: *06/02/23*
PERMIT NUMBER: PP005
 Association of Professional Engineers
 of Yukon

ISSUES & REVISIONS		
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Project Title
**CANADIAN BANK OF
 COMMERCE NHS**
 Renovations & Restoration
 LOT 1024, FRONT STREET
 DAWSON CITY, YUKON

Drawing Title
SPECIFICATIONS

Scale As shown	S9
Date APR. 6, 2023	
Drawn N.A.J.	
Proj. No.	

- 2.3 Wood framing Materials: All framing including studs, joists, blocking, etc. shall be SPF No. 2 . or better. Moisture content is not to exceed 19%.
- 2.4 Foundation wall materials: Studs and sheathing shall be PWF and construction shall be carried out in accordance with CSA S406-16 “Specifications of permanent wood foundations for housing and small buildings”. Note squash block and preservative requirement for anchoring bottom plate to concrete footing. Sheathing shall be 15 thick, D.Fir plywood.
- 2.5 Nails, spikes and bolts: To CSA B11, galvanized for all exterior work and where in contact with soil and for PWF lumber. Plain finish elsewhere.
- 2.6 Granular fill materials shall comply with the gradation specifications as follows:

Sieve Size (mm)	% Passing by Mass	
	80 mm Pit Run	20 mm Base Course Gravel
80	100	–
25	60 – 100	–
20	–	100
12.500	40 – 90	64 – 100
5.000	20 – 65	36 – 72
1.250	9 – 35	12 – 42
0.315	5 – 23	4 – 22
0.080	2 – 10	3 – 6

- 2.7 Dimpled Membrane below swale: Superseal High Flow Drainage or approved alternate.
- 2.8 Backup Sump Basin: CMP 600 dia., galvanized, 14 ga.
- 2.9 Manhole Frame and Cover: As per City of Dawson Standards.
- 2.10 Splash Pad: Concrete – 300mm wide and 900mm long. Provide shop drawing.

3.0 FIELD REVIEW AND TESTING

3.1 The Contractor is responsible to give the Engineer reasonable advance notice of when work is ready for reviews by the Engineer (min. 48 hours prior to concealment). The Contractor is responsible for reviewing his own work and the work of his subtrades prior to review by the Engineer.

The contractor shall take photos of all the work at it proceeds through various stages and submit them to the owner and engineer.

All work requires review by the Engineer. The contractor should anticipate that site reviews may be required during various stages of construction, and in particular the following:

- Basement structural upgrades
- Foundation drainage installation
- Plywood removal and replacement
- Backfilling
- Backup basin
- Sump system
- Framing of mechanical room
- Monolithic slab for stair bay (ie. rebar size and placement)
- Framing of stair bay

- 3.2 Inspection and testing shall be directed by the Engineer at the expense of the Owner.
- 3.3 If the Contractor covers or permits the cover of any work that is subject to inspection, or before any special tests and approvals are completed, without the approval of the Engineer, the Contractor shall uncover the work, have the inspections or tests satisfactorily completed, and make good the work at his own expense.

4.0 EXECUTION

4.1 Structural Upgrades in Basement:

- a. Install 38x140 braces at the ends of all four walls (8 required) as indicated. If the basement door at the east end is constructed before backfilling, the corner brace at this location may have to relocated to allow for doorway construction. As such, reposition the brace to connect to studs at the upper corner, to the door header and to the footing level or as directed by the engineer.
- b. Install SST HDQ8-SDS3 holdown anchors in each corner as directed (4 required) Install as per manufacturers recommendations,
- c. Install 12 dia.x 200 long stainless “Kwik” bolts with 50 dia. stainless washers on 38x184x150 long squash blocks as indicated.
- d. **IMPORTANT: The basement structural upgrades must be completed and approved by the engineer prior to excavation work.**

4.2 Foundation Drain, New Wall Sheathing and Backfilling:

- a. Excavate to footing level all around building.
- b. Install perforated piping, place washed rock and geotextile as indicated. Grade pipe at 1% to sump location as indicated.
- c. Install pipe from the foundation drain, under the footing and connect to sump basin and to exterior sump/manhole.
- d. New Wall Sheathing: Remove existing wall sheathing and replace with new sheathing in stages. No more than 50% of any wall area shall be left unsheathed

at any time. New sheathing shall be installed immediately after the old material has been removed. Fasten with 75mm galvanized nails spaced at 100mm o/c at all panel edges and at 250mm o/c field nailing. Provide blocking at all panel edges.

- e. Coordinate with architectural work for wall upgrade work.
- f. Backfill with crushed bedding stone. Backfilling must be carried out evenly with small lifts not exceeding 0.6 m. at a time around the building to prevent unbalanced loading. Carefully place backfill and do not drop from height to avoid sudden lateral loading on the basement walls.

4.3 Swale:

- a. Place and slope dimpled membrane and cover with a 200mm thick layer of silt.
- b. Provide a slope from the building to direct surface runoff to a swale as indicated
- c. Construct a swale, 200 – 300 mm deep, all around the building at a continuous, uninterrupted grade to direct water towards the existing catch basin located between the CBC building and the SS Keno, unless otherwise directed.
- d. Install splash pad as indicated.

4.4 Sump Room:

- a. Make clean saw cuts and remove slab concrete as required for access and material removal for installation of the connection pipe from the foundation drain and sump basin.
- b. Compact base and provide sand bedding for the pipe connection and sump. Install pipe and basin as indicated.
- c. Backfill around basin and over pipe with basecourse gravel to underside of existing slab elevation and compact to 98% SPMDD.
- d. Pour concrete patch over trench and around sump with 10 M rebar @ 100 ea. way at mid height. To match existing slab thickness and elevation. Provide 10M dowels, 300 long and 150 into existing all around with epoxy grout. Smooth trowel finish.

4.5 Backup Basin:

- a. Install basin on a prepared base, make watertight pipe connection from the foundation drain and backfill with crushed bedding stone as indicated.

4.6 Sump Room Enclosure:

- a. Construct a room enclosure in the corner of the basement around the sump system as follows and as indicated:
 - Dimensions: As per architectural.
 - Structure: 38 x 89 stud walls @ 400 o/c with 15 ply, G1S sheathing, primed and painted on inside faces and 12 ply on the outside faces. Attach base plate with 12 dia. x 100 long expansion anchors @ 800 o/c. Attach top plate to ceiling I joists as indicated.
 - Install standard 762 mm wide door to open out. (see architectural)
 - Add batt insulation to all interior wall and ceiling joist cavities plus 6 mil. Plastic vapour barrier. Block ceiling joist cavities with rigid insulation and seal with caulking.

4.7 Stair Bay:

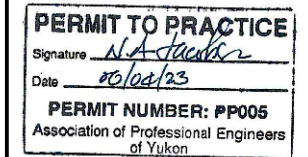
- a. Base preparation: Base preparation for the concrete foundation shall be carried out as directed by Tetra Tech Consulting. The contractor shall advise the engineer and Tetra Tech at least 48 hrs. in advance of the excavation to footing level on the north side of the building to allow for an assessment of soil conditions by Tetra Tech. The contractor shall provide assistance and additional excavation work as may be required to carry out the geotechnical evaluation. The contractor shall carry out the base preparation work as directed and the cost for this work will be covered under Cash Allowance. The contractor shall provide a breakdown of all costs related to the base preparation work to allow for approval of payment under the Cash Allowance.
- b. Monolithic Slab: Construct the concrete monolithic slab on the prepared base as indicated.
- c. Stairway Enclosure: Construct as indicated on architectural and structural plans.

END OF SPECIFICATIONS



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Whitehorse, Yukon

Notes



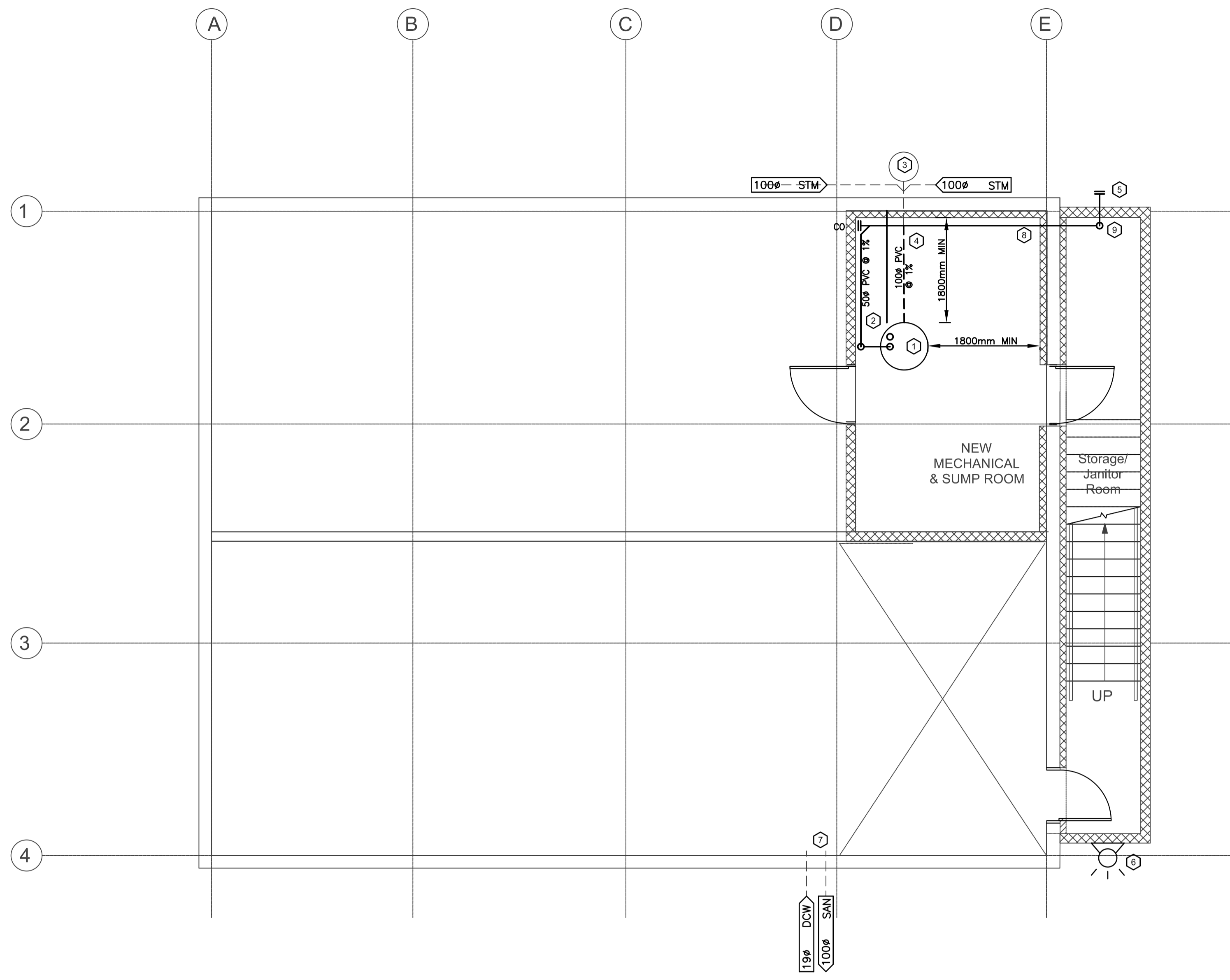
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Renovations & Restoration
LOT 1024, FRONT STREET
DAWSON CITY, YUKON

Drawing Title
SPECIFICATIONS

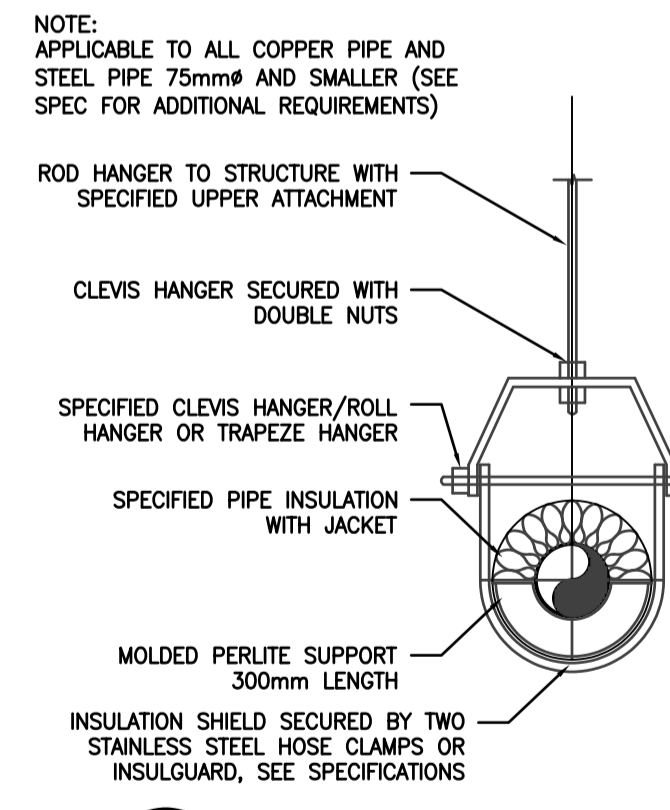
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Date	APR. 6, 2023	
Drawn	N.A.J.	
Proj. No.		



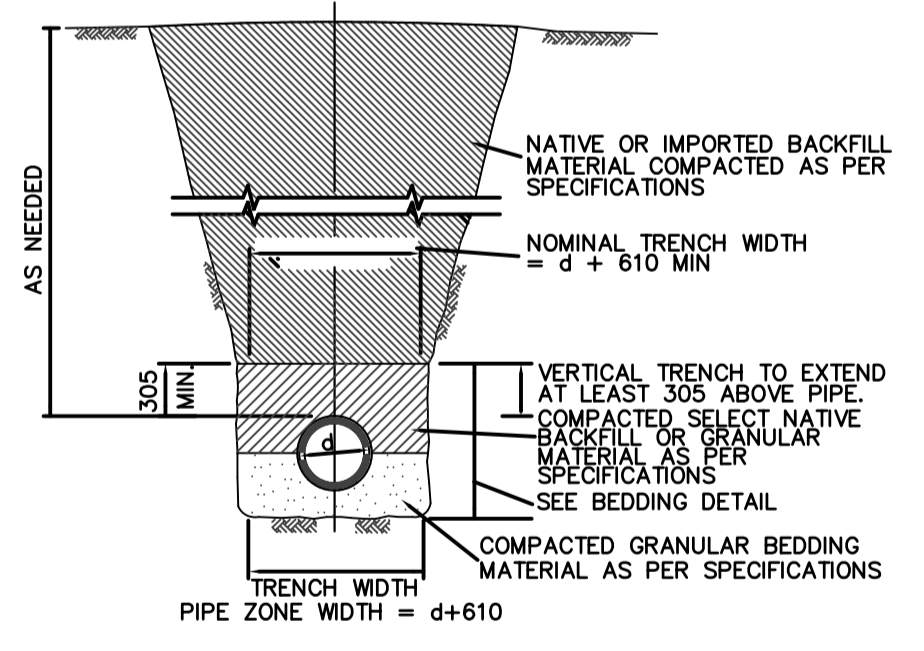
FLOORPLAN NOTES:

- 1 NEW DUPLEX SUMP PUMP SYSTEM WITH BASIN AND CONTROL PANEL. SUMP TO MAINTAIN 1.5m CLEARANCE FROM FOOTING. ESTIMATED INLET INVERT: 645mm BELOW SLAB. SEE DETAIL AND EQUIPMENT SCHEDULE THIS PAGE.
- 2 WALL MOUNT CONTROL PANEL IN THIS AREA.
- 3 BACKUP COLLECTION SUMP (BY CIVIL). FOR INFORMATION ONLY.
- 4 MECHANICAL SCOPE TO BEGIN INSIDE BUILDING FOOTPRINT AFTER PIPE HAS CROSSED BELOW FOOTING. ANTICIPATED INVERT: 610mm BELOW SLAB LEVEL.
- 5 PUMP DISCHARGE TO PENETRATE WEST WALL. AT 900mm ABOVE FINISHED GRADE. TERMINATE WITH 50mm STAINLESS CAMLOCK FITTING. COORDINATE WITH THE CITY OF DAWSON.
- 6 SUMP HIGH LEVEL ALARM EXTERIOR LIGHT. COORDINATE ABOVE GRADE LOCATION WITH THE CITY OF DAWSON.
- 7 LOCATION OF EXISTING WATER AND SEWER PENETRATIONS. SEWER LINE TO BE REPLACED BY THE CITY OF DAWSON (NOT IN THIS CONTRACT). WATER LINE TO BE REMOVED AND CAPPED AT THE PROPERTY LINE (ROUGHLY 4.5m FROM BUILDING). INSTALL NEW 300mm SCHED 40 STEEL SLEEVE FOR FUTURE WATER LINE INSTALLATION. SLEEVE FOR WATER LINE TO EXTEND 3.0m BEYOND FOUNDATION WALL TO ALLOW FOR BACKFILLING. COORDINATE WITH FOUNDATION WORK TO PROVIDE WATER TIGHT SEAL AROUND SEWER LINE AND NEW SLEEVE.
- 8 INSULATED PIPE 3m FROM EXTERIOR WALL PENETRATION.
- 9 SUMP DISCHARGE PIPE TO RUN UP IN SPACE AT WEST WALL OF NEW STAIRWELL. SEE ARCH DWGS FOR FRAMING DETAILS.

1 BASEMENT MECHANICAL PLAN
 M1.0 SCALE: 1:50

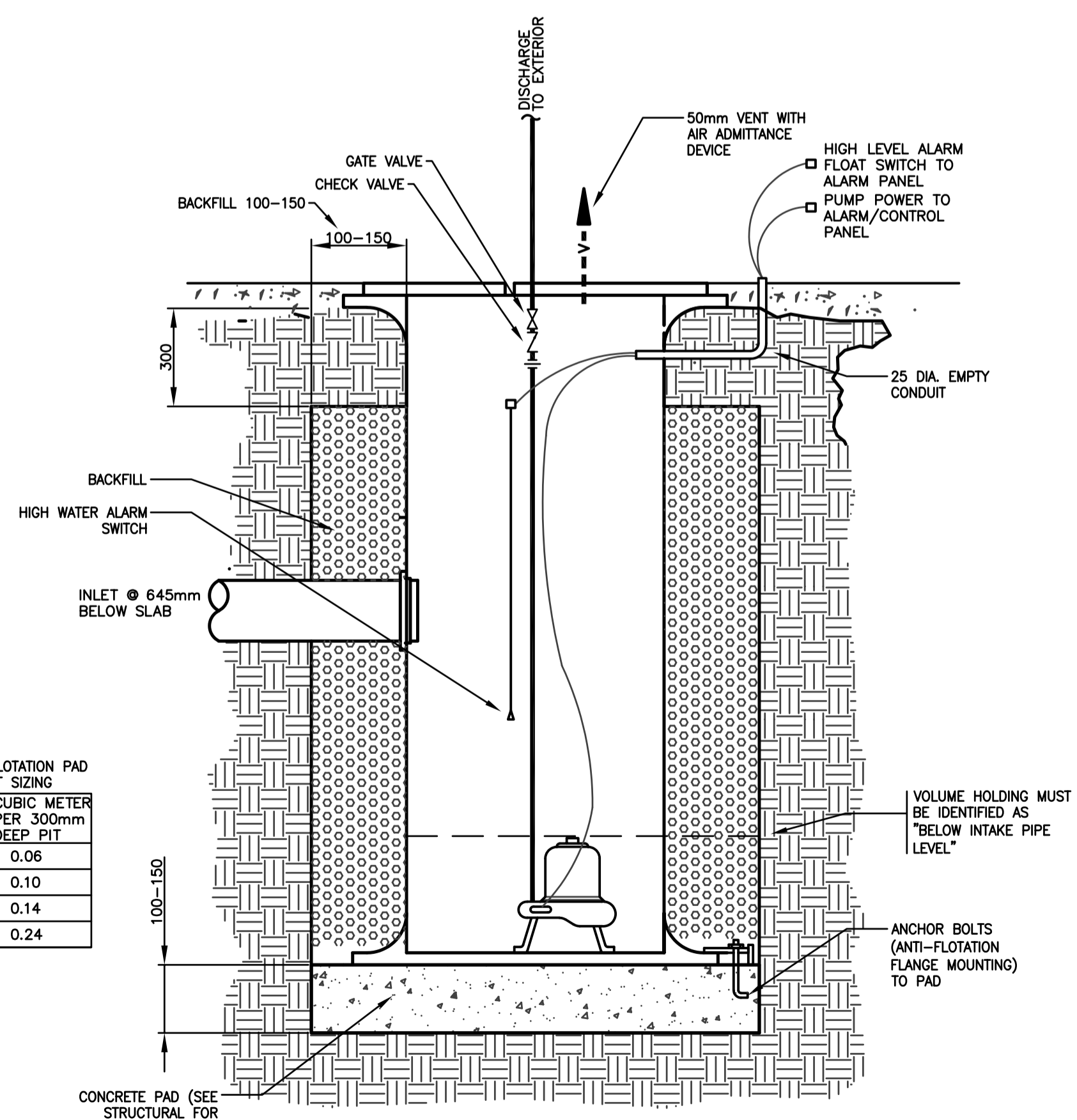


4 PIPE HANGER DETAIL
 M1.0 SCALE: NTS



NOTE:
 1. CONTRACTOR SHALL CONFORM WITH THE REQUIREMENTS OF OCCUPATIONAL HEALTH AND SAFETY BOARD WITH RESPECT TO CUT-BACK SLOPE REQUIREMENTS
 2. d= PIPE OUTSIDE DIAMETER

3 PIPE BEDDING DETAIL
 M1.0 SCALE: NTS



NOTE: ANTI-FLOTATION PAD BALLAST SIZING

DIA	CUBIC METER PER 300mm DEEP PIT
600	0.06
760	0.10
915	0.14
1220	0.24

2 FOUNDATION DRAINAGE SUMP
 M1.0 SCALE: NTS

PUMP SCHEDULE

TAG	DESCRIPTION	MANUFACTURER	MODEL	INLET SIZE (mm)	OUTLET SIZE (mm)	FLUID	FLOW RATE (L/s)	PR. HEAD (m)	POWER (W)	ELECTRICAL (V/Ph/Hz)	NOTES
P-1.1 & P-1.1	WEeping TILE DUPLEX LIFT STATION	MYERS	2Φ ME45MC-11	--	50mm	WATER	3.2	7.0	375	115/1/60	C/W PENTAIR ECP10.0-11DW CONTROL PANEL, SC20-EO FLOAT, CSB-4SS FLOAT BRACKET, CP-75-2 LIFTING CHAIN PACKAGE, CVCB-200 BALL/CHECK VALVE, 36BCP CHECKER PLATE COVER, MYERS FB3060 BASIN.

C	ISSUED FOR TENDER	2023/04/13
B	ISSUED FOR 100% REVIEW	2023/03/31
A	ISSUED FOR 60% REVIEW	2023/02/16
NO.	REVISION DESCRIPTION	YYYY/MM/DD

PROFESSIONAL SEAL / PERMIT TO PRACTICE

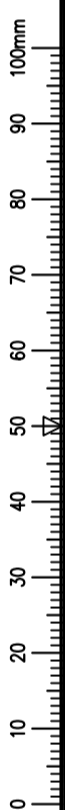
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 BUILDING SYSTEMS CONSULTING INC.
 SIGNATURE: *J. Pike*
 Date: 2023-04-13
 PERMIT NUMBER PPT725
 Association of Professional Engineers of Yukon

BSC BUILDING SYSTEMS CONSULTING
 Unit 20, 1114 Front Street Whitehorse, YT
 Tel: 780-669-4498
 www.bseng.ca

PROJECT TITLE:
CANADIAN BANK OF COMMERCE RESTORATION PHASE 1
 LOCATION:
 DAWSON CITY, YUKON TERRITORY

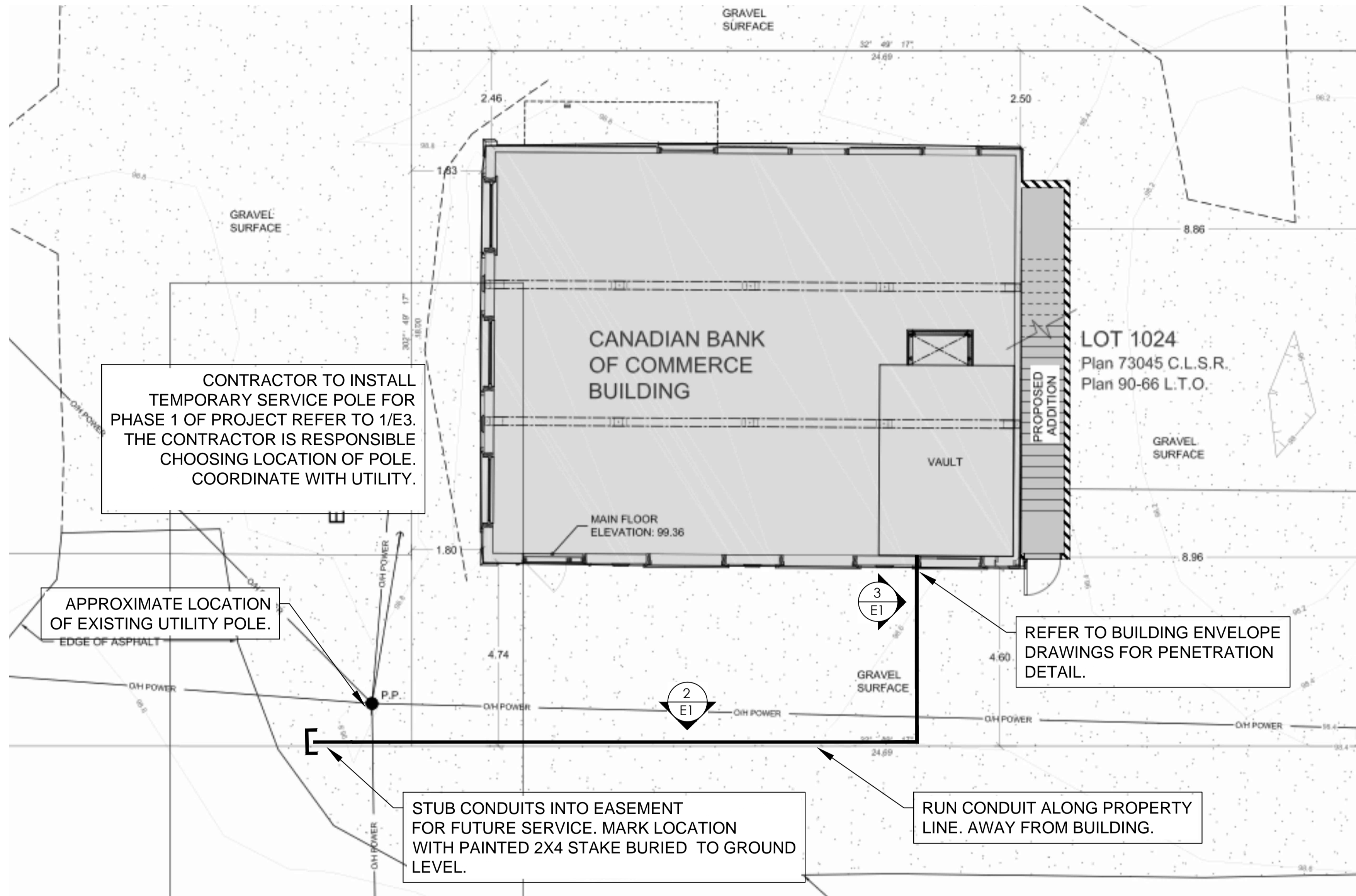
DRAWING TITLE:
MECHANICAL PLAN

DRAWN BY: JP SCALE: AS INDICATED
 DESIGN BY: JP CLIENT PROJECT NO.: --
 CHECKED BY: DK BSC PROJECT NO.: 2023-005
 DRAWING NO.: **M1.0** REV. **C**



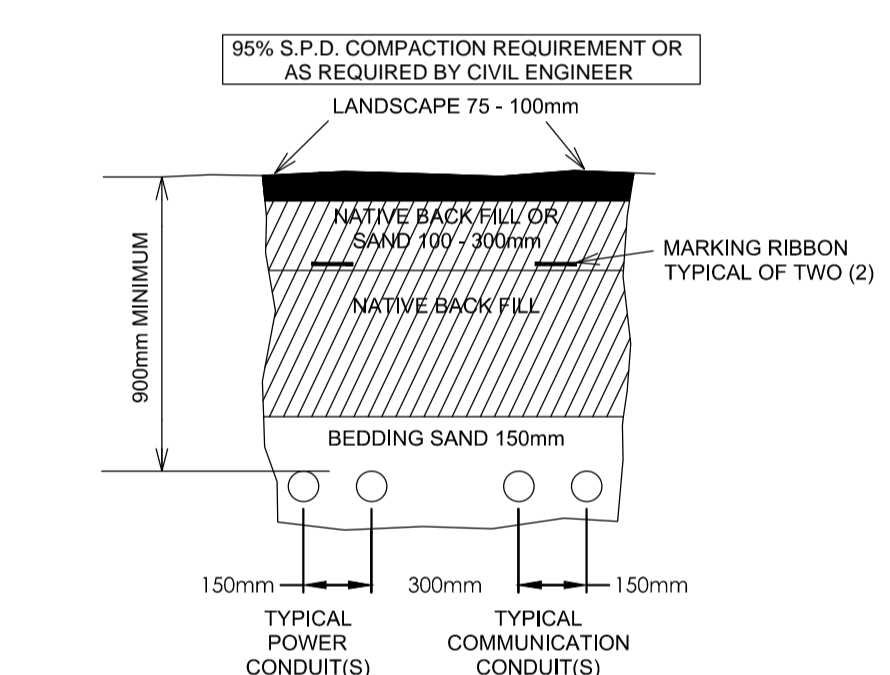
ELECTRICAL LEGEND

	SURFACE POWER PANEL
	BASEBOARD HEATER
	UTILITY METER
	STRIP LIGHTING
	SINGLE GANG SWITCH
	"3" THREE WAY
	EQUIPMENT WITH DISCONNECT
	EQUIPMENT
	DUPLEX RECEPTACLE
	CH = COUNTER HEIGHT
	20 AMP RECEPTACLE SLOT
	SPECIAL PURPOSE RECEPTACLE OR RECEPTACLE
	FUSED DISCONNECT
	DISCONNECT
	JUNCTION BOX
	WALL MOUNTED FIXTURE
	BATTERY BACK
	BATTERY BACK WITH PLUG
	DOUBLE REMOTE HEAD
	EXIT LIGHT CEILING MOUNT
	EXIT LIGHT WALL MOUNT



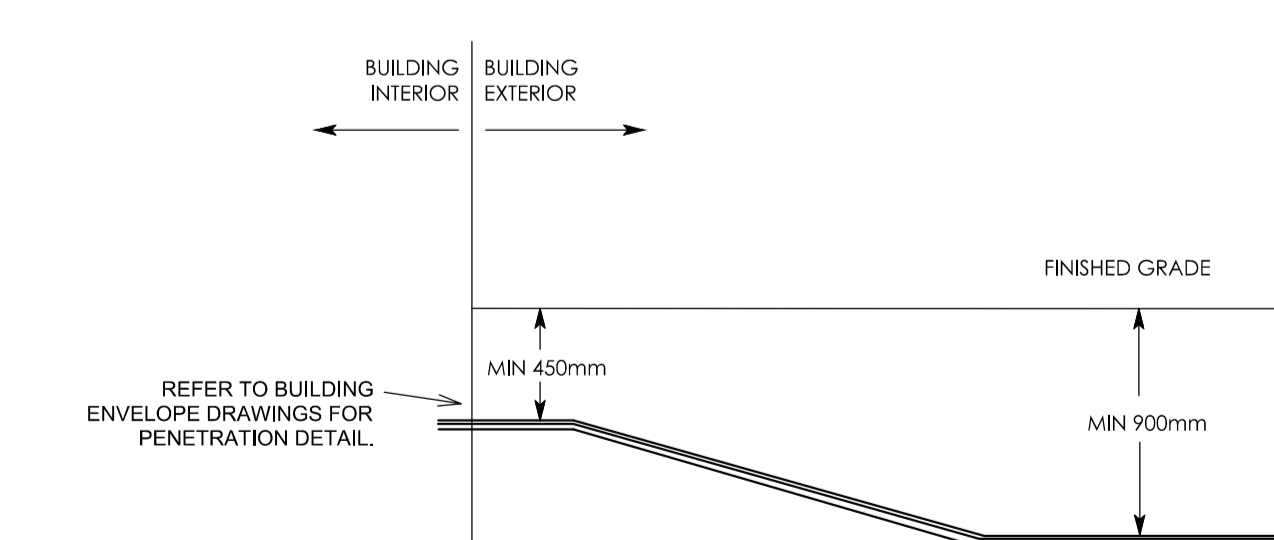
1 SITE PLAN
SCALE: NTS

2 TRENCH DETAIL
SCALE: NTS



- NOTES:
1. MAINTAIN MINIMUM 150mm CLEARANCE BETWEEN CONDUIT RUNS.
 2. MAINTAIN MINIMUM 300mm CLEARANCE BETWEEN POWER AND COMMUNICATION CONDUIT.
 3. MINIMUM DEPTH OF 450mm FROM TOP OF DUCTS TO TOP OF FINAL GRADE.
 4. IF UNSUITABLE TO USE NATIVE BACKFILL TO MEET DENSITY REQUIREMENTS SUBSTITUTE BEDDING WITH A MINIMUM DEPTH OF 250mm OF 20mm CRUSH.
 5. MAXIMUM TRENCH DEPTH DEPENDS ON QUANTITY OF DUCTS: DUCT QUANTITY SHOWN ON CONSTRUCTION PRINTS.
 6. COMPACTION TO 95% S.P.D.

3 TRENCH CONDUIT TRANSITION DETAIL
SCALE: NTS



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NOTES:

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REVISIONS:

NO.	DATE	BY	DESCRIPTION
01	22/02/23	RD	ISSUED FOR 60% REVIEW
02	31/03/23	RD	IFT

PERMIT TO PRACTICE:

NOT APPROVED FOR CONSTRUCTION

DORWARD ENGINEERING SERVICES LTD.
CONSULTING ELECTRICAL ENGINEERS
UNIT 402 - 309 STRICKLAND ST. Phone: (867) 668-6888
WHITEHORSE, YUKON Email: dorward@eeee.org
CANADA Y1A 2J9

PROJECT:
CANADIAN BANK OF COMMERCE RESTORATION PHASE 1

DRAWING TITLE:
SITE PLAN

SCALE: AS SHOWN

DATE: February 2023

DESIGN: RD

DRAWN: KM

CHECKED: RD

NOT APPROVED FOR CONSTRUCTION

D.E.S. PROJECT NUMBER: 23008 SHEET: E1

NOTES:

1.

REVISIONS:

NO.	DATE	BY	DESCRIPTION
01	22/02/23	RD	ISSUED FOR 60% REVIEW
02	31/03/23	RD	IFT

PERMIT TO PRACTICE:

NOT APPROVED FOR CONSTRUCTION



CONSULTING ELECTRICAL ENGINEERS

UNIT 402 - 309 STRICKLAND ST. Phone: (867) 668-6888
 WHITEHORSE, YUKON Email: dorward@eee.org
 CANADA Y1A 2J9

PROJECT:

CANADIAN BANK OF COMMERCE RESTORATION PHASE 1

DRAWING TITLE:

ELECTRICAL PLAN

SCALE: AS SHOWN

DATE: February 2023

DESIGN: RD

DRAWN: KM

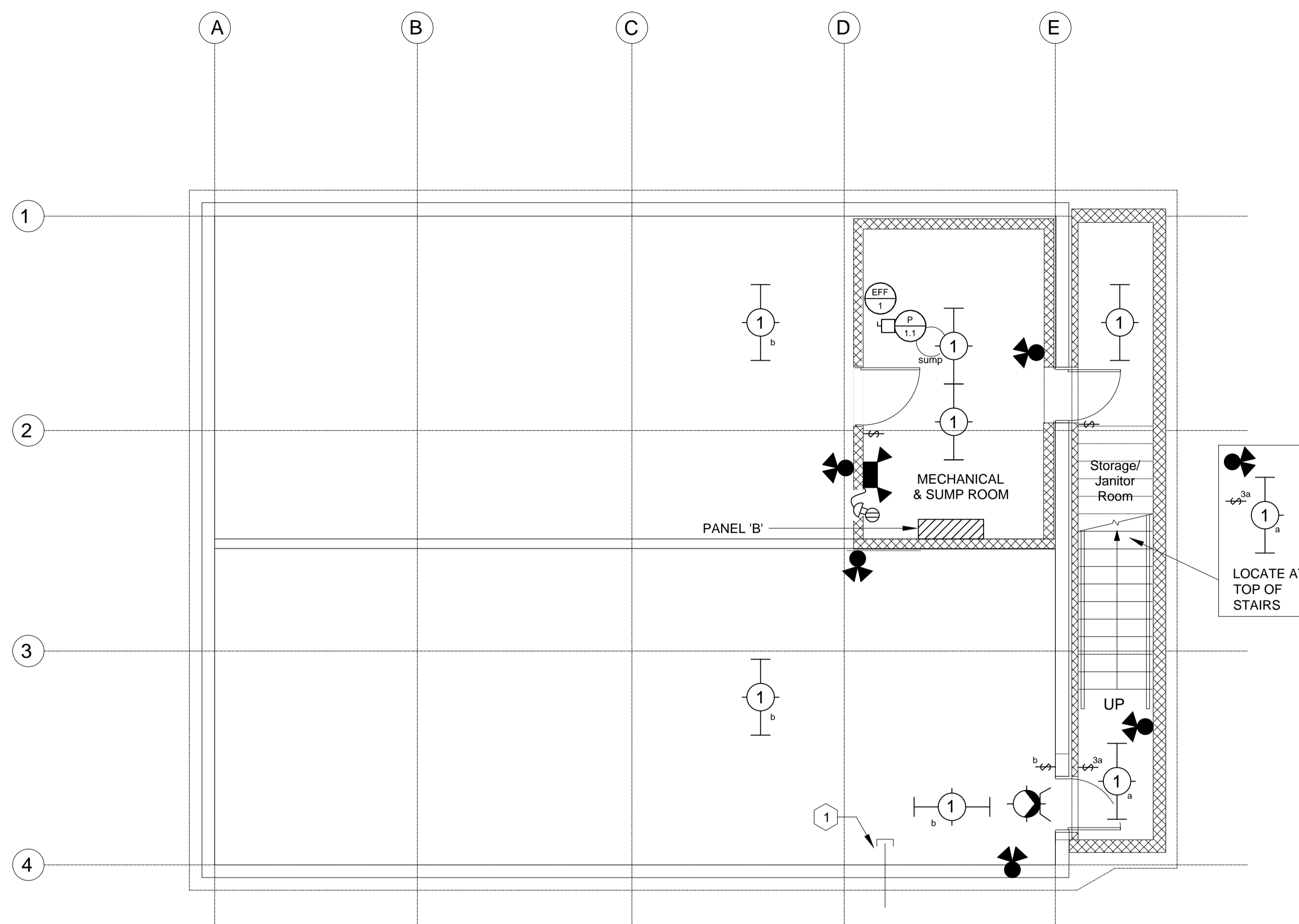
CHECKED: RD

NOT APPROVED FOR CONSTRUCTION

D.E.S. PROJECT NUMBER: SHEET:

23008

E2



1
E2
BASEMENT ELECTRICAL PLAN

SCALE: 1:50 FOR A1
 NOTES:
 1.

ELECTRICAL KEYNOTES:

1. APPROXIMATE LOCATION OF POWER AND COMMUNICATIONS CONDUIT PENETRATIONS. PROVIDE 4 - 103MM RPVC CONDUITS COMPLETE WITH CAPS AND PULL STRINGS.

LUMINAIRE SCHEDULE

#	TYPE	MANUFACTURER	CATALOGUE #	DESCRIPTION OF FIXTURE	LUMENS	WATTS	VOLTAGE	MOUNTING	DESCRIPTION OF LENS	REMARKS
EM	LED	READY-LITE	RM2-LD13	DOUBLE REMOTE HEAD	-	8	24	WALL	-	
EX	LED	READY-LITE	RA SERIES	EXIT LIGHT	-	3	120	WALL/CEILING	GREEN PICTOGRAM	SELF POWERED
1	LED	METALUX	45NLED-LD5-375L-LN-UNV-L840-CD1-U	STRIP LIGHT	3800	28	120	CEILING	SEMI-FROST	

2
E2
LUMINAIRE SCHEDULE

SCALE: NTS

Unit No.	Description	Location	HP/WATTS	Volt	Ph	Breaker	Control By	Starter Supply	Disc. Supply	Remarks
Mechanical Equipment										
P-1.1 & P-1.1	SUMP PUMP	MECHANICAL/SUMP ROOM	375W	115	1	1P15A	-	-	DIV 26	DUPEX SUMP PUMP. CURCUIT TO PANEL B.
EFF-1	FORCE FLOW HEATER	MECHANICAL/SUMP ROOM	3000	240	1	2P20A	-	-	DIV 26	CURCUIT TO PANEL B. STANDARD OF ACCEPTANCE: OUELLET OAC SERIES C/W BUILT IN THERMOSTAT.

3
E2
MECHANICAL SCHEDULE

SCALE: NTS

NOTES:

1.

REVISIONS:

NO.	DATE	BY	DESCRIPTION
01	22/02/23	RD	ISSUED FOR 60% REVIEW
02	31/03/23	RD	IFT

PERMIT TO PRACTICE:

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UNIT 402 - 309 STRICKLAND ST. Phone: (867) 668-6888
 WHITEHORSE, YUKON Email: dorward@eeee.org
 CANADA Y1A 2J9

PROJECT:

CANADIAN BANK OF COMMERCE RESTORATION PHASE 1

DRAWING TITLE:

ELECTRICAL DETAILS

SCALE: AS SHOWN

DATE: February 2023

DESIGN: RD

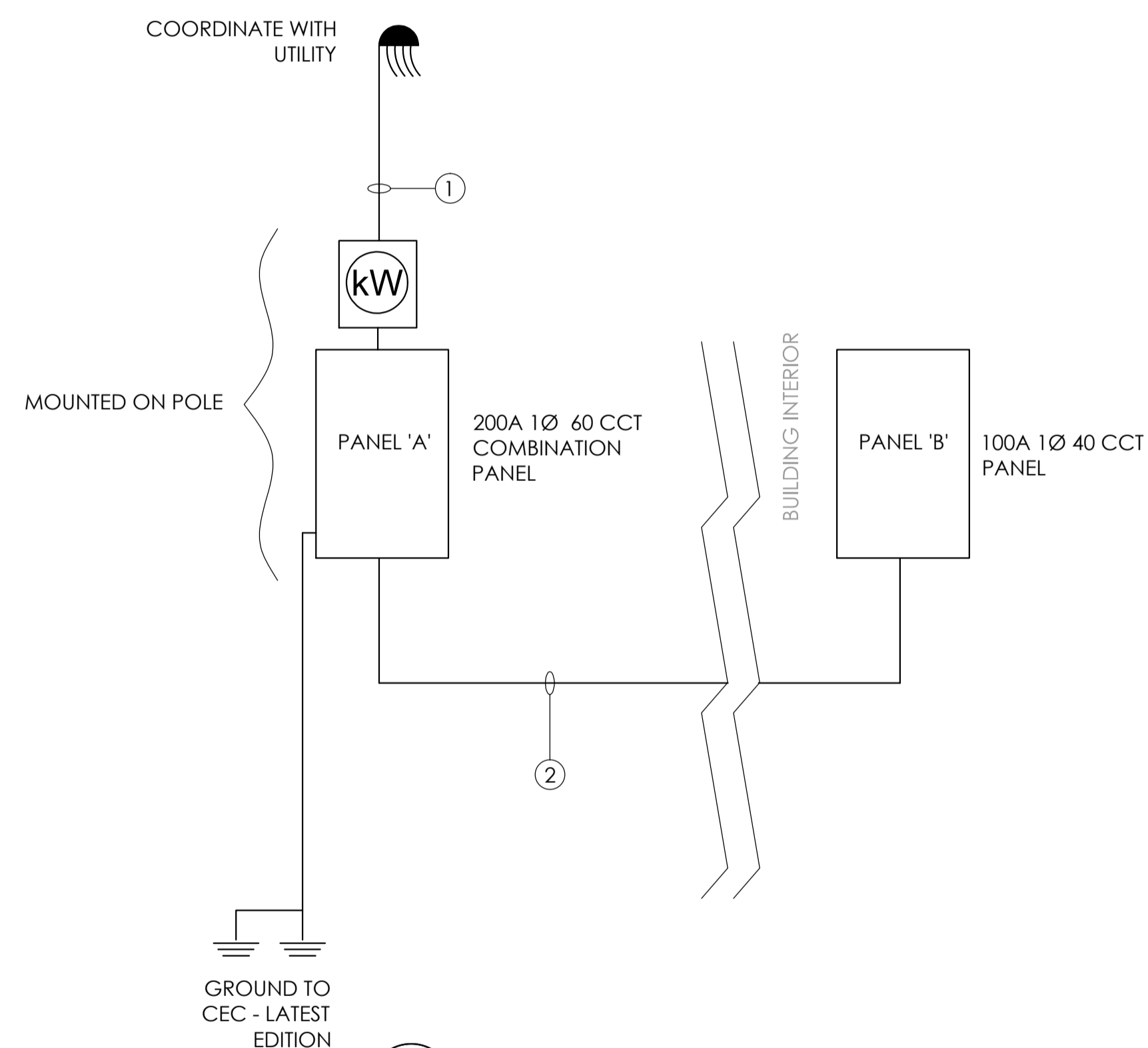
DRAWN: KM

CHECKED: RD

NOT APPROVED FOR CONSTRUCTION

D.E.S. PROJECT NUMBER: SHEET:

23008 E3

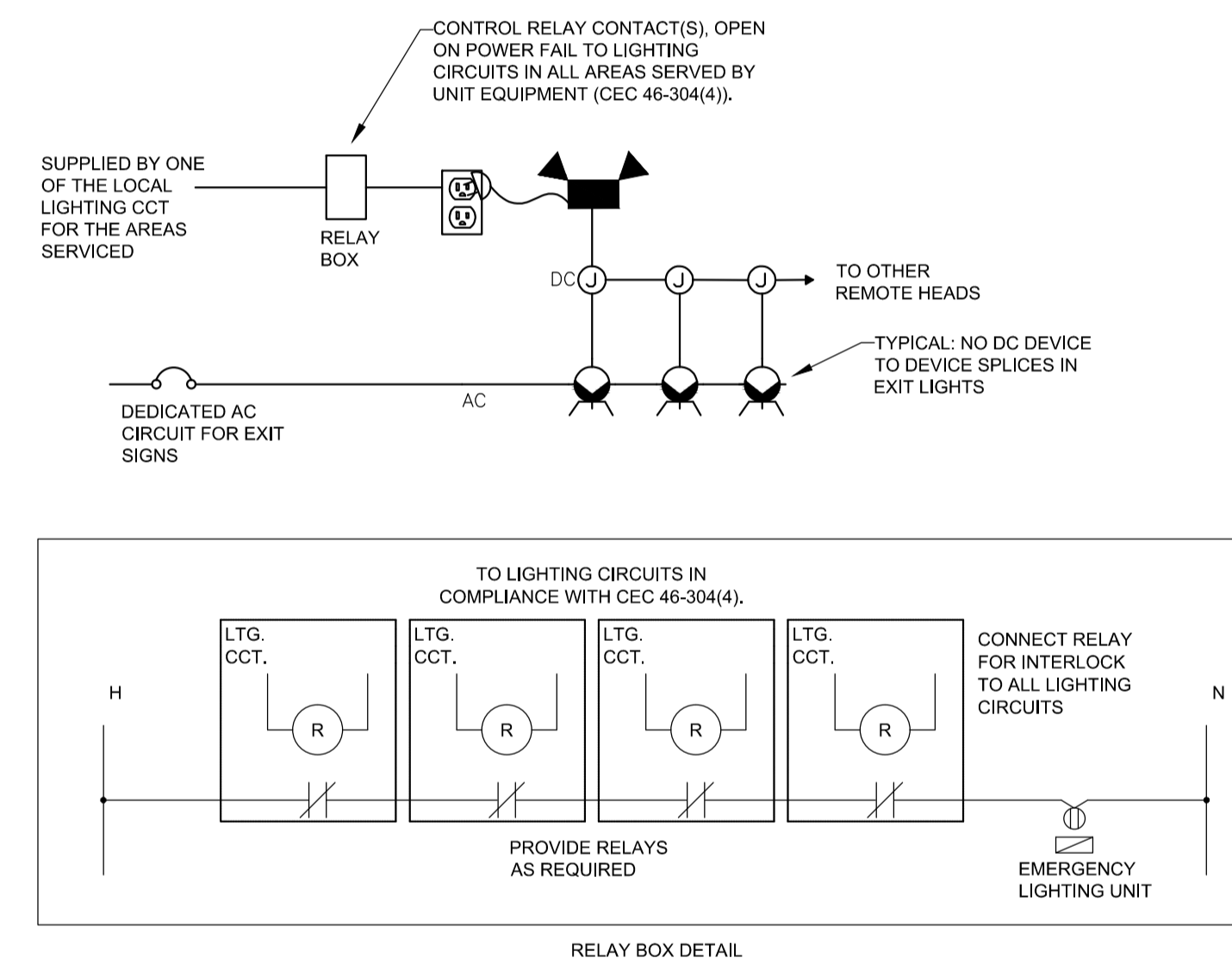


1 E3 TEMPORARY SERVICE DETAIL

SCALE: NTS

NOTES:

- ① - 200A 120/240V OVERHEAD SERVICE MAST
- ② - 100A FEEDER COORDINATE ROUT ON SITE. FEEDER SHALL NOT PENETRATE FOUNDATION. MUST PASS TEMPORARILY THROUGH OPENING SHOWN. TO THE APPROVAL OF THE HERITAGE ARCHITECT.



2 E3 EMERGENCY SYSTEMS AC & DC WIRING

SCALE: NTS

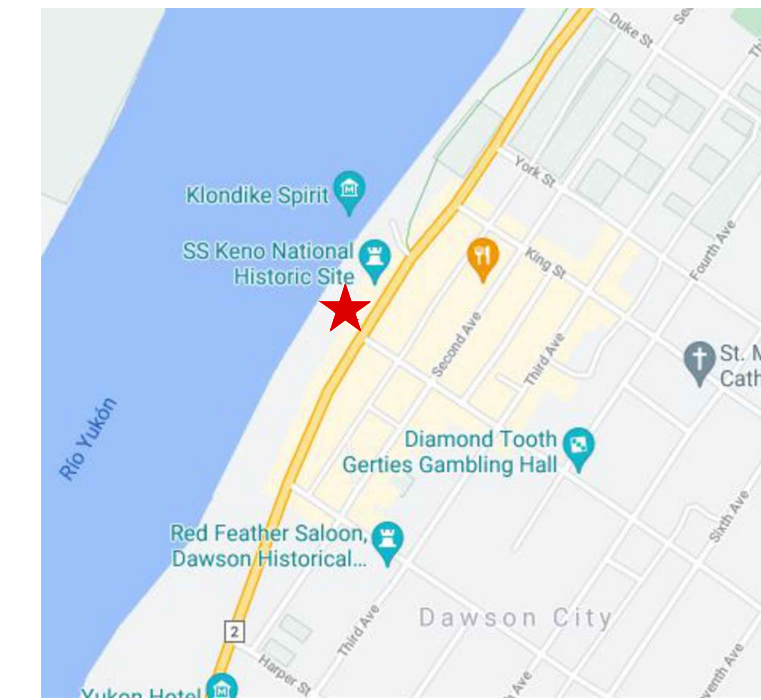
NOTES:

- 1. PROVIDE LAMACOID LABELS, IDENTIFYING THE SOURCE BATTERY PACK AND CIRCUIT;
- 2. EMERGENCY LIGHTS TO AUTOMATICALLY ACTUATE UPON FAILURE OF ANY POWER SUPPLY TO THE NORMAL LIGHTING CIRCUITS IN THE AREA COVERED BY THE EMERGENCY LIGHTING EQUIPMENT. SUPPLY RELAYS AS REQUIRED FOR EACH NORMAL LIGHTING CIRCUIT;
- 3. SUPPLY AND INSTALL SEPARATION BETWEEN RELAYS OF DIFFERENT LINE VOLTAGES, AS REQUIRED;



400-4333 STILL CREEK DRIVE
BURNABY BC V5C 6S6

WWW.RDH.COM
TEL 604 873 1181



- NOTES:**
1. APPLICABLE PROJECT CODES AND STANDARDS:
1.1. NBC 2020, AND;
1.2. THE STANDARDS AND GUIDELINES FOR THE CONSERVATION OF HISTORIC PLACES IN CANADA, SECOND EDITION
 2. DRAWINGS WERE PREPARED BASED ON ORIGINAL ARCHITECTURAL DRAWINGS ISSUED FOR AS-FOUND ISSUE, DATED JULY 15, 2019 BY RECORD, TECHNICAL ARTS AND SERVICES.
 3. CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE PRIOR TO COMMENCEMENT OF WORK. CONSULTANT SHALL BE INFORMED OF ANY VARIATIONS AS SHOWN ON THE DRAWINGS. DIMENSIONS SHOWN ON THE DRAWINGS ARE BASED ON EXISTING DRAWING INFORMATION. CONTRACTORS AND TRADES ARE RESPONSIBLE TO CONFIRM ANY DIMENSIONING RELIED UPON FOR PRICING PURPOSES. THE BUILDING IS EXISTING AND AVAILABLE FOR REVIEW.
 4. IT IS NOT THE INTENTION OF THE PROJECT TO UPGRADE THE EXISTING BUILDING OUTSIDE THE SCOPE OF WORK DESCRIBED BY THIS SET OF DRAWINGS.

- NOTE:**
1. THE ORIGINAL BUILDING IS ASSUMED TO HAVE BEEN DESIGNED UNDER PART 3 OF THE APPLICABLE BUILDING CODE.
 2. NEW BUILDING ENCLOSURE REHABILITATION WORK IS DESIGNED TO COMPLY WITH PART 3 OF THE APPLICABLE BUILDING CODE.
 3. NEW / MODIFIED STRUCTURAL COMPONENTS: REFER TO STRUCTURAL.

CANADIAN BANK OF COMMERCE NHS BUILDING ENCLOSURE REHABILITATION

OWNER:

CITY OF DAWSON

ADDRESS:

Front Street & Queen Street
Intersection, DAWSON, YT

LIST OF BUILDING ENCLOSURE GENERAL ARRANGEMENT DRAWINGS:

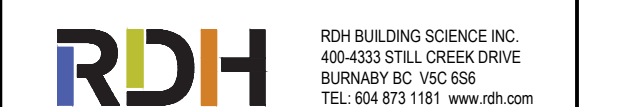
- BE-0.00 COVER SHEET
- BE-1.01 BASEMENT FLOOR PLAN
- BE-1.02 MAIN FLOOR PLAN
- BE-1.03 UPPER FLOOR PLAN
- BE-1.04 ATTIC FLOOR PLAN
- BE-2.01 SOUTH & EAST ELEVATIONS
- BE-2.02 NORTH & WEST ELEVATIONS

**NOTE: 8 1/2" x 11" FORMAT BUILDING
ENCLOSURE ASSEMBLY SCHEDULES AND
DETAIL DRAWINGS BOUND SEPARATELY**

ISSUE	DESCRIPTION	DATE
2	ISSUED FOR TENDER	APR. 14, 2023
1	ISSUED FOR REVIEW	FEB. 22, 2023



ALL DIMENSIONS NOT SHOWN ARE TO BE CHECKED AGAINST SITE CONDITIONS. DRAWING IS NOT TO BE SCALED TO OBTAIN DIMENSIONS. THIS DRAWING IS THE SOLE PROPERTY OF RDH BUILDING SCIENCE INC. AND CANNOT BE USED OR REPLICATED IN ANY WAY WITHOUT EXPRESSED WRITTEN PERMISSION.



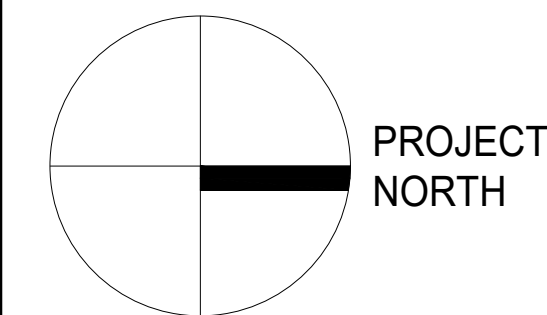
PROJECT TITLE:
**CANADIAN BANK OF
COMMERCE NHS**
Front St. & Queen St. Intersection, Dawson YT

SHEET TITLE:
COVER SHEET

PROJECT NO.:	DRAWING NO.:
23944.003	BE-0.00
SCALE:	DRAWN BY:
DATE: FEB. 22, 2023	CHECKED BY: TV

C:\Users\gusheh\RDH Building Science Inc\RDH\23944.003 CB of Comm NHS PH2 PreCon - General\Construction Documents\Drawings\2 - Gen Arrange Dwg\23944.003 A-General Arrangement Dwg.dwg

April 14 2023 2:14 PM



**REHABILITATION
LEGEND
(FLOOR PLANS)**

APPROX. ZONE OF PHASE 1 SCOPE OF WORK. REFER TO ARCH.

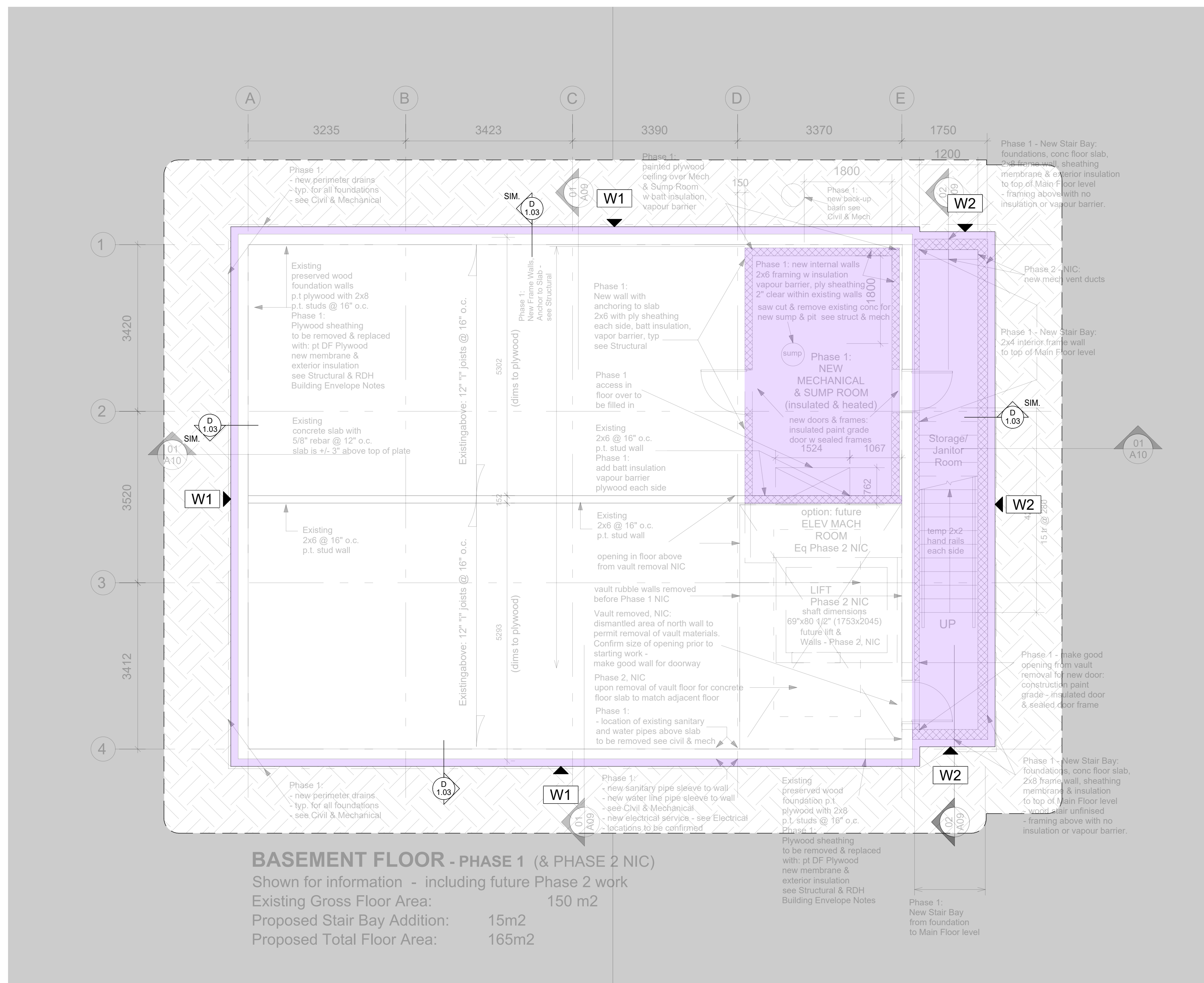
APPROX. ZONE OF EXCAVATION. REFER TO ARCH. AND GEOTECH. FOR REQUIREMENTS

EXIST. UNDISTURBED SOIL

ASSEMBLY TAG. REFER ALSO TO ASSEMBLY SCHEDULES SCH-0.02, SCH-0.03 & SCH-0.04

AND

ASSEMBLY TAG. REFER ALSO TO ASSEMBLY SCHEDULES SCH-0.02, SCH-0.03 & SCH-0.04



BASEMENT FLOOR - PHASE 1 (& PHASE 2 NIC)

Shown for information - including future Phase 2 work

Existing Gross Floor Area: 150 m²
 Proposed Stair Bay Addition: 15m²
 Proposed Total Floor Area: 165m²

1 BASEMENT FLOOR PLAN
 SCALE 1/4" = 1' - 0"



NOTE: FULL SIZE DRAWING SHEET IS 24" x 36"

ISSUE	DESCRIPTION	DATE
2	ISSUED FOR TENDER	APR. 14, 2023
1	ISSUED FOR REVIEW	FEB. 22, 2023



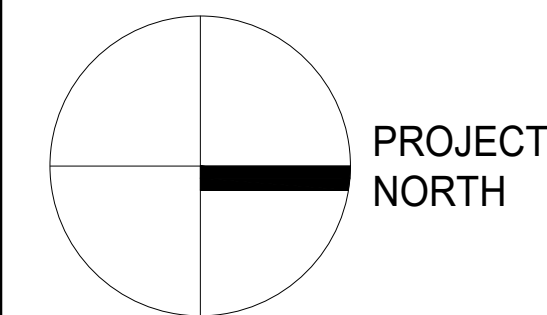
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PROJECT TITLE:
**CANADIAN BANK OF
 COMMERCE NHS**
 Front St. & Queen St. Intersection, Dawson YT

SHEET TITLE:
BASEMENT FLOOR PLAN

PROJECT NO.:	DRAWING NO.:
23944.003	BE-1.01
SCALE:	DRAWN BY:
1/4" = 1' - 0"	GR
DATE:	CHECKED BY:
FEB. 22, 2023	TV



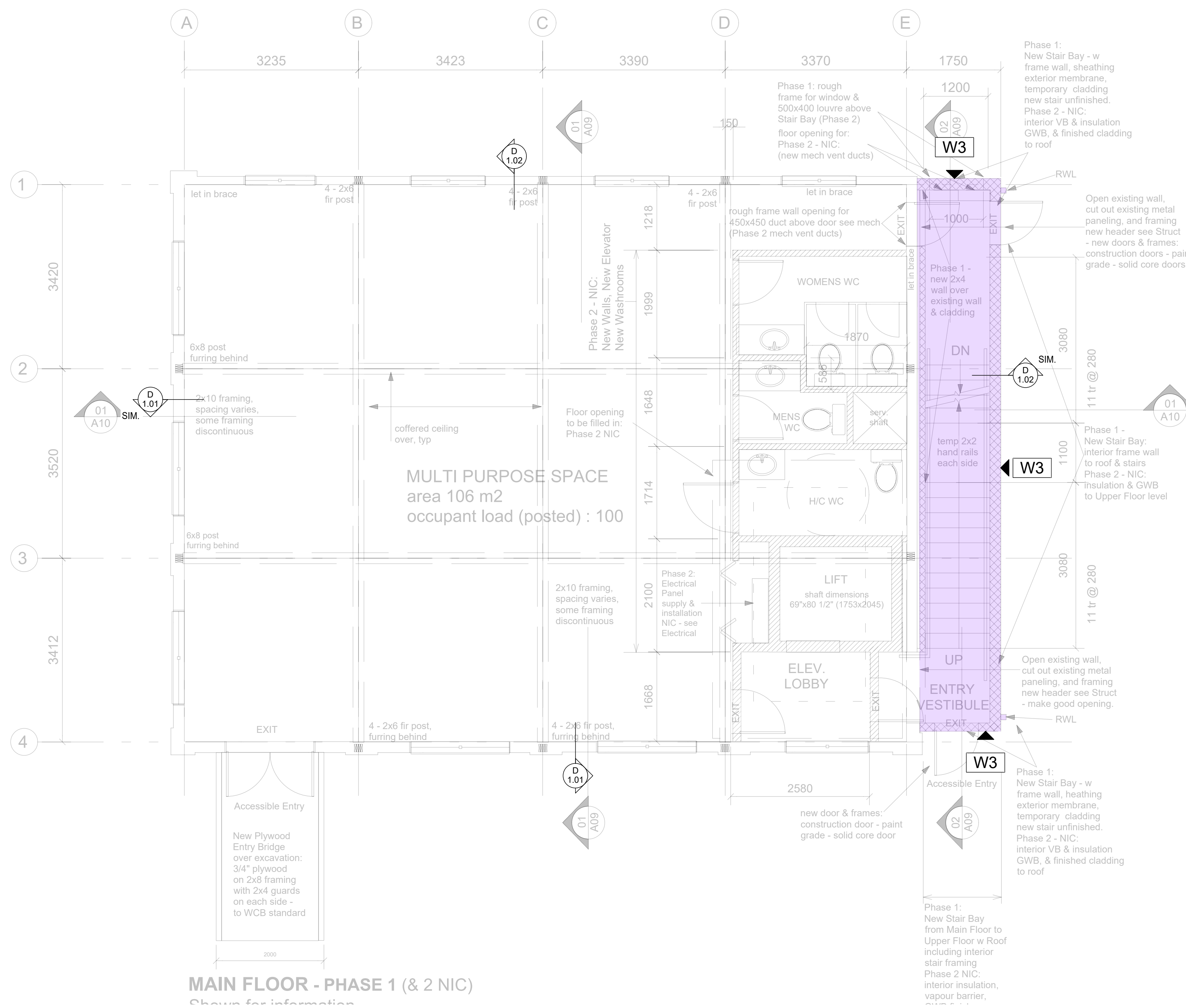
**REHABILITATION
LEGEND
(FLOOR PLANS)**

APPROX. ZONE OF PHASE 1 SCOPE OF WORK. REFER TO ARCH.

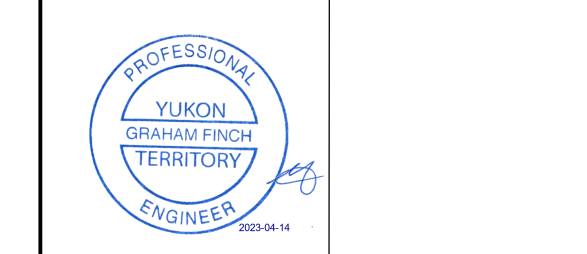
APPROX. ZONE OF EXCAVATION. REFER TO ARCH. AND GEOTECH. FOR REQUIREMENTS

EXIST. UNDISTURBED SOIL

ASSEMBLY TAG. REFER ALSO TO ASSEMBLY SCHEDULES SCH-0.02, SCH-0.03 & SCH-0.04



ISSUE	DESCRIPTION	DATE
2	ISSUED FOR TENDER	APR. 14, 2023
1	ISSUED FOR REVIEW	FEB. 22, 2023



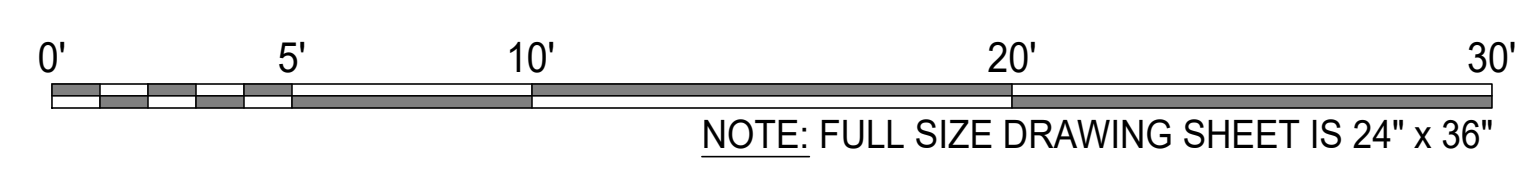
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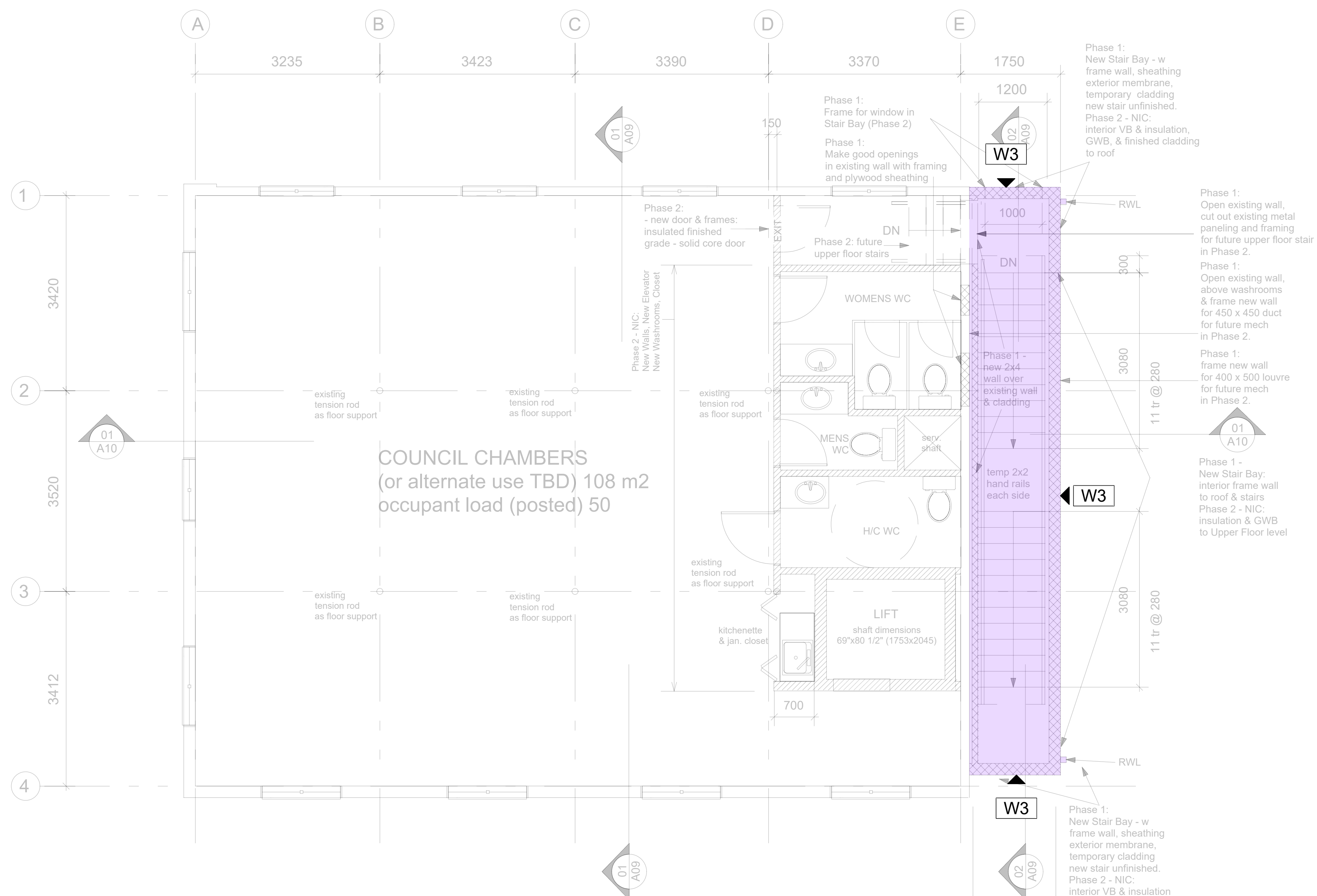
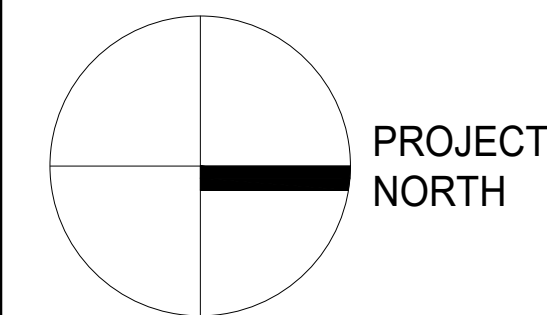


PROJECT TITLE:
CANADIAN BANK OF COMMERCE NHS
Front St. & Queen St. Intersection, Dawson YT

SHEET TITLE:
MAIN FLOOR PLAN

PROJECT NO.: 23944.003	DRAWING NO.: BE-1.02
SCALE: 1/4" = 1' - 0"	DRAWN BY: GR
DATE: FEB. 22, 2023	CHECKED BY: TV

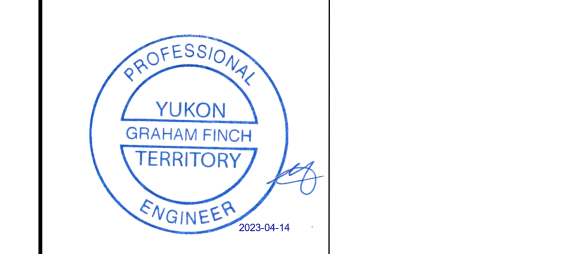




REHABILITATION LEGEND (FLOOR PLANS)

- APPROX. ZONE OF PHASE 1 SCOPE OF WORK. REFER TO ARCH.
- APPROX. ZONE OF EXCAVATION. REFER TO ARCH. AND GEOTECH. FOR REQUIREMENTS
- EXIST. UNDISTURBED SOIL
- ASSEMBLY TAG. REFER ALSO TO ASSEMBLY SCHEDULES SCH-0.02, SCH-0.03 & SCH-0.04
- AND
-

ISSUE	DESCRIPTION	DATE
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1	ISSUED FOR REVIEW	FEB. 22, 2023



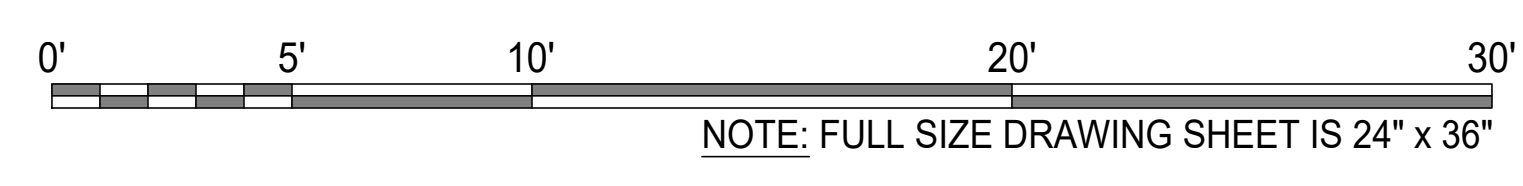
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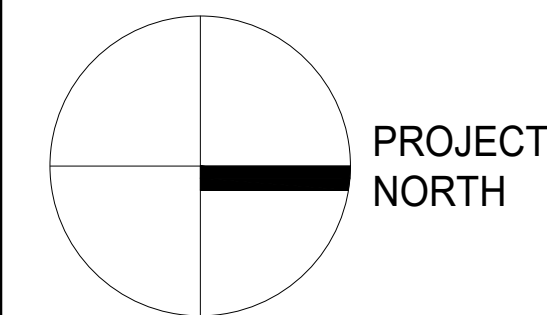


PROJECT TITLE:
CANADIAN BANK OF COMMERCE NHS
Front St. & Queen St. Intersection, Dawson YT

SHEET TITLE:
UPPER FLOOR PLAN

PROJECT NO.: 23944.003	DRAWING NO.: BE-1.03
SCALE: 1/4" = 1' - 0"	DRAWN BY: GR
DATE: FEB. 22, 2023	CHECKED BY: TV





**REHABILITATION
LEGEND
(FLOOR PLANS)**

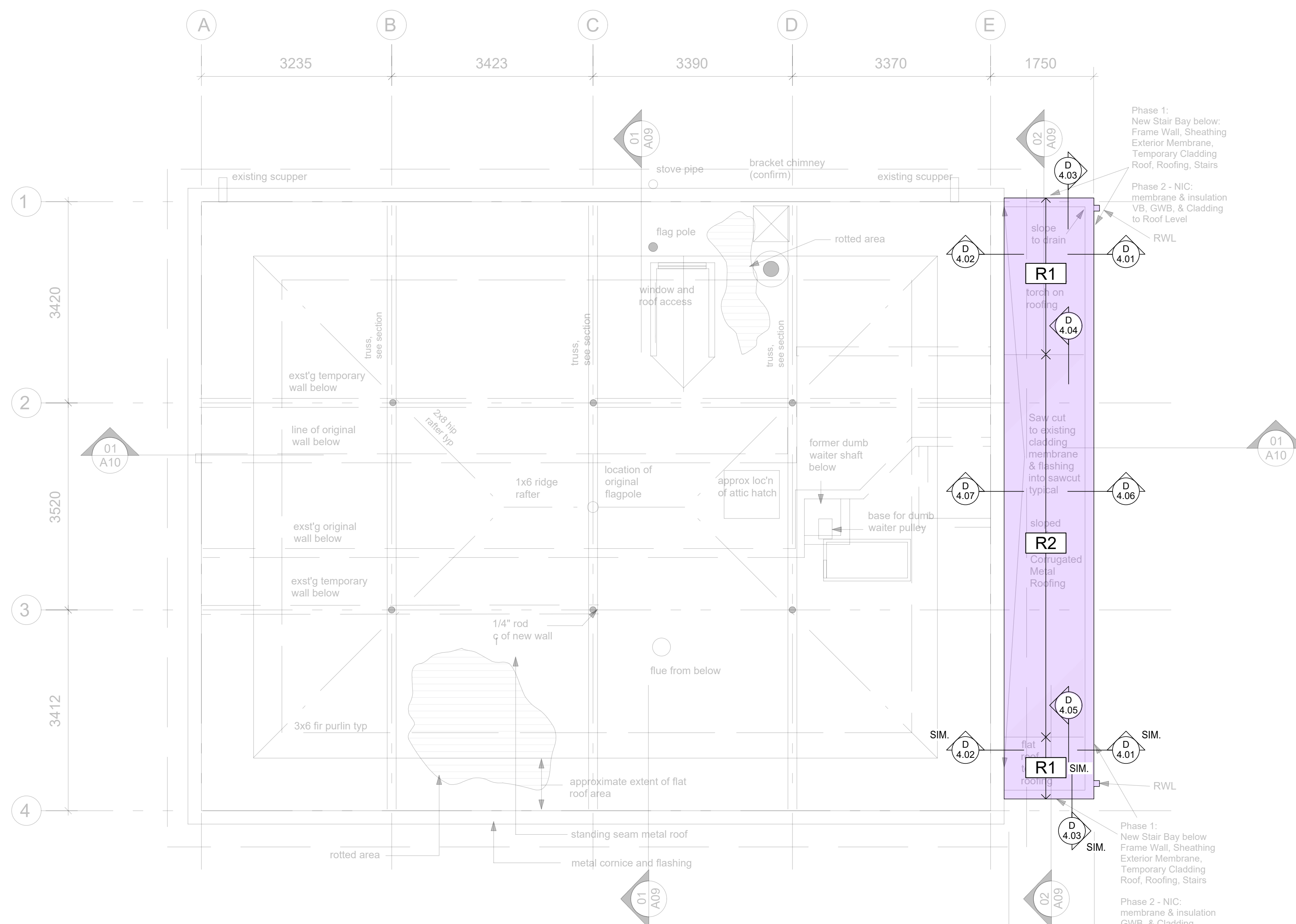
APPROX. ZONE OF PHASE 1 SCOPE OF WORK. REFER TO ARCH.

APPROX. ZONE OF EXCAVATION. REFER TO ARCH. AND GEOTECH. FOR REQUIREMENTS

EXIST. UNDISTURBED SOIL

ASSEMBLY TAG. REFER ALSO TO ASSEMBLY SCHEDULES SCH-0.02, SCH-0.03 & SCH-0.04

AND ASSEMBLY TAG. REFER ALSO TO ASSEMBLY SCHEDULES SCH-0.02, SCH-0.03 & SCH-0.04



ATTIC PLAN - PHASE 1 & PHASE 2 (NIC)
 Phase 2: shown for information only - future work
 Phase 1: Stair Bay below added
 Existing Gross Floor Area: 150 m2
 Proposed Stair Bay Addition: 15m2
 Proposed Total Floor Area: 165m2

1 ATTIC FLOOR PLAN
 SCALE 1/4" = 1' - 0"



NOTE: FULL SIZE DRAWING SHEET IS 24" x 36"

ISSUE	DESCRIPTION	DATE
2	ISSUED FOR TENDER	APR. 14, 2023
1	ISSUED FOR REVIEW	FEB. 22, 2023



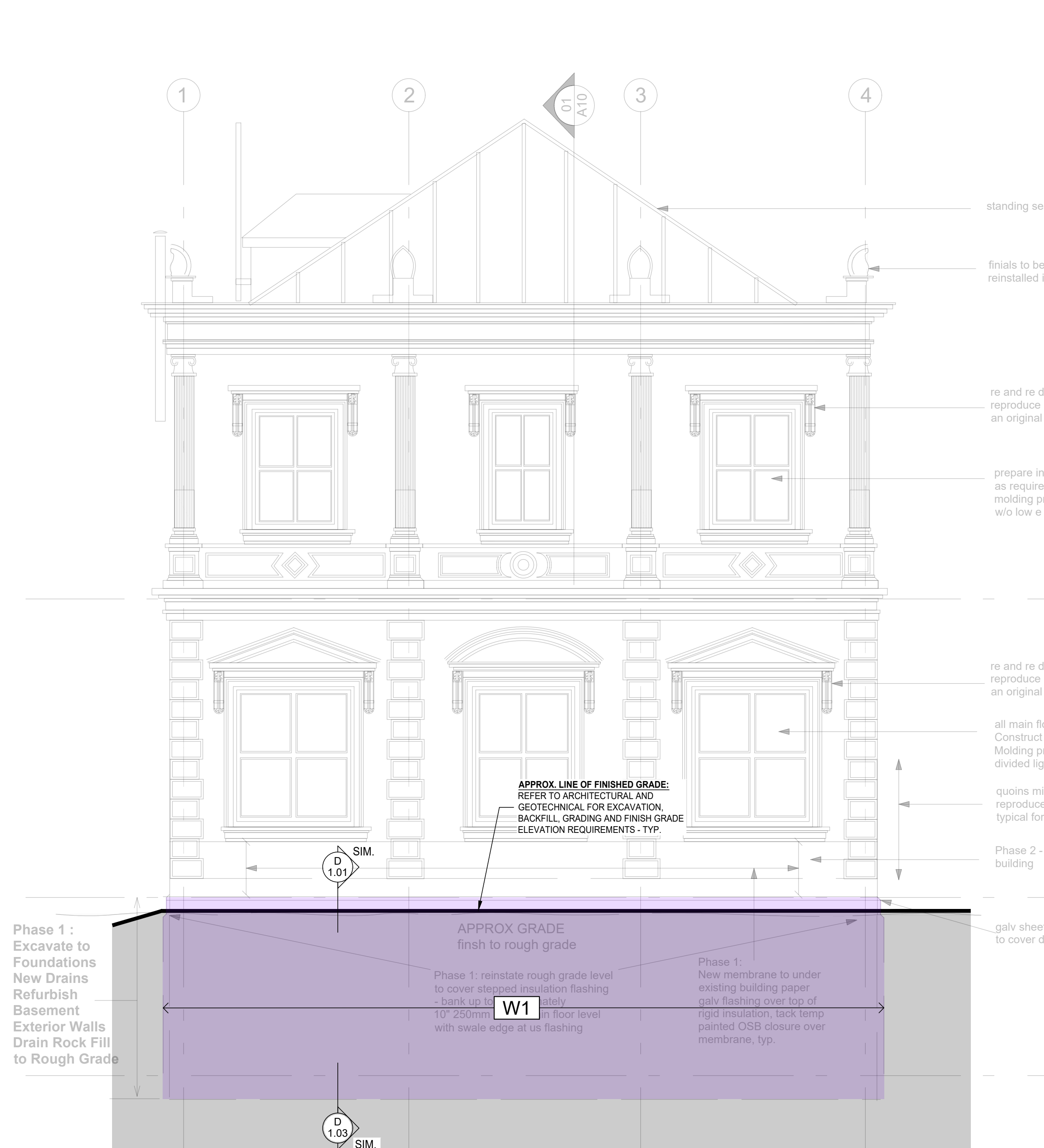
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RDH RDH BUILDING SCIENCE INC.
 40-433 STEEL CREEK DRIVE
 BURBARY BC V4C 6S6
 TEL: 604 873 1181 www.rdh.com

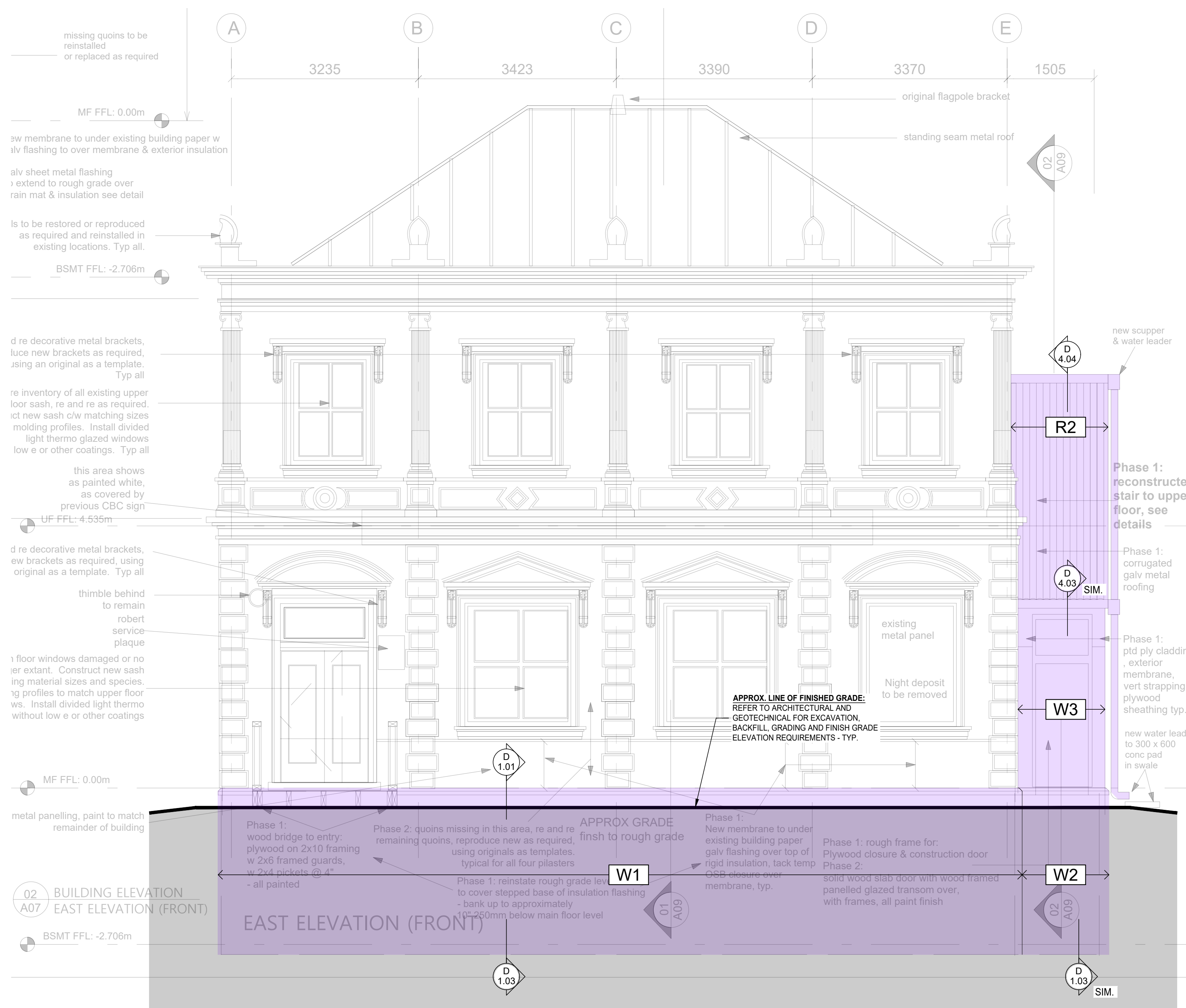
PROJECT TITLE:
CANADIAN BANK OF COMMERCE NHS
 Front St. & Queen St. Intersection, Dawson YT

SHEET TITLE:
 ATTIC FLOOR PLAN

PROJECT NO.: 23944.003	DRAWING NO.: BE-1.04
SCALE: 1/4" = 1' - 0"	DRAWN BY: GR
DATE: FEB. 22, 2023	CHECKED BY: TV



1 SOUTH ELEVATION
SCALE 1/4" = 1' - 0"



2 EAST ELEVATION
SCALE 1/4" = 1' - 0"



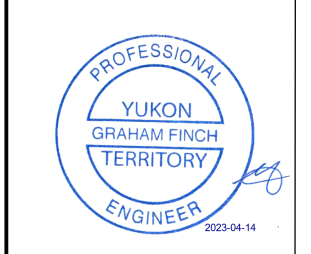
NOTE: FULL SIZE DRAWING SHEET IS 24" x 36"

REHABILITATION LEGEND (ELEVATIONS)

APPROX. ZONE OF PHASE 1 SCOPE OF WORK. REFER TO ARCH.

ASSEMBLY TAG. REFER ALSO TO ASSEMBLY SCHEDULES SCH-0.02, SCH-0.03 & SCH-0.04

ISSUE	DESCRIPTION	DATE
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1	ISSUED FOR REVIEW	FEB. 22, 2023



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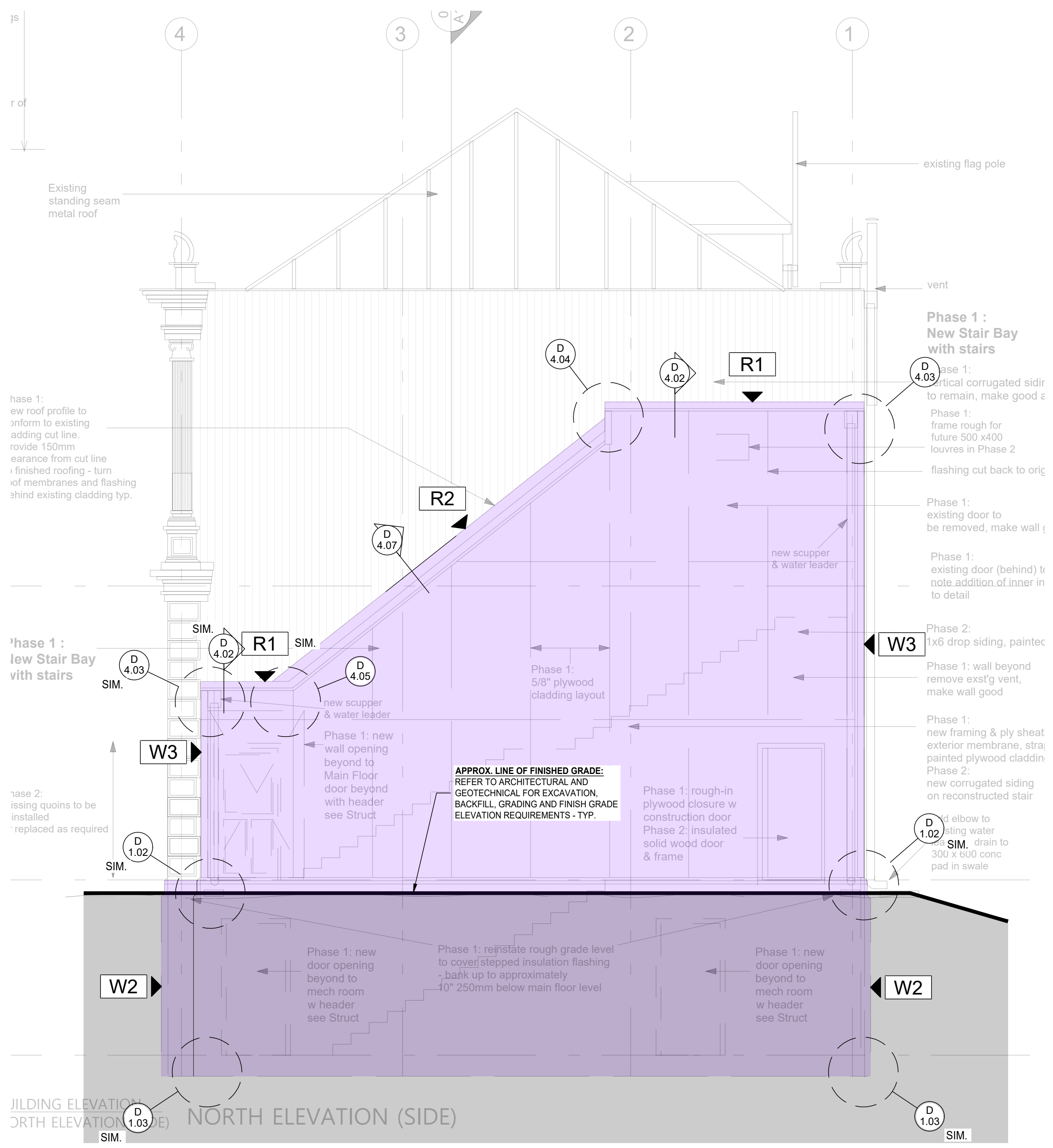
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CANADIAN BANK OF COMMERCE NHS
Front St. & Queen St. Intersection, Dawson YT

SHEET TITLE:
SOUTH & EAST ELEVATIONS

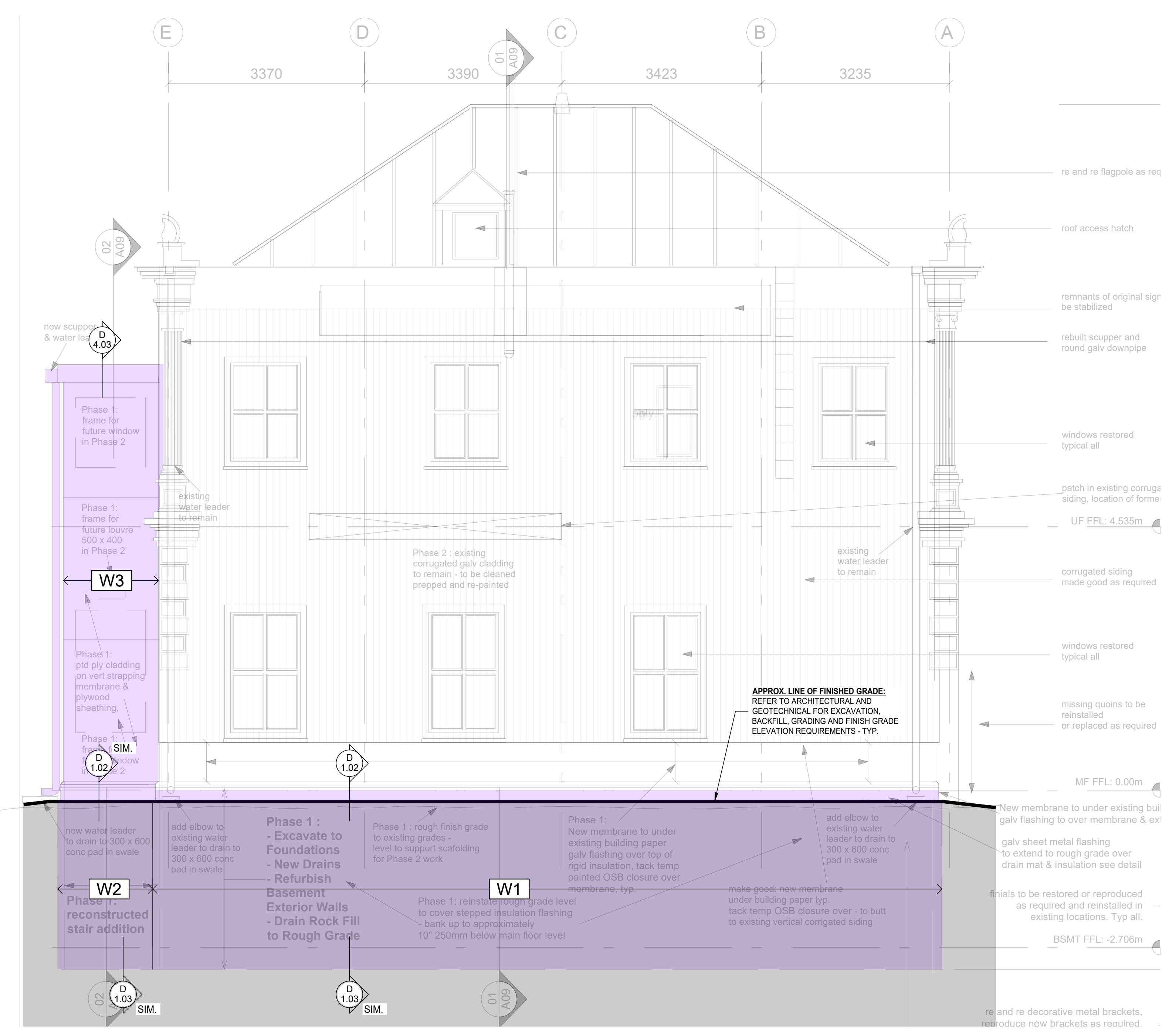
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DATE: FEB. 22, 2023	CHECKED BY: TV

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April 14, 2023 2:20 PM



1 NORTH ELEVATION
SCALE 1/4" = 1' - 0"



2 WEST ELEVATION
SCALE 1/4" = 1' - 0"



NOTE: FULL SIZE DRAWING SHEET IS 24" x 36"

REHABILITATION LEGEND (ELEVATIONS)

- APPROX. ZONE OF PHASE 1 SCOPE OF WORK. REFER TO ARCH.
- ASSEMBLY TAG. REFER ALSO TO ASSEMBLY SCHEDULES SCH-0.02, SCH-0.03 & SCH-0.04

ISSUE	DESCRIPTION	DATE
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1	ISSUED FOR REVIEW	FEB. 22, 2023



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PROJECT TITLE:
CANADIAN BANK OF COMMERCE NHS
Front St. & Queen St. Intersection, Dawson YT

SHEET TITLE:
NORTH & WEST ELEVATIONS

PROJECT NO.: 23944.003	DRAWING NO.: BE-2.02
SCALE: 1/4" = 1' - 0"	DRAWN BY: GR
DATE: FEB. 22, 2023	CHECKED BY: TV

SCH-0.00 SCHEDULES:

- SCH-0.01 SCHEDULE & DETAIL DRAWING LIST
- SCH-0.02 ASSEMBLY SCHEDULE
- SCH-0.03 ASSEMBLY SCHEDULE
- SCH-0.04 ASSEMBLY SCHEDULE

D-1.00 EXTERIOR WALLS:

- D-1.01 TYPICAL GROUND FLOOR TO EXTERIOR WALL INTERFACE (EAST ELEVATION)
- D-1.02 TYPICAL GROUND FLOOR TO EXTERIOR WALL INTERFACE (WEST ELEVATION)
- D-1.03 TYPICAL BASE OF FOUNDATION WALL (EAST ELEVATION)
- D-1.04 TYPICAL FOUNDATION WALL PENETRATION (EAST ELEVATION)

D-1.00 ROOFS:

- D-4.01 TYPICAL UNVENTED PARAPET AT STAIR LOW-SLOPE ROOF
- D-4.02 TYPICAL BASE OF WALL AT STAIR LOW-SLOPE ROOF
- D-4.03 TYPICAL VENTED PARAPET AT STAIR LOW-SLOPE ROOF
- D-4.04 ROOF CURB AT HIGH SIDE OF STAIR SLOPED METAL ROOF
- D-4.05 LOW SIDE OF STAIR SLOPED METAL ROOF
- D-4.06 TYPICAL UNVENTED PARAPET AT STAIR SLOPED METAL ROOF
- D-4.07 TYPICAL BASE OF WALL AT STAIR SLOPED METAL ROOF

C:\Users\gruehle\RDH Building Science Inc\RDH.23944.003 CB of Comm NHS Ph2 PreCon - General\Construction Documents\Drawings\1 - Details\23944.002 SCH-0.01 Schedule & Detail Drawing List.dwg

April 14 2023 3:44 PM

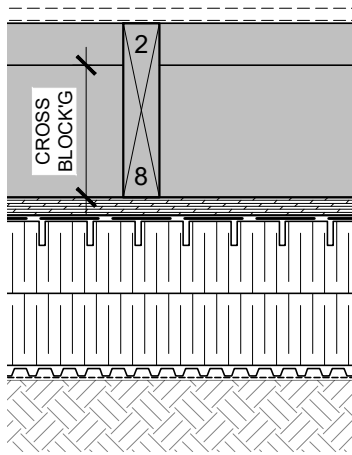
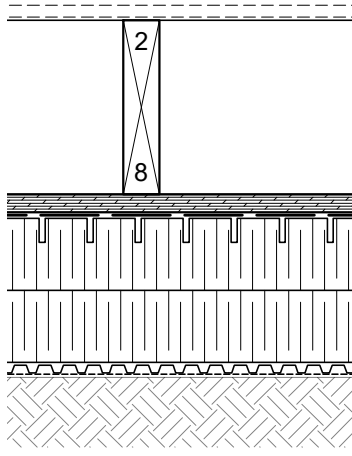




RDH BUILDING SCIENCE INC.
 400-4333 STILL CREEK DR. www.rdh.com
 BURNABY BC V5C 6S6 TEL: 604 873 1181

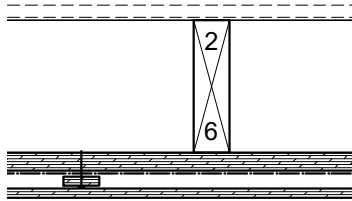
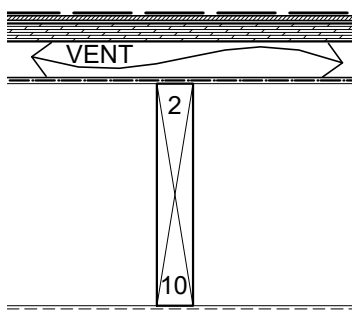
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PROJECT: CANADIAN BANK OF COMMERCE NHS Front St. & Queen St. Intersection, Dawson YT		DRAWING NO.: SCH-0.01	
DRAWING TITLE: SCHEDULE & DETAIL DRAWING LIST		PROJECT NO.: 23944.003	
ISSUE	DESCRIPTION	DATE	SCALE: ---
1	ISSUED FOR REVIEW	FEB. 22, 2023	DATE: FEB. 22, 2023
2	ISSUED FOR TENDER	APR. 14, 2023	DRAWN BY: GR
			CHECKED BY: TV

TYPE	LOCATION	DESCRIPTION [ALL MATERIALS ARE NEW UNLESS NOTED OTHERWISE]	SCHEMATIC DETAILS [n.t.s.] [EXIST. CONSTRUCTION TO BE RETAINED SHOWN TONED]
W1	TYPICAL BELOW GRADE EXTERIOR WALL ASSEMBLY	<ul style="list-style-type: none"> • INTERIOR FINISHES SHOWN DASHED - REFER TO ARCH. FOR INTERIOR FINISHES REQUIREMENTS • EXISTING 2x8 [38 x 184] PRESSURE TREATED WOOD STUD FRAMING (REFER TO ARCH. / STRUCT.) • 3/4" [19] PT PLYWOOD EXTERIOR SHEATHING • WATERPROOF MEMBRANE (SOPREMA COLPHENE 3000 C/W COMPATIBLE PRIMER (SOPRASEAL STICK OR SIM.)) • 3" [76] VERTICAL GROOVED RIGID INSULATION ADHERED TO WALL (HS-40 EPS. CUT 3mm(w) x 6mm(d) VERTICAL KERFS INTO HS-40 AT 50mm O.C.) • 3" [76] RIGID INSULATION, STAGGERED, C/W TAPED JOINTS ADHERED TO INNER LAYER OF RIGID INSULATION (HS-40 EPS) • 3/8" [10] DRAINAGE MAT C/W INTEGRAL FILTER FABRIC (SOPREMA SOPRADRAIN 10-G) • BACKFILL - REFER TO GEOTECHNICAL <p>NOTES:</p> <ol style="list-style-type: none"> 1. REMOVE EXISTING WATERPROOF COATING AND EXTERIOR SHEATHING. 2. REFER ALSO TO STRUCT. FOR STRUCTURAL REQUIREMENTS. 3. RDH TO REVIEW INSTALLATION OF WATERPROOFING PRIOR TO INSTALLATION OF EXTERIOR INSULATION. 	<p style="text-align: center;">INTERIOR</p>  <p style="text-align: center;">EXTERIOR</p>
W2	TYPICAL BELOW GRADE EXTERIOR STAIR WALL ASSEMBLY	<ul style="list-style-type: none"> • INTERIOR FINISHES SHOWN DASHED - REFER TO ARCH. FOR INTERIOR FINISHES REQUIREMENTS • 2x8 [38 x 184] PT WOOD STUD FRAMING (REFER TO ARCH. / STRUCT.) • 3/4" [19] PT PLYWOOD EXTERIOR SHEATHING • WATERPROOF MEMBRANE (SOPREMA COLPHENE 3000 C/W COMPATIBLE PRIMER (SOPRASEAL STICK OR SIM.)) • 3" [76] VERTICAL GROOVED RIGID INSULATION ADHERED TO WALL (HS-40 EPS. CUT 3mm(W) X 6mm(D) VERTICAL KERFS INTO HS-40 AT 50mm O.C.) • 3" [76] RIGID INSULATION, STAGGERED, C/W TAPED JOINTS ADHERED TO INNER LAYER OF RIGID INSULATION (HS-40 EPS) • 3/8" [10] DRAINAGE MAT C/W INTEGRAL FILTER FABRIC (SOPREMA SOPRADRAIN 10-G) • BACKFILL - REFER TO GEOTECHNICAL <p>NOTES:</p> <ol style="list-style-type: none"> 1. REFER ALSO TO STRUCT. FOR STRUCTURAL REQUIREMENTS. 2. RDH TO REVIEW INSTALLATION OF WATERPROOFING PRIOR TO INSTALLATION OF EXTERIOR INSULATION. 	<p style="text-align: center;">INTERIOR</p>  <p style="text-align: center;">EXTERIOR</p>

		PROJECT: CANADIAN BANK OF COMMERCE NHS Front St. & Queen St. Intersection, Dawson YT	DRAWING NO.: SCH-0.02																
		DRAWING TITLE: ASSEMBLY SCHEDULE	PROJECT NO.: 23944.003																
RDH BUILDING SCIENCE INC. 400-4333 STILL CREEK DR. www.rdh.com BURNABY BC V5C 6S6 TEL: 604 873 1181		<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;">ISSUE</th> <th style="width: 50%;">DESCRIPTION</th> <th style="width: 20%;">DATE</th> <th style="width: 20%;">SCALE: N.T.S.</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>ISSUED FOR REVIEW</td> <td>FEB. 22, 2023</td> <td>DATE: FEB. 22, 2023</td> </tr> <tr> <td style="text-align: center;">2</td> <td>ISSUED FOR TENDER</td> <td>APR. 14, 2023</td> <td>DRAWN BY: GR</td> </tr> <tr> <td></td> <td></td> <td></td> <td>CHECKED BY: TV</td> </tr> </tbody> </table>	ISSUE	DESCRIPTION	DATE	SCALE: N.T.S.	1	ISSUED FOR REVIEW	FEB. 22, 2023	DATE: FEB. 22, 2023	2	ISSUED FOR TENDER	APR. 14, 2023	DRAWN BY: GR				CHECKED BY: TV	
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TYPE	LOCATION	DESCRIPTION [ALL MATERIALS ARE NEW UNLESS NOTED OTHERWISE]	SCHEMATIC DETAILS [n.t.s.] [EXIST. CONSTRUCTION TO BE RETAINED SHOWN TONED]
W3	TYPICAL EXTERIOR STAIR WALL ASSEMBLY	<ul style="list-style-type: none"> • INTERIOR FINISHES SHOWN DASHED - REFER TO ARCH. FOR INTERIOR FINISHES REQUIREMENTS • 2x6 [38 x 140] WOOD STUD FRAMING (REFER TO ARCH. / STRUCT.) • 3/4" [19] PLYWOOD EXTERIOR SHEATHING • SHEATHING MEMBRANE (<i>SOPRASEAL STICK VP</i>) • 3/4" x 1 1/2" [19 x 38] VERT. PT PLYWOOD STRAPPING AT 16" [406] O.C. MAX. (FASTENERS TO BE COMPATIBLE WITH WOOD TREATMENT) • 3/8" [9] PLYWOOD CLADDING - PAINTED (FASTENERS TO BE COMPATIBLE WITH WOOD TREATMENT) <p>NOTES:</p> <ol style="list-style-type: none"> 1. REFER ALSO TO STRUCT. FOR STRUCTURAL REQUIREMENTS. 	<p style="text-align: center;">INTERIOR</p>  <p style="text-align: center;">EXTERIOR</p>
R1	TYPICAL LOW-SLOPE ROOF ASSEMBLY (VENTED)	<ul style="list-style-type: none"> • 2-PLY SBS WATERPROOF MEMBRANE (<i>COLPLY TRAFFIC CAP FLEX WITH COLPLY BASE 410 FLEX</i>) • 3/16" [5] ASPHALTIC OVERLAY BOARD • 3/4" [19] T&G PLYWOOD SHEATHING • 2x [38x] STRAPPING ON FLAT (REFER TO ARCH. / STRUCT.) • VAPOUR PERMEABLE SHEET MEMBRANE (<i>TYPAR</i>) • 2x10 [38 x 235] WOOD JOIST FRAMING (REFER TO ARCH. / STRUCT.) • INTERIOR FINISHES SHOWN DASHED - REFER TO ARCH. FOR INTERIOR FINISHES REQUIREMENTS <p>NOTES:</p> <ol style="list-style-type: none"> 1. ROOF ASSEMBLY R1 SIM. (LOWER STAIR LOW-SLOPE ROOF) IS THE SAME AS ABOVE EXCEPT PROVIDE AN ADDITIONAL CAP SHEET WEAR LAYER. 2. REFER ALSO TO STRUCT. FOR STRUCTURAL REQUIREMENTS. 3. REFER TO ARCH. FOR ROOF SLOPE TO DRAIN REQUIREMENTS. 	<p style="text-align: center;">EXTERIOR</p>  <p style="text-align: center;">INTERIOR</p>



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2023-04-14

PROJECT: **CANADIAN BANK OF COMMERCE NHS**
Front St. & Queen St. Intersection, Dawson YT

DRAWING NO.: **SCH-0.03**

DRAWING TITLE: **ASSEMBLY SCHEDULE**

PROJECT NO.: **23944.003**


ISSUE	DESCRIPTION	DATE	SCALE: N.T.S.
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TYPE	LOCATION	DESCRIPTION [ALL MATERIALS ARE NEW UNLESS NOTED OTHERWISE]	SCHEMATIC DETAILS [n.t.s.] [EXIST. CONSTRUCTION TO BE RETAINED SHOWN TONED]
R2	TYPICAL CORRUGATED METAL SLOPED ROOF ASSEMBLY (VENTED)	<ul style="list-style-type: none"> • 7/8" [22] CORRUGATED GALVALUME METAL ROOFING C/W EXPOSED FASTENERS • 1" [25] OFFSET GALV. METAL Z-GIRTS • 1/4" [6] MIN. INTERMITTENT PLASTIC SHIMS • 2-PLY SBS WATERPROOF MEMBRANE (COLPLY TRAFFIC CAP FLEX WITH COLPLY BASE 410 FLEX) • 3/16" [5] ASPHALTIC OVERLAY BOARD • 3/4" [19] T&G PLYWOOD SHEATHING • 2x [38x] STRAPPING ON FLAT (REFER TO ARCH. / STRUCT.) • VAPOUR PERMEABLE SHEET MEMBRANE (TYPAR) • 2x10 [38 x 235] WOOD JOIST FRAMING (REFER TO ARCH. / STRUCT.) • INTERIOR FINISHES SHOWN DASHED - REFER TO ARCH. FOR INTERIOR FINISHES REQUIREMENTS <p>NOTES:</p> <ol style="list-style-type: none"> 1. REFER ALSO TO STRUCT. FOR STRUCTURAL REQUIREMENTS. 2. REFER TO ARCH. FOR Z-GIRT GAUGE, GALVANIZATION, SPACING, SHIM AND FASTENER REQUIREMENTS. 	<p style="text-align: center;">EXTERIOR</p> <p style="text-align: center;">INTERIOR</p>



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PROJECT: **CANADIAN BANK OF COMMERCE NHS**
Front St. & Queen St. Intersection, Dawson YT

DRAWING NO.: **SCH-0.04**

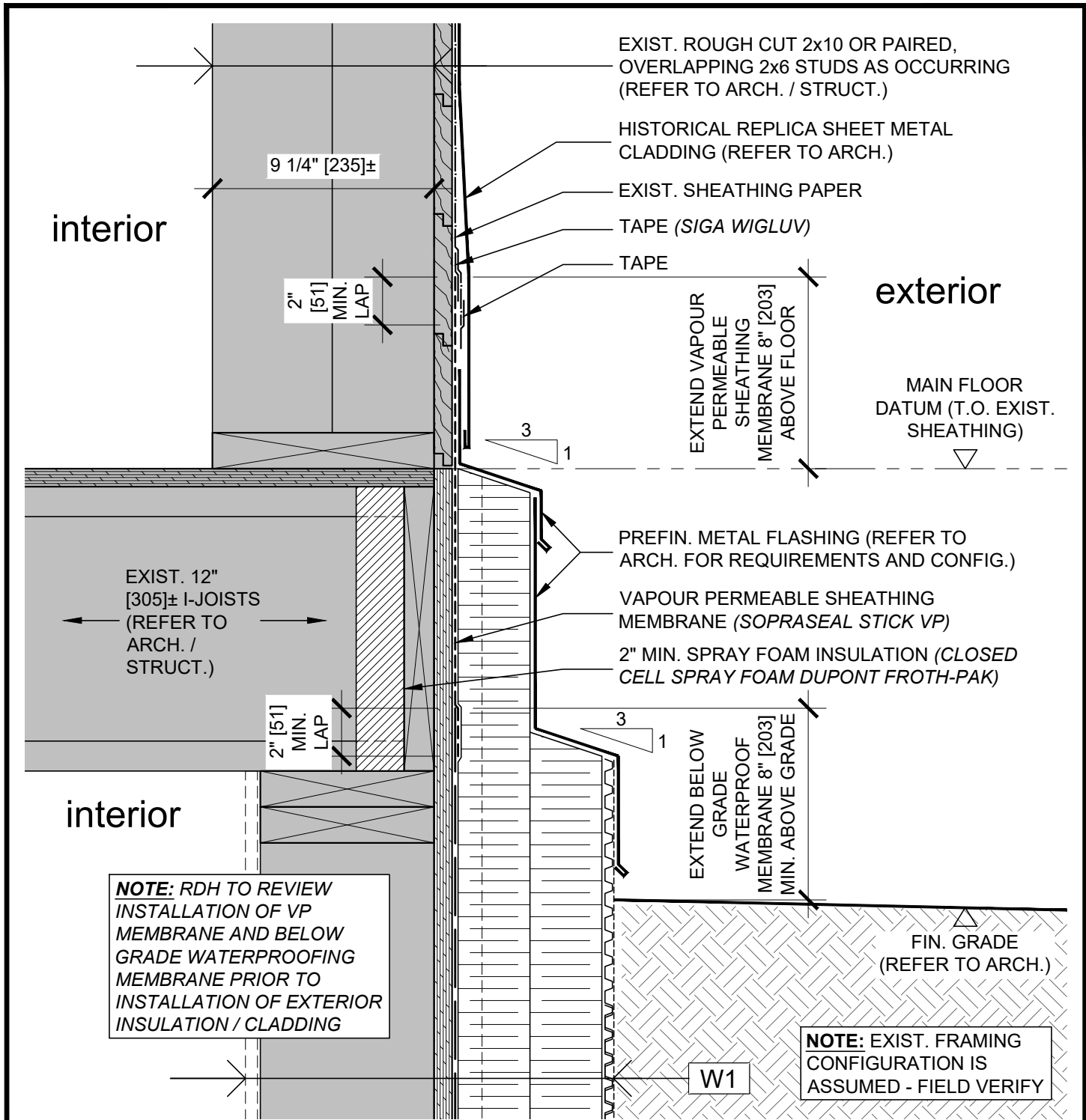
DRAWING TITLE: **ASSEMBLY SCHEDULE**

PROJECT NO.: **23944.003**

ISSUE	DESCRIPTION	DATE
1	ISSUED FOR REVIEW	FEB. 22, 2023
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NOTE: RDH TO REVIEW INSTALLATION OF VP MEMBRANE AND BELOW GRADE WATERPROOFING MEMBRANE PRIOR TO INSTALLATION OF EXTERIOR INSULATION / CLADDING

NOTE: EXIST. FRAMING CONFIGURATION IS ASSUMED - FIELD VERIFY

DENOTES EXISTING CONSTRUCTION TO BE RETAINED

SECTION

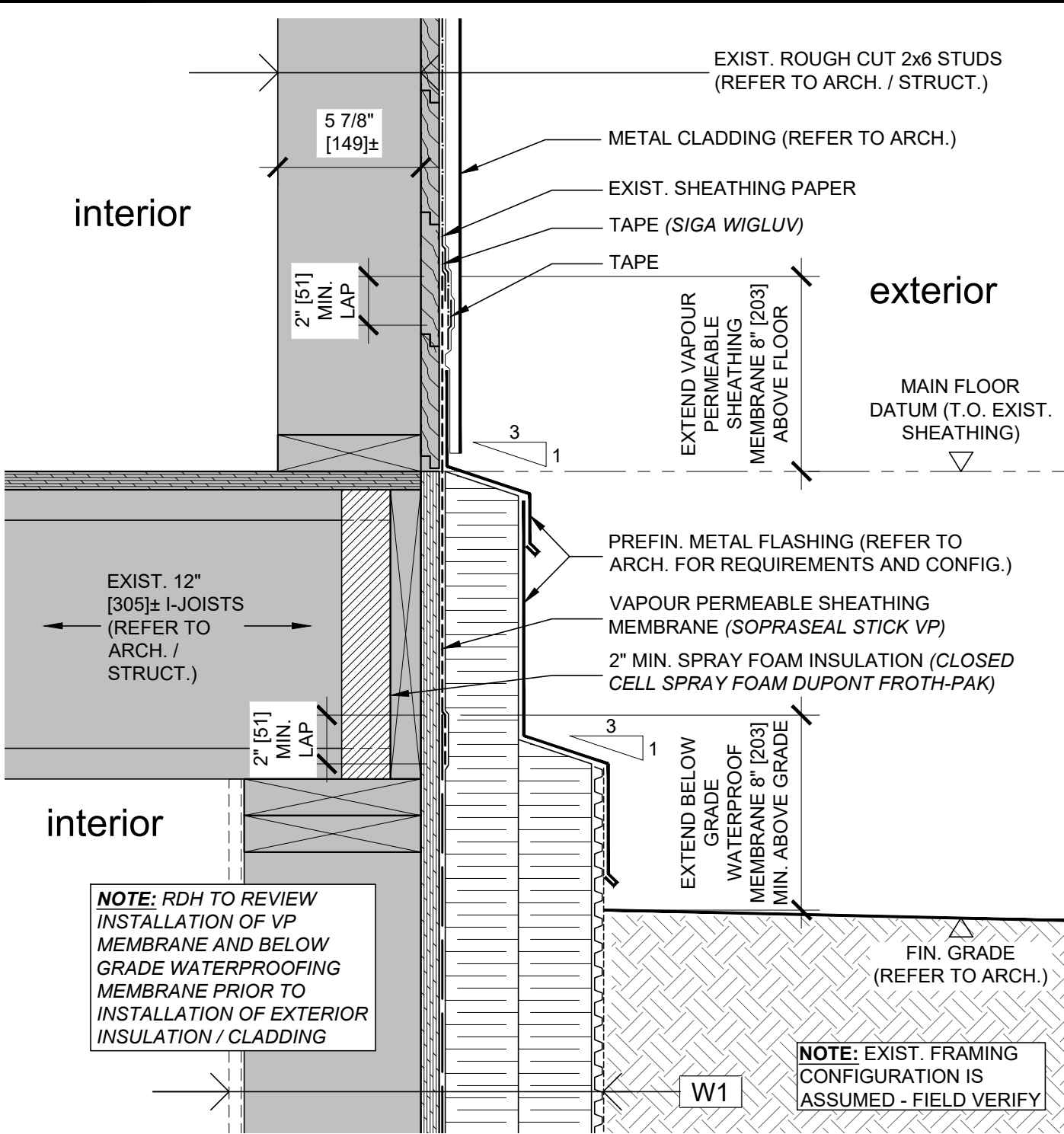
NOTE: DETAIL AT PARALLEL JOIST CONFIGURATION AT SOUTH ELEVATION IS SIMILAR

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PROFESSIONAL
 YUKON
 GRAHAM FINCH
 TERRITORY
 ENGINEER
 2023-04-14

PROJECT: CANADIAN BANK OF COMMERCE NHS Front St. & Queen St. Intersection, Dawson YT			DRAWING NO.: D-1.01
DRAWING TITLE: TYPICAL GROUND FLOOR TO EXTERIOR WALL INTERFACE (EAST ELEVATION)			PROJECT NO.: 23944.003
ISSUE	DESCRIPTION	DATE	SCALE: 2" = 1'-0"
1	ISSUED FOR REVIEW	FEB. 22, 2023	DATE: FEB. 22, 2023
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■ DENOTES EXISTING CONSTRUCTION TO BE RETAINED

SECTION



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PROJECT: CANADIAN BANK OF COMMERCE NHS Front St. & Queen St. Intersection, Dawson YT			DRAWING NO.: D-1.02
DRAWING TITLE: TYPICAL GROUND FLOOR TO EXTERIOR WALL INTERFACE (WEST ELEVATION)			PROJECT NO.: 23944.003
ISSUE	DESCRIPTION	DATE	SCALE: 2" = 1'-0"
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interior

W1

NOTE: EXIST. FOOTING AND FRAMING CONFIGURATION IS ASSUMED - FIELD VERIFY. REFER TO ARCH. AND GEOTECH. FOR EXCAVATION, BACKFILL, PERIMETER DRAINAGE AND FROST PROTECTION REQ'TS.

NOTE: RDH TO REVIEW INSTALLATION OF BELOW GRADE WATERPROOFING MEMBRANE PRIOR TO INSTALLATION OF EXTERIOR INSULATION

BASEMENT FLOOR DATUM (T.O. EXIST. SLAB ON GRADE)

8" [203]±
W1 MEMB. LAP

 DENOTES EXISTING CONSTRUCTION TO BE RETAINED

SECTION



PROJECT: CANADIAN BANK OF COMMERCE NHS Front St. & Queen St. Intersection, Dawson YT			DRAWING NO.: D-1.03
DRAWING TITLE: TYPICAL BASE OF FOUNDATION WALL (EAST ELEVATION)			PROJECT NO.: 23944.003
ISSUE	DESCRIPTION	DATE	SCALE: 2" = 1'-0"
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(SOPRAMASTIC)
AT VOIDS WHERE
REQUIRED TO
PROVIDE FULL
SUPPORT TO
(COLPHENE 3000)
FIELD MEMBRANE

6" [152]
MIN.

(COLPHENE LIQUID
MEMBRANE) ALL AROUND

(COLPHENE LIQUID MEMBRANE)

(COLPHENE LIQUID
MEMBRANE) ALL AROUND

(COLPHENE LIQUID MEMBRANE)

S.S. BAND CLAMP

(COLPHENE LIQUID
MEMBRANE) ALL AROUND

interior

8" [203]
MIN.

SERVICE PIPING (REFER
TO ARCH, MECH. AND
ELEC.) PIPE DIA. VARIES

(COLPHENE 3000) SELF
ADHESIVE MEMBRANE -
HEAVY DASHED LINE

PROVIDE SERVICE PIPE
RESTRAINT TO SUIT (REFER
TO ARCH, MECH. AND ELEC.)

10" [254]
MIN.

W1

**NOTE: RDH TO REVIEW
PENETRATION DETAILING
PRIOR TO INSTALLATION
OF EXTERIOR INSULATION**

DENOTES EXISTING
CONSTRUCTION
TO BE RETAINED

SECTION



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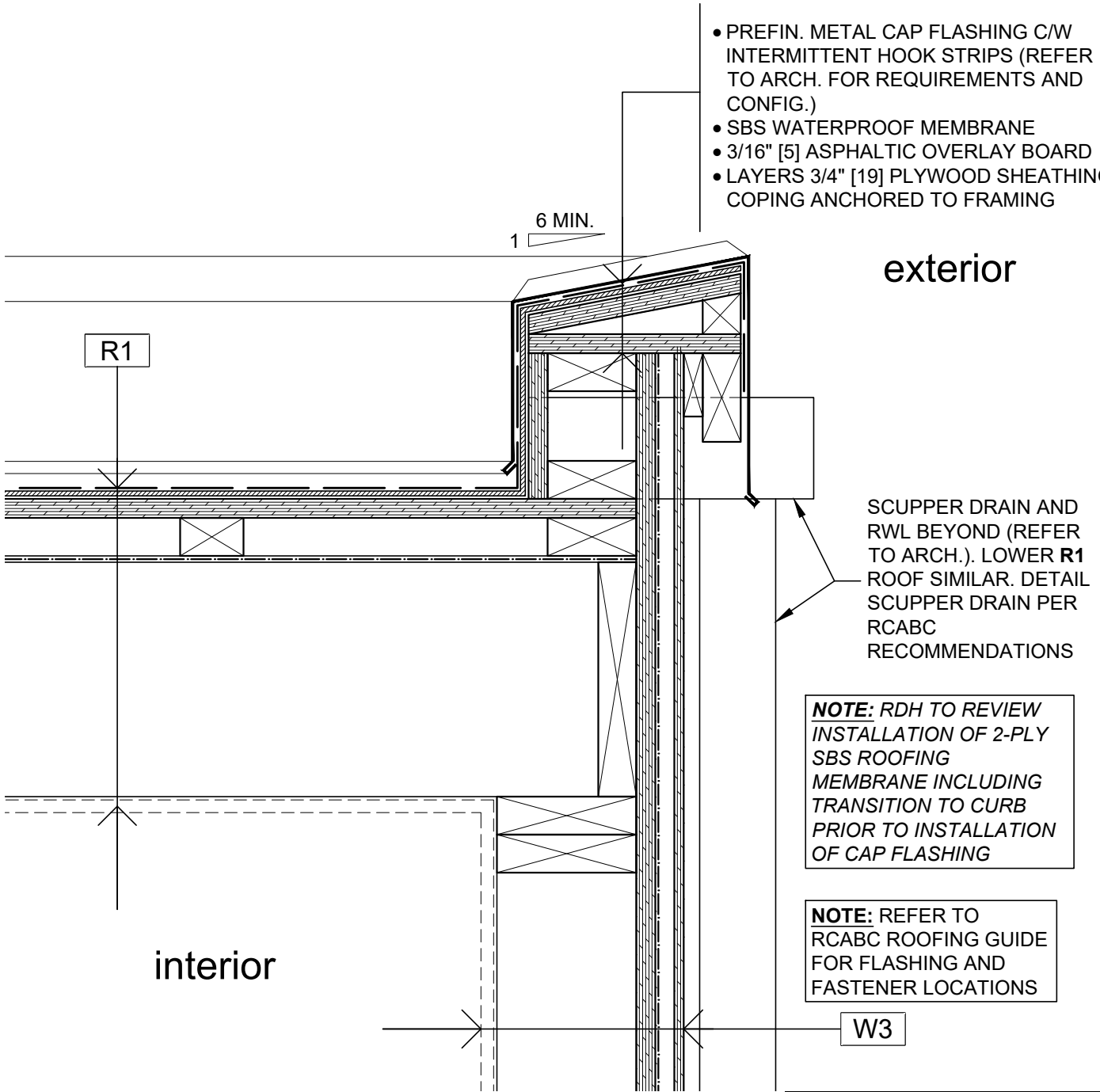
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PROJECT: CANADIAN BANK OF COMMERCE NHS Front St. & Queen St. Intersection, Dawson YT			DRAWING NO.: D-1.04
DRAWING TITLE: TYPICAL FOUNDATION WALL PENETRATION (EAST ELEVATION)			PROJECT NO.: 23944.003
ISSUE	DESCRIPTION	DATE	SCALE: 2" = 1'-0"
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- PREFIN. METAL CAP FLASHING C/W INTERMITTENT HOOK STRIPS (REFER TO ARCH. FOR REQUIREMENTS AND CONFIG.)
- SBS WATERPROOF MEMBRANE
- 3/16" [5] ASPHALTIC OVERLAY BOARD
- LAYERS 3/4" [19] PLYWOOD SHEATHING COPING ANCHORED TO FRAMING



exterior

interior

SECTION

SCUPPER DRAIN AND RWL BEYOND (REFER TO ARCH.). LOWER R1 ROOF SIMILAR. DETAIL SCUPPER DRAIN PER RCABC RECOMMENDATIONS

NOTE: RDH TO REVIEW INSTALLATION OF 2-PLY SBS ROOFING MEMBRANE INCLUDING TRANSITION TO CURB PRIOR TO INSTALLATION OF CAP FLASHING

NOTE: REFER TO RCABC ROOFING GUIDE FOR FLASHING AND FASTENER LOCATIONS

NOTE: REFER TO ARCH. FOR REQ'D PARAPET FRAMING AND FASCIA / TRIM CONFIGURATION

DENOTES EXISTING CONSTRUCTION TO BE RETAINED



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PROJECT:		CANADIAN BANK OF COMMERCE NHS Front St. & Queen St. Intersection, Dawson YT		DRAWING NO.:		D-4.01	
DRAWING TITLE:		TYPICAL UNVENTED PARAPET AT STAIR LOW-SLOPE ROOF		PROJECT NO.:		23944.003	
ISSUE	DESCRIPTION	DATE	SCALE:	2" = 1'-0"			
1	ISSUED FOR REVIEW	FEB. 22, 2023	DATE:	FEB. 22, 2023			
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			CHECKED BY:	TV			

interior

exterior

2" [51] MIN. LAP

2" [51] MIN. LAP

5 7/8" [149]±

R1

EXIST. ROUGH CUT
2x6 STUDS (REFER
TO ARCH. / STRUCT.)

- EXIST. PREFIN METAL CLADDING (REFER TO ARCH.)
- EXIST. SHEATHING PAPER
- 4" [102] STRIP FOIL FACED SELF ADHESIVE MEMBRANE
- TAPE
- PREFIN. METAL FLASHING (REFER TO ARCH. FOR REQUIREMENTS AND CONFIG.)

NOTE:
ROOFING MEMBRANE TO EXTEND 6" [152] MIN. ABOVE ADJACENT ROOF CURBS / PARAPETS - TYP

NOTE: RDH TO REVIEW INSTALLATION OF 2-PLY SBS ROOFING MEMBRANE INCLUDING TRANSITION ADJACENT WALL PRIOR TO INSTALLATION OF FLASHING / CLADDING

DENOTES EXISTING CONSTRUCTION TO BE RETAINED

SECTION

NOTE: REFER TO ARCH. FOR REQ'D FRAMING CONFIGURATION

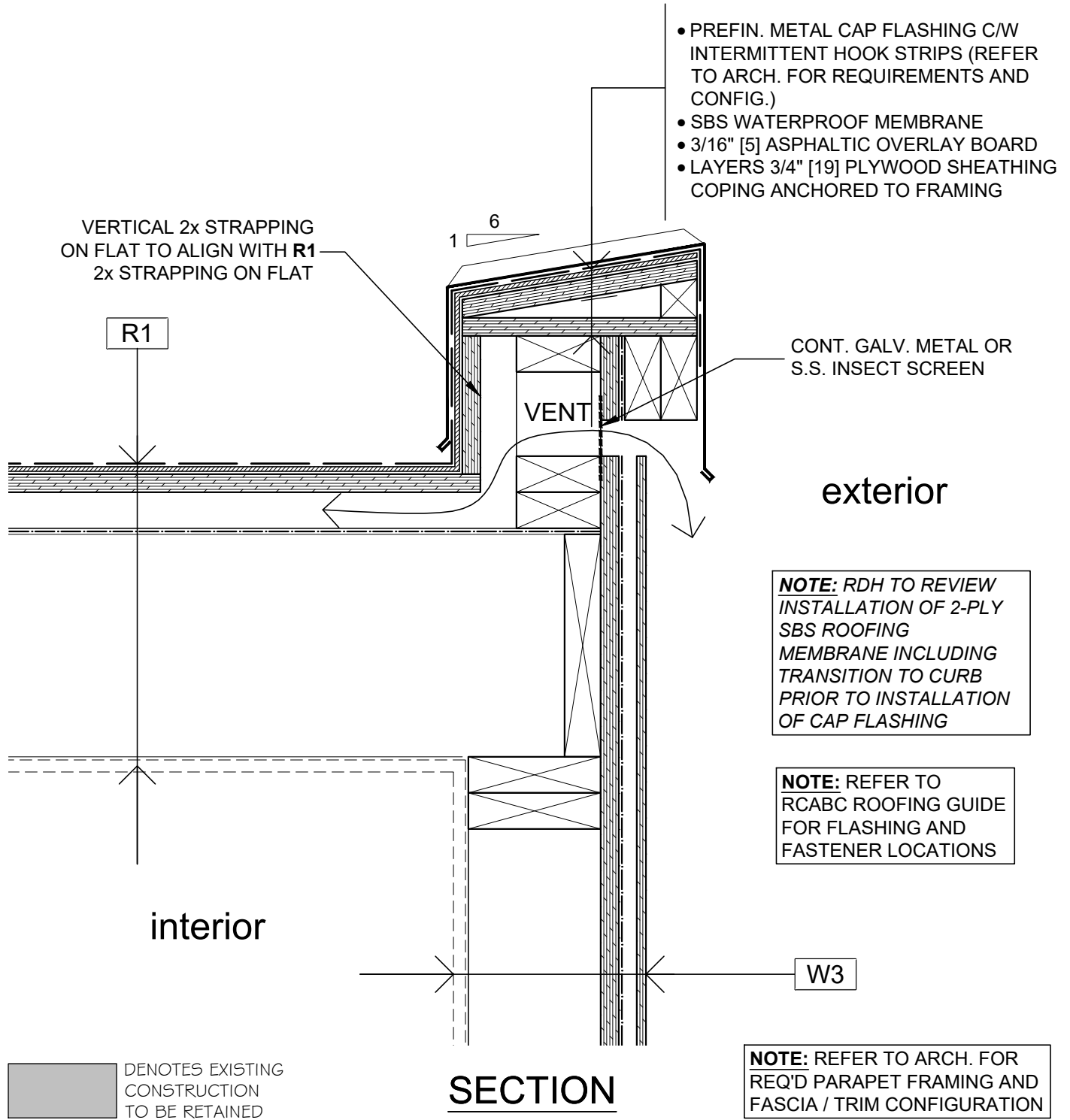


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PROJECT: CANADIAN BANK OF COMMERCE NHS Front St. & Queen St. Intersection, Dawson YT			DRAWING NO.: D-4.02
DRAWING TITLE: TYPICAL BASE OF WALL AT STAIR LOW-SLOPE ROOF			PROJECT NO.: 23944.003
ISSUE	DESCRIPTION	DATE	SCALE: 2" = 1'-0"
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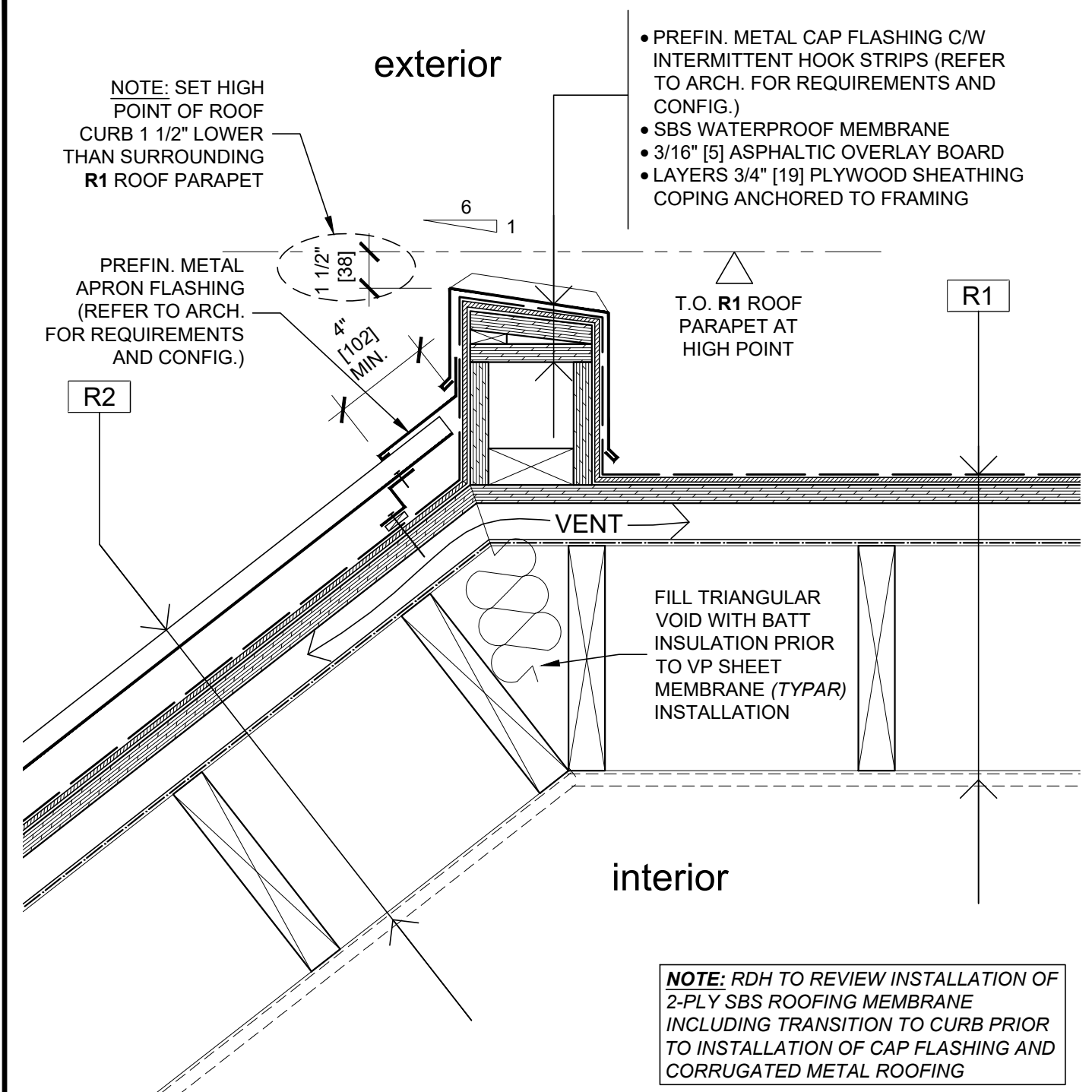


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DRAWING TITLE: TYPICAL VENTED PARAPET AT STAIR LOW-SLOPE ROOF		PROJECT NO.: 23944.003	
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- PREFIN. METAL CAP FLASHING C/W INTERMITTENT HOOK STRIPS (REFER TO ARCH. FOR REQUIREMENTS AND CONFIG.)
- SBS WATERPROOF MEMBRANE
- 3/16" [5] ASPHALTIC OVERLAY BOARD
- LAYERS 3/4" [19] PLYWOOD SHEATHING COPING ANCHORED TO FRAMING

NOTE: SET HIGH POINT OF ROOF CURB 1 1/2" LOWER THAN SURROUNDING R1 ROOF PARAPET

PREFIN. METAL APRON FLASHING (REFER TO ARCH. FOR REQUIREMENTS AND CONFIG.)

R2

T.O. R1 ROOF PARAPET AT HIGH POINT


R1

VENT

FILL TRIANGULAR VOID WITH BATT INSULATION PRIOR TO VP SHEET MEMBRANE (TYPAR) INSTALLATION



interior

NOTE: RDH TO REVIEW INSTALLATION OF 2-PLY SBS ROOFING MEMBRANE INCLUDING TRANSITION TO CURB PRIOR TO INSTALLATION OF CAP FLASHING AND CORRUGATED METAL ROOFING

 DENOTES EXISTING CONSTRUCTION TO BE RETAINED

SECTION

NOTE: REFER TO ARCH. FOR REQ'D FRAMING CONFIGURATION

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		DRAWING TITLE: ROOF CURB AT HIGH SIDE OF STAIR SLOPED METAL ROOF	PROJECT NO.: 23944.003
ISSUE	DESCRIPTION	DATE	SCALE: 2" = 1'-0"
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			CHECKED BY: TV

April 14, 2023 3:50 PM

C:\Users\gruehler\RDH Building Science Inc\RDH.23944.003 CB of Comm NHS Ph2 PreCon - General\Construction Documents\Drawings\1 - Details\23944.002 D-4.00 Series.dwg

exterior

R2

R1 SIM. = INSTALL SECONDARY CAP SHEET OVER R1 CAP SHEET AND EXTEND 8" MIN. UP SLOPE

R1 SIM.

8" [203] MIN.

VENT

interior

 DENOTES EXISTING CONSTRUCTION TO BE RETAINED

SECTION

NOTE: REFER TO ARCH. FOR REQ'D FRAMING CONFIGURATION



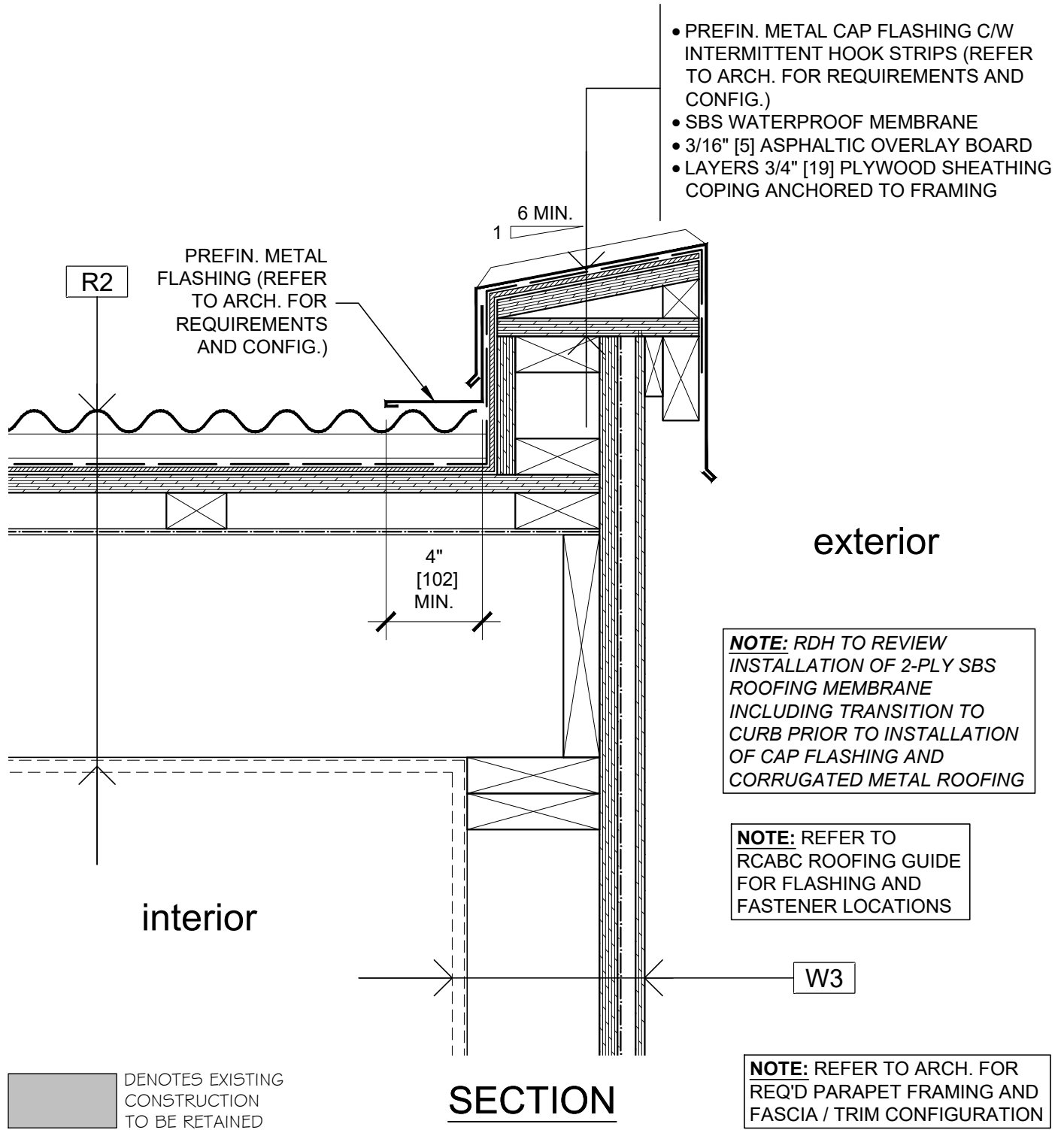
RDH BUILDING SCIENCE INC.
400-4333 STILL CREEK DR. www.rdh.com
BURNABY BC V5C 6S6 TEL: 604 873 1181

ALL DIMENSIONS NOT SHOWN ARE TO BE CHECKED AGAINST SITE CONDITIONS. DRAWING IS NOT TO BE SCALED TO OBTAIN DIMENSIONS. THIS DRAWING IS THE SOLE PROPERTY OF RDH BUILDING SCIENCE INC. AND CANNOT BE USED OR DUPLICATED IN ANY WAY WITHOUT EXPRESSED WRITTEN PERMISSION.

PROJECT: CANADIAN BANK OF COMMERCE NHS Front St. & Queen St. Intersection, Dawson YT			DRAWING NO.: D-4.05
DRAWING TITLE: LOW SIDE OF STAIR SLOPED METAL ROOF			PROJECT NO.: 23944.003
ISSUE	DESCRIPTION	DATE	SCALE: 2" = 1'-0"
1	ISSUED FOR REVIEW	FEB. 22, 2023	DATE: FEB. 22, 2023
2	ISSUED FOR TENDER	APR. 14, 2023	DRAWN BY: GR
			CHECKED BY: TV

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PROJECT:		CANADIAN BANK OF COMMERCE NHS Front St. & Queen St. Intersection, Dawson YT		DRAWING NO.:		D-4.06	
DRAWING TITLE:		TYPICAL UNVENTED PARAPET AT STAIR SLOPED METAL ROOF		PROJECT NO.:		23944.003	
ISSUE	DESCRIPTION	DATE	SCALE:	2" = 1'-0"			
1	ISSUED FOR REVIEW	FEB. 22, 2023	DATE:	FEB. 22, 2023			
2	ISSUED FOR TENDER	APR. 14, 2023	DRAWN BY:	GR			
			CHECKED BY:	TV			

C:\Users\gruehler\RDH Building Science Inc\RDH.23944.003 CB of Comm NHS Ph2 PreCon - General\Construction Documents\Drawings\1 - Details\23944.002 D-4.00 Series.dwg

interior

exterior

EXIST. ROUGH CUT 2x6 STUDS
AT 16" O.C. (FIELD VERIFY)

EXIST. PREFIN METAL CLADDING
(REFER TO ARCH.)

EXIST. SHEATHING PAPER

4" [102] STRIP FOIL FACED
SELF ADHESIVE MEMBRANE

TAPE

PREFIN. METAL FLASHING (REFER TO ARCH.
FOR REQUIREMENTS AND CONFIG.)

PREFIN. METAL FLASHING
(REFER TO ARCH. FOR
REQUIREMENTS AND CONFIG.)

5 7/8"
[149]±

2"
[51]
MIN. LAP

8" [203]
MIN.

4"
[102]
MIN.

R2

■ DENOTES EXISTING
CONSTRUCTION
TO BE RETAINED

SECTION

NOTE: REFER TO ARCH. FOR
REQ'D FRAMING CONFIGURATION



RDH BUILDING SCIENCE INC.
400-4333 STILL CREEK DR. www.rdh.com
BURNABY BC V5C 6S6 TEL: 604 873 1181

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AGAINST SITE CONDITIONS. DRAWING IS NOT TO BE
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THE SOLE PROPERTY OF RDH BUILDING SCIENCE
INC. AND CANNOT BE USED OR DUPLICATED IN ANY
WAY WITHOUT EXPRESSED WRITTEN PERMISSION.

PROJECT:		CANADIAN BANK OF COMMERCE NHS Front St. & Queen St. Intersection, Dawson YT		DRAWING NO.:		D-4.07	
DRAWING TITLE:		TYPICAL BASE OF WALL AT STAIR SLOPED METAL ROOF		PROJECT NO.:		23944.003	
ISSUE	DESCRIPTION	DATE	SCALE:	2" = 1'-0"			
1	ISSUED FOR REVIEW	FEB. 22, 2023	DATE:	FEB. 22, 2023			
2	ISSUED FOR TENDER	APR. 14, 2023	DRAWN BY:	GR			
			CHECKED BY:	TV			



CITY OF DAWSON

Bid Opening Sheet

RFP – Canadian Bank of Commerce NHS: Phase 1 Restoration

Bidder		
Thomas Contracting Yukon Inc.		
Date & Time Received		
May 11 @ 1:54 pm via email		
Item of Work	\$ (total)	Score
Fee for full scope (70%)	\$675,000.00	65%
Detailed Project Milestone Schedule and previous project experience (20%)		2%
Information on completed Bid Forms and within proposal (10%)		1%
Totals		68%
Comments	Reference checked: Poor feedback / would not recommend. Little - no proposal detail; mostly prior work experience.	

Bidder		
Wildstone Construction Ltd.		
Date & Time Received		
May 11 @ 1:33pm via email		
Item of Work	\$ (total)	Score
Fee for full scope (70%)	\$865,170.00	55%
Detailed Project Milestone Schedule and previous project experience (20%)		20%
Information on completed Bid Forms and within proposal (10%)		10%
Totals		85%
Comments	Windows were included in cost breakdown, but were not included in RFP.	

Report to Council



For Council Decision For Council Direction For Council Information

AGENDA ITEM:	2023 Capital and Projects Budget Amendment	
PREPARED BY:	Kim McMynn	ATTACHMENTS: - 2023 Amended Capital Projects Budget schedules
DATE:	May 12, 2023	
RELEVANT BYLAWS / POLICY / LEGISLATION: 2023 Annual Operating Budget and the Capital Expenditure Program		

ISSUE / PURPOSE

To approve a budget amendment to the 2023 Capital Expenditure Program.

BACKGROUND SUMMARY

On March 29, 2023 Council approved the 2023 Annual Operating Budget and the Capital Expenditure Program. The departmental Capital and Project Expenditures were approved based on information known or estimated at the time of Third Reading.

ANALYSIS / DISCUSSION

Since March 29th, Administration has gathered information, updated quotes, and obtained additional funding in a number of capital project areas. They are outlined as follows:

- 1) Cable Equipment - Due to fluctuating exchange rates, the amended budget reflects the quotes plus a small contingency. The Cable Reserve contains sufficient funds to fund this amendment.
- 2) Administration – Updated information on fire alarm computer and in-vehicle tablets. The CFO (responsible for IT equipment) met with a representative from the Yukon Fire Marshal’s Office to determine the equipment requirements for in-vehicle tablets. The recommended equipment will support the software application made available to fire departments free of charge by the Fire Marshal’s office. An update to the cost of equipment and installation was added, and a contingency for exchange rates as the mounting systems must be sourced from a US company. New Fire alarm computer and tablets will be purchased locally. Sufficient funds in the Administration Equipment Reserve.
- 3) Administration: The CBC building requires an amendment due to new estimates with respect to the Phased Approach. Submission for an amended CCBF (Gas Tax) application will be made. Sufficient contingency reserve funds are also available if the amended application provides for only partial additional funding.
- 4) Recreation – the department was able to source additional funds in the amount of \$80,000 and added several projects.

RECOMMENDATION

Administration respectfully requests that Council approve the following resolutions to amend the Capital and Project Budget.

- 1) Amendment to the Cable System Equipment Upgrade to \$120,000 (from previous resolution 23-08 of \$110,000 on April 19, 2023).
- 2) Amendment to the Workstations and Computers in the amount of \$10,000 (increase of \$3,000).
- 3) Amendment to CBC Building to \$1,469,640 for 2023 as per the new Phased Approach.
- 4) Amendment to Recreation Projects to add new funding source and projects totalling \$80,000.

APPROVAL

NAME: David Henderson, CAO

SIGNATURE:

DATE: May 14, 2023



City of Dawson
Administration - Technology
10 Year Equipment Replacement Plan 2023-2031

Description	Model Year	Replacement Cost	2023	2024	2025	2026	2027	2028	2029	2030	2031	Future
Communications												
Council Chamber AV System	2021	\$20,000	20,000									
Council Computers	2022	\$15,000				15,000						
Phone System	2013	\$15,000	15,000									
Website Upgrade	2018	\$15,000						15,000				
Cable System Equipment Upgrades	2023	\$120,000	120,000									
Server System												
Diamond Server	2022	\$7,500										7,500
General Server	2021	\$25,000				25,000					25,000	
Backup Server	2021	\$25,000				25,000					25,000	
Other required Hardware	2021	\$10,000				10,000					10,000	
Workstations and Computers												
CAO and EA (computers and laptops)	2020/2021	\$11,000		2,000	2,000	5,000			2,000		5,000	
Front Cash	2021	\$2,500				2,500					2,500	
Finance department (4)	2021	\$10,000				10,000					10,000	
Planning department (2)	2021	\$9,000				5,000			4,000		5,000	
Protective Services (2)	2021	\$4,000							2,000		2,000	
Protective Services (Fire Alarm/trucks)	2023	\$10,000	10,000									
Public Works (8)	2021	\$12,000				6,000			6,000		6,000	
Recreation (7)	2021	\$14,000				12,000			2,000		12,000	
Self-isolating/Work from home	2020/2021	\$7,500				2,500	2,500				2,500	
Total Expenditure			\$ 165,000	\$ 2,000	\$ 2,000	\$ 118,000	\$ 2,500	\$ 15,000	\$ 16,000	\$ -	\$ 105,000	\$ 7,500

Administration Equipment Reserve Opening Balance		\$ 171,109	\$ 126,109	\$ 124,109	\$ 122,109	\$ 4,109	\$ 1,609	\$ 1,609	\$ 609	\$ 609	\$ 609	\$ 609
Current Year Equipment Expenditures		(165,000)	(2,000)	(2,000)	(118,000)	(2,500)	(15,000)	(16,000)	-	(105,000)	(7,500)	
Contribution from General surplus funds		-	-	-	-	-	15,000	15,000	-	105,000		
Cable Television Reserve		120,000	-	-	-	-	-	-	-	-	-	-
Administration Equipment Reserve YE Balance		\$ 126,109	\$ 124,109	\$ 122,109	\$ 4,109	\$ 1,609	\$ 1,609	\$ 609	\$ 609	\$ 609	\$ 609	\$ (6,891)

City of Dawson
 2023 - 2025 Capital Project Plan
 Administration

Projects:	Project Value	Funding Source	2023	2024	2025	Future
Expenses:						
Restoration of CBC Building (phased approach)	3,309,500	B	1,469,640	1,120,000	667,000	
OCP Review	150,000	G				150,000
Records Management CP14	50,000	A	5,000			
Land Purchase	100,000	H				100,000
North End Phase II Planning/Engineering	\$3,108,426	G	100,000	2,000,000	8,426	
Scope of Work Block Q	\$40,000	G	40,000			
Total Capital Projects	\$ 6,807,926		\$ 1,614,640	\$ 3,120,000	\$ 675,426	\$ 250,000
Funding:						
A - From General Surplus			5,000			
B - Gas Tax Funding			1,429,640	-	-	-
C - Planning Development Reserve			-			
G - YG Contribution Agreement			140,000	2,000,000	8,426	150,000
H - Other Funding			40,000	1,120,000	667,000	100,000
Total Funding			\$ 1,614,640	\$ 3,120,000	\$ 675,426	\$ 250,000

City of Dawson
2023 - 2025 Capital Project Plan
Recreation

Projects:	Project Value	Funding Source	2023	2024	2025	Future	New Initiative	Notes
Expenses:								
New Recreation Centre								
New Recreation Centre Planning	250,000	A.1		100,000	100,000			
Swimming Pool								
Pool - Mechanical	40,000	A				40,000		Environmental Health Expectations have led to surprise mechanical upgrades prior to opening in past years.
Pool Floor - slopes and drains	80,000	I				80,000		Plan to attempt in-house fixes to address issues for 2023. If these do not work, we'll source funding to do work in fall 2024. Quote for full replacement sourced in 2022.
Ventilation Unit Completion	300,000	I				300,000	x	Currently ventilation deficiencies have been overlooked. If we are required to follow code, a full replacement may be necessary
Structural Assessment	30,000	I		30,000			x	Staff has found cracks in certain areas. A proper assessment is not imminently necessary, but should be considered to gauge long term health of structure
Roof Replacement	60,000	I				60,000	x	Removal of defunct solar panels in 2022 caused damage to roof covering (tin). In-house patching has addressed immediate concerns, but full replacement of tin, including repairs to structure should be done in next few years.
Art and Margaret Fry Recreation Centre								
Zamboni Wall Repairs	15,000	A				15,000	x	Sinking of building has created a large gap in outdoor wall. Portion of indoor wall which was most dangerous was replaced in 2020, but rest should be performed for safety reasons.
Indoor Playground & Office Replacement	100,000	B	100,000				x	Move office to First Aid Room. Install indoor playground equipment which could be moved to new facility
Structural Upgrades	40,000	A				40,000		Based on measurements in fall, and talk with engineers (WSP), things may have settled, however some additional bracing of cross members may be necessary should monitoring reveal additional movement
Minto Park & Concession Building								
Victory Garden - groundwork	39,500	A/I	39,500					Tender has been issued and RFD is in council folders. Request it be funded by new funds and capital reserves (50%). Plan and project have been in the works since 2018.
Storage Shed	25,000	I				25,000		
Redesign/Resurface Tennis and Basketball Courts	50,000	I				50,000		Plan to re-surface and re-paint lines to accommodate multi-uses. Would attempt to time work with court repairs in Whitehorse
Minto Field Drainage & Infield Upgrades	75,000	I				75,000		Ongoing public concern with drainage at Park. May be due to high rain in 2022. However, should conditions persist, it may require an overhaul of infield and installation of proper mechanisms to drain park.
Waterfront Park & Building								
Exterior Painting - Waterfront Building	15,000	A		15,000			x	Entire building starting to show wear.
Shingle Replacement & Exterior Painting - Main Gazebo	20,000	A/E	20,000				x	Roof covering requires replacement. Plan to replace with historical tin. Has not been painted in 10 years and showing age. Centrally showcased facility in community. Fairly high priority.
Interpretive Panels - Waterfront	7,500	I	7,500					This work was originally approved as part of Downtown Revitalization in 2022. New funds to be used. Panels have been reviewed with TH and DC Museum. Designer is updating panels for printing. Expect to install in June.
Waterfront Park Clock Replacement - Thermometer	10,000	i				10,000		Sourcing thermometer has been challenging. Clock removal in 2022 lessened outcry for immediacy in replacement.
Crocus Bluff Park & Concession Building								
Small picnic shelter Build - Pump Track	14,000	I	14,000				x	Funding already secured in 2022 from Community Foundations Canada.
Renovations to storage shed		A	7,500				x	Shed requires proper cladding
Crocus Bluff Design layout	25,000	I				25,000		Should be considered with new rec centre build and removal of recycling depot

City of Dawson
2023 - 2025 Capital Project Plan
Recreation

Projects:	Project Value	Funding Source	2023	2024	2025	Future	New Initiative	Notes
Expenses:								
Community Garden								
Greenhouse Build & Storage Shed Completion	10,000	A/I	10,000					Started in 2022. 80% funding secured through CDF
Wood Mulch - Playground/Community Garden	40,000	I				40,000		
Parks, Greenspaces, Trails								
Ninth Avenue Trail Extension/Improvements	98,000	A/I	58,000	20,000	20,000			Secured 25% of funding from Trans Canada Trail for work completed in 2022-23. Plan to improve connector trails between King St and North End Park in 2023 / South end & extension in 2025.
Bike Exit Trails - Nankak Zhu to Judge St / Crocus Lookout to Harper St	60,000	B	60,000					
Trail Map - Signage	25,000	A	12,500	12,500				
Uptrack Trail to Top of Dome	80,000	B	80,000					Contract was awarded in 2022. Will create a more accessible (10% grade), safer, single-uptrack trail, mainly for hikers, but also usable for keen bikers to go up only.
Interpretive Panels - Ninth Avenue	10,000	I			10,000			Should be reviewed in 2023, 2024 and installed in 2025
Wayfinding, signage	-	E	22,500					Moved to equipment replacement
Waterfront Project		I	40,000					
Total Capital Projects	\$ 1,764,000		\$ 471,500	\$ 177,500	\$ 130,000	\$ 760,000		
Funding:								
A - Capital Reserves			104,000	32,500	15,000			
A.1 - Recreation Facility Reserves			-	100,000	100,000			
B - Gas Tax Funding			240,000					
C - Accumulated Surplus (Approved from Surplus)			9,500					carryforward unused from 2022
E - Downtown Revitalization			-					moved to O&M
F- CDF			2,000					
G - Other (FCM-TCT)			36,000					
I - Project Dependant on funding Source Secured			80,000	45,000	15,000	760,000		new monies
Total Funding			\$ 471,500	\$ 177,500	\$ 130,000	\$ 760,000		

City of Dawson

Bylaw Wording Changes – RFD Bylaw Amendments Relating to Senior’s Grants

Previous Wording	New Wording
Senior Homeowner Grant	Senior Homeowner Grant Amendment #2
<p>2.05 "Senior Citizen" means a person who on or before July 2nd of the year for which a grant is provided has reached the age of sixty (60) years.</p>	<p>2.05 "Senior Citizen" means a person who on or before July 2nd of the year for which a grant is provided has reached the age as follows:</p> <ul style="list-style-type: none"> i. In the year 2023, 61 years of age ii. In the year 2024, 62 years of age iii. In the year 2025, 63 years of age
<p>4.01 The amount of the Senior Property Tax Homeowner Grant payable to a Property Owner who is a Senior Citizen shall be the lesser of:</p> <ul style="list-style-type: none"> a) \$200.00 (Two Hundred Dollars, or b) Current real property taxes minus the minimum tax levied on any real property classified as residential. 	<p>4.01 The amount of the Senior Property Tax Homeowner Grant payable to a Property Owner who is a Senior Citizen shall be the lesser of:</p> <ul style="list-style-type: none"> a) <ul style="list-style-type: none"> i) \$150.00 (One hundred fifty dollars) in taxation year 2023 ii) \$100.00 (One hundred dollars) in taxation year 2024 iii) \$50.00 (Fifty dollars) in taxation year 2025 iv) \$0.00 (zero dollars) in taxation year 2026 and thereafter, or b) Current real property taxes minus the minimum tax levied on any real property classified as residential.
Water and Sewer Services	Water and Sewer Services Amendment #3
<p>2.13 "Senior Citizen" shall refer to a person who on or before March 31 of the year for which a subsidy is provided has reached the age of sixty (60) years.</p>	<p>2.13 "Senior Citizen" shall refer to a person who on or before March 31 of the year for which a subsidy is provided has reached the age as follows:</p> <ul style="list-style-type: none"> i. In the year 2023, 61 years of age ii. In the year 2024, 62 years of age iii. In the year 2025, 63 years of age
<p>6.01 b) Senior citizens aged 60 years or older shall be entitled to a discount as set out in the "FEES AND CHARGES BYLAW".</p> <ul style="list-style-type: none"> i) the account being current, and ii) proof of age being provided in a form satisfactory to the chief administrative officer, and iii) the senior citizen being both the registered owner and the occupant of the property. 	<p>6.01 b) Senior citizens shall be entitled to a discount as set out in the annual "FEES AND CHARGES AMENDMENT BYLAW"</p> <ul style="list-style-type: none"> i) the account being current, and ii) proof of age being provide in a form satisfactory to the chief administrative officer, and iii) the senior citizen being both the registered owner and the occupant of the property at the due date of the fee and charge.

Water Delivery	Water Delivery Amendment #2
<p>3.0 Definitions No definition of “Senior Citizen” in this section; appears in 8(1)</p>	<p>Added to 3.0 “Senior Citizen” shall refer to a person who on or before March 31 of the year for which a subsidy is provided has reached the age as follows: i) In the year 2023, 61 years of age ii) In the year 2024, 62 years of age iii) In the year 2025, 63 years of age</p>
<p>7.0 The City Manager shall cause the following rate schedule to be implemented: (Fee tables were listed for 2014-2016)</p>	<p>7.0 The City Manager shall cause the rate schedule to be implemented as set out in the annual “FEES AND CHARGES AMENDMENT BYLAW”</p>
<p>8(1) Senior Citizens (60 years of age or older) shall be invoiced at a rate equal to sixty percent (60%) of the rates otherwise prescribed by this bylaw.</p>	<p>8(1) A senior citizen shall be entitled to a discount as set out in the annual “FEES AND CHARGES AMENDMENT BYLAW”.</p>
<p>Bylaw 2016-03 Amendment This amendment contained outdated tables and a forfeiture of the discount if account overdue. Forfeiture of discount is added back in as 8(3)</p>	<p>8(3) The senior discount will be forfeited on overdue payments.</p>
Cable System	Cable System Amendment #3
<p>2.21 RATE SCHEDULE means the rate schedule attached hereto as Appendix “A” and forming part of this bylaw.</p>	<p>2.21 RATE SCHEDULE shall refer to the schedule of fees and charges as provided in the annual “FEES AND CHARGES AMENDMENT BYLAW”.</p>
<p>2.23 SENIOR CITIZEN means a person who has reached the age of sixty (60) years.</p>	<p>2.23 “SENIOR CITIZEN” shall refer to a person who on or before March 31 of the year for which a subsidy is provided has reached the age as follows: i. In the year 2023, 61 years of age ii. In the year 2024, 62 years of age iii. In the year 2025, 63 years of age</p>
<p>Appendix “A: This appendix contains outdated fees and charges. Now referenced to annual FEES AND CHARGES AMENDMENT BYLAW in 2.21</p>	<p>Appendix “A” removed</p>



THE CITY OF DAWSON

Senior Homeowner Grant Amendment No. 2 Bylaw

Bylaw No. 2023-05

WHEREAS Section 245 of the *Municipal Act*, RSY 2002, C. 154 and amendments thereto from time to time, provides that council may pass bylaws respecting grants, including grants for property taxes, to any person and

WHEREAS it is deemed desirable and expedient to amend the Senior Homeowner Grant Bylaw #05-10, now

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

PART I - INTERPRETATION

1.00 Short Title

1.01 This bylaw may be cited as the **Senior Homeowner Grant Amendment No. 2 Bylaw**.

2.00 Purpose

2.01 The purpose of this bylaw is to amend bylaw 2005-10 being the *Senior Homeowner Grant Bylaw*

PART II – APPLICATION

3.00 Amendment

3.01 That the City of Dawson Senior Homeowner Grant Bylaw 2005-10 is hereby amended as follows:

i) Section 2.05 is hereby replaced by the following:

“Senior Citizen” means a person who on or before July 2nd of the year for which a grant is provided has reached the age as follows:

- i. In the year 2023, 61 years of age
- ii. In the year 2024, 62 years of age
- iii. In the year 2025, 63 years of age



THE CITY OF DAWSON

Senior Homeowner Grant Amendment No. 2 Bylaw

Bylaw No. 2023-05

ii) Section 4.01 is hereby replaced by the following:

The amount of the Senior Property Tax Homeowner Grant payable to a Property Owner who is a Senior Citizen shall be the lesser of:

- a)
 - i) \$150.00 (One hundred fifty dollars) in taxation year 2023
 - ii) \$100.00 (One hundred dollars) in taxation year 2024
 - iii) \$50.00 (Fifty dollars) in taxation year 2025
 - iv) \$0.00 (zero dollars) in taxation year 2026 and thereafter, or
- b) Current real property taxes minus the minimum tax levied on any real property classified as residential.

PART III – FORCE AND EFFECT

4.00 Severability

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

5.00 Enactment

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

6.00 Bylaw Readings

Readings	Date of Reading
FIRST	April 19, 2023
SECOND	
THIRD and FINAL	



THE CITY OF DAWSON

Water and Sewer Services Amendment No. 3 Bylaw

Bylaw No. 2023-06

WHEREAS Section 3 of the *Municipal Act*, RSY 2002, C 154 authorizes council to provide community water and sewer services, and

WHEREAS Section 247 of the *Municipal Act*, RSY 2002, C. 154 and amendments thereto from time to time, provides that council may impose fees and other sources of revenue for the above services, and

WHEREAS it is deemed desirable and expedient to amend the Water and Sewer Services Bylaw 2011-03, now

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

PART I - INTERPRETATION

1.00 Short Title

1.01 This bylaw may be cited as the ***Water and Sewer Services Amendment No. 3 Bylaw***.

2.00 Purpose

2.01 The purpose of this bylaw is to amend bylaw 2011-03 being the *Water and Sewer Services Bylaw*

PART II – APPLICATION

3.00 Amendment

3.01 That the City of Dawson Water and Sewer Services Bylaw 2011-03 is hereby amended as follows:

i) Section 2.13 is hereby replaced by the following:

“Senior Citizen” shall refer to a person who on or before March 31 of the year for which a subsidy is provided has reached the age as follows:

- i. In the year 2023, 61 years of age
- ii. In the year 2024, 62 years of age
- iii. In the year 2025, 63 years of age



THE CITY OF DAWSON

Water and Sewer Services Amendment No. 3 Bylaw

Bylaw No. 2023-06

- ii) Section 6.01(b) is hereby replaced by the following:

Senior citizens shall be entitled to a discount as set out in the ANNUAL "FEES AND CHARGES AMENDMENT BYLAW"

- i) the account being current, and
- ii) proof of age being provide in a form satisfactory to the chief administrative officer, and
- iii) the senior citizen being both the registered owner and the occupant of the property at the due date of the fee and charge.

PART III – FORCE AND EFFECT

4.00 Severability

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

5.00 Enactment

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

6.00 Bylaw Readings

Readings	Date of Reading
FIRST	April 19, 2023
SECOND	
THIRD and FINAL	

William Kendrick, Mayor

Presiding Officer

David Henderson, CAO

Chief Administrative Officer



THE CITY OF DAWSON

Water Delivery Amendment No. 2 Bylaw

Bylaw No. 2023-07

WHEREAS Section 3 of the *Municipal Act*, RSY 2002, C 154 authorizes council to provide community water delivery to certain residents, and

WHEREAS Section 247 of the *Municipal Act*, RSY 2002, C. 154 and amendments thereto from time to time, provides that council may impose fees and other sources of revenue for the above services, and

WHEREAS it is deemed desirable and expedient to amend the Water Delivery Bylaw 2014-05 and the Water Delivery Amendment #1 Bylaw, now

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

PART I - INTERPRETATION

1.00 Short Title

1.01 This bylaw may be cited as the ***Water Delivery Amendment No. 2 Bylaw***.

2.00 Purpose

2.01 The purpose of this bylaw is to amend bylaw 2014-05 being the *Water Delivery Bylaw* and repeal bylaw 2016-03 *Water Delivery Amendment #1*

PART II – APPLICATION

3.00 Amendment

3.01 That the City of Dawson Water Delivery Bylaw 2014-05 is hereby amended as follows:

i) Section 3.0 is hereby amended with the addition of the following definition:

“Senior Citizen” shall refer to a person who on or before March 31 of the year for which a subsidy is provided has reached the age as follows:

- i. In the year 2023, 61 years of age
- ii. In the year 2024, 62 years of age
- iii. In the year 2025, 63 years of age



THE CITY OF DAWSON

Water Delivery Amendment No. 2 Bylaw

Bylaw No. 2023-07

- ii) Section 7.0 is hereby replaced by the following:

The City Manager shall cause the rate schedule to be implemented as set out in the annual "FEES AND CHARGES AMENDMENT BYLAW".

- iii) Section 8(1) is hereby replaced by the following:

A senior citizen shall be entitled to a discount as set out in the "FEES AND CHARGES AMENDMENT BYLAW".

- iv) Section 8 is amended by adding the following subsection

(3) The senior discount will be forfeited on overdue payments.

PART III – FORCE AND EFFECT

4.00 Severability

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

5.00 Bylaw Repealed

- 5.01 Water Delivery Bylaw Amendment #1 Bylaw 2016-03, is hereby repealed.

6.00 Enactment

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



THE CITY OF DAWSON

Water Delivery Amendment No. 2 Bylaw

Bylaw No. 2023-07

7.00 Bylaw Readings

Readings	Date of Reading
FIRST	April 19, 2023
SECOND	
THIRD and FINAL	

William Kendrick, Mayor
Presiding Officer

David Henderson, CAO
Chief Administrative Officer



THE CITY OF DAWSON

Cable System Amendment No. 3 Bylaw

Bylaw No. 2023-08

WHEREAS Section 3 of the *Municipal Act*, RSY 2002, C 154 provides that council may by bylaw provide community cable delivery services, and

WHEREAS Section 247 of the *Municipal Act*, RSY 2002, C. 154 and amendments thereto from time to time, provides that council may provide for rates, terms, conditions, and charges for the above services, and

WHEREAS it is deemed desirable and expedient to amend the Cable System Bylaw 2010-11, now

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

PART I - INTERPRETATION

1.00 Short Title

1.01 This bylaw may be cited as the ***Cable System Amendment #3 Bylaw***.

2.00 Purpose

2.01 The purpose of this bylaw is to amend bylaw 2010-11 being the *Cable System Bylaw*

PART II – APPLICATION

3.00 Amendment

3.01 That the City of Dawson Cable System Bylaw 2010-11 is hereby amended as follows:

- i) Section 2.21 is hereby replaced by the following:

RATE SCHEDULE shall refer to the schedule of fees and charges as provided in the annual “FEES AND CHARGES AMENDMENT BYLAW”.



THE CITY OF DAWSON

Cable System Amendment No. 3 Bylaw

Bylaw No. 2023-08

ii) Section 2.23 is hereby replaced by the following:

SENIOR CITIZEN shall refer to a person who on or before March 31 of the year for which a subsidy is provided has reached the age as follows:

- i. In the year 2023, 61 years of age
- ii. In the year 2024, 62 years of age
- iii. In the year 2025, 63 years of age

iii) Appendix "A" no longer forms part of this bylaw.

PART III – FORCE AND EFFECT

4.00 Severability

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

5.00 Enactment

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

6.00 Bylaw Readings

Readings	Date of Reading
FIRST	April 19, 2023
SECOND	
THIRD and FINAL	

William Kendrick, Mayor

Presiding Officer

David Henderson, CAO

Chief Administrative Officer

REPORT TO COUNCIL

May 10, 2023



For Council Decision For Council Direction For Council Information In Camera

SUBJECT

OCP Amendment No. 10
Klondike Highway Subdivision Parcel D/F
Master Plan

PREPARED BY

Planning and
Development
Department

References

- Municipal Act
- Official
Community Plan

Attachments

- Public Hearing
Notification Flier

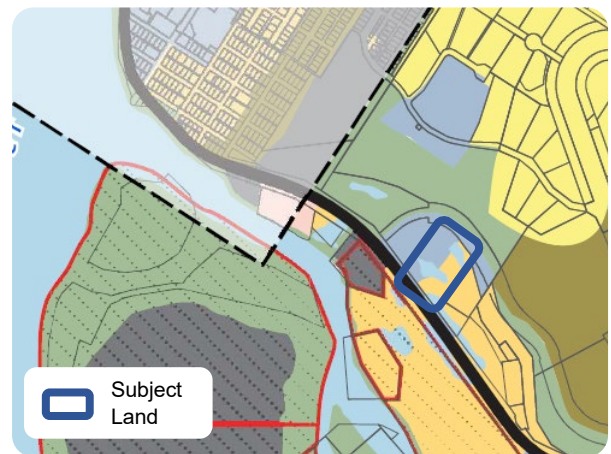
RECOMMENDATIONS

It is respectfully recommended that Council give First Reading to Official Community Plan (OCP) Amendment No. 10 (Bylaw #2023-09).

ISSUE / PURPOSE

This OCP amendment is to redesignate a portion of Lot 1059, Quad 116B/03 from INT: Institutional to UR: Urban Residential. The purpose of the amendment is to align the OCP with the recently adopted Klondike Highway Subdivision Parcel D/F Master Plan.

The public has been notified as per S. 280 of the Municipal Act, providing opportunity to provide comments and/or attendance at the public hearing on the proposed amendment.



BACKGROUND

Council adopted Dome Road Master Plan via resolution 23-03-15:

Dome Road Master Plan

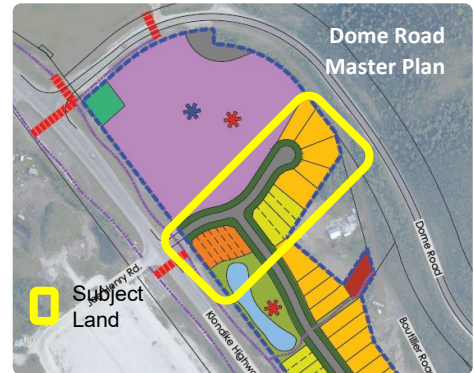
Moved By: Councillor Somerville, **Seconded By:** Mayor Kendrick

That Council adopt the Klondike Highway Subdivision Parcel D/F Master Plan.

CARRIED 4-0



In order to align the OCP with the adopted Master Plan, a portion of Lot 1059 that contains the residential lots and small-scale park spaces needs to be redesignated to UR. The remaining portion of Lot 1059, comprising the proposed recreation center will remain as INT.



ANALYSIS/DISCUSSION

The amendment is required in order to proceed with next steps for the proposed subdivision. It would fulfill the vision and objectives of the adopted Master Plan. The Master Plan identifies the OCP amendment as one of the first steps in the implementation of the plan.

Municipal Act

Following first reading, Ministerial Notice will be given, and public hearing will be held as per S. 280 of the Municipal Act, providing opportunity for the public to provide comments and/or attend a public hearing.

Official Community Plan

The area's current zoning designation is INT: Institutional, which is intended to “provide services to Dawson and the surrounding region”. Only a section of the Institutional zone will be rezoned as a result of the proposed amendment. The Institutional area will therefore continue to exist to serve Dawson. According to the assessments done as part of the development of the master plan, the remaining institutional space would be adequate for such purpose, ensuring that no services to the citizens are jeopardized.

There is no compatibility problem between the INT and UR zones in this case because they already exist next to one another. The proposed rezoning would just slightly shift the UR zone north.

The proposed rezoning designates Lot 1059 as Institutional overall, with Urban Residential designation for a portion of it. For the entire project (Dome Road Master Plan), the proponent will go through the subdivision process. Administration advises passing this amendment with the stipulation that Lot 1059 would be subdivided in the future, even though it would have been preferable to subdivide the lot prior to this amendment (because it is not financially and practically advantageous). As a result, the exact boundaries of this amendment will coincide with the new lines that the subdivision would produce.

OPTIONS

1. Pass First Reading of OCP Bylaw amendment No. 10 (Bylaw #2023-09)
2. Do not pass First Reading of OCP Bylaw amendment No. 10 (Bylaw #2023-09)

APPROVAL

NAME: David Henderson CAO

Date: 07/10/23

Signature

David Henderson

THE CITY OF DAWSON

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



NOTICE OF PUBLIC HEARING

Official Community Plan Amendment

(Zoning Bylaw Amendment: Application #23-037)

Subject Property	Lot 1059, Quad 116B/03
Date and Time	May 31, 2023, 7:00pm
Location	Council Chambers, City Hall
Listen to Public Hearing	Radio CFYT 106.9 FM or cable channel #11

As per the *Municipal Act*, S. 280.1, upon receiving amendments to the Official Community Plan, Council must give notice to the public of the proposed changes. Therefore, the City of Dawson is now requesting input from the public regarding a Rezoning Amendment to change a portion of Lot 1059 Quad 116B/03 from INT: Institutional to UR: Urban Residential.



For more information or to provide your input prior to the public meeting, please contact:

Farzad Zarringhalam
Planning Officer
Box 308, Dawson, YT Y0B 1G0
PlanningOfficer@cityofdawson.ca
867-993-7400 ext. 414

Mel Jensen
Planning Assistant
Box 308, Dawson, YT Y0B 1G0
PlanningAssist@cityofdawson.ca
867-993-7400 ext. 438



THE CITY OF DAWSON

Official Community Plan Amendment No. 10 Bylaw

Bylaw No. 2023-09

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

WHEREAS section 278 of the Municipal Act, RSY 2002, c. 154, and amendments thereto, provides that a council must, within three years of formation or alteration of municipal boundaries, adopt or amend by bylaw an official community plan.

WHEREAS section 285 of the Municipal Act, RSY 2002, c. 154, and amendments thereto, provides that an official community plan may be amended, so long as the amendment is made in accordance with the same procedure established for adoption of an official community plan.

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

PART I - INTERPRETATION

1.00 Short Title

This bylaw may be cited as the ***Official Community Plan Amendment No. 10 Bylaw***

2.00 Purpose

2.01 The purpose of this bylaw is to provide for

- (a) redesignating a portion of Lot 1059, Quad 116B/03 from INT: Institutional to UR: Urban Residential



THE CITY OF DAWSON

Official Community Plan Amendment No. 10 Bylaw

Bylaw No. 2023-09

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DRAFT



THE CITY OF DAWSON

Official Community Plan Amendment No. 10 Bylaw

Bylaw No. 2023-09

3.00 Definitions

3.01 In this Bylaw:

- (a) Unless expressly provided for elsewhere within this bylaw the provisions of the *Interpretations Act*, RSY 2002, c. 125, shall apply;
- (b) "Bylaw Enforcement Officer" means a person employed by the City of Dawson to enforce bylaws;
- (c) "CAO" means the Chief Administrative Officer for the City of Dawson;
- (d) "city" means the City of Dawson;
- (e) "council" means the Council of the City of Dawson;

PART II – APPLICATION

4.00 Amendment

4.01 This bylaw redesignates a portion of Lot 1059, Quad 116B/03 from INT: Institutional to UR: Urban Residential as shown in Appendix A of this bylaw.

PART III – FORCE AND EFFECT

5.00 Severability

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

6.00 Enactment

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



THE CITY OF DAWSON

Official Community Plan Amendment No. 10 Bylaw

Bylaw No. 2023-09

6.02

7.00 Bylaw Readings

Readings	Date of Reading
FIRST	
MINISTERIAL NOTICE	
PUBLIC HEARING	
SECOND	
MINISTERIAL APPROVAL	
THIRD and FINAL	

Original signed by

William Kendrick, Mayor

Presiding Officer

David Henderson, CAO

Chief Administrative Officer



THE CITY OF DAWSON

Official Community Plan Amendment No. 10 Bylaw

Bylaw No. 2023-09

PART IV – APPENDIX A



Figure 1: Rezoned area



ANALYSIS/DISCUSSION

Municipal Act

S. 277 of the Municipal Act states that “official community plans and related matters may be prepared and adopted to

- a) achieve the safe, healthy, and orderly development and use of land and patterns of human activities in municipalities;
- b) maintain and improve the quality, compatibility, and use of the physical and natural environment in which the patterns of human activities are situated in municipalities; and
- c) consider the use and development of land and other resources in adjacent areas without infringing on the rights of individuals, except to the extent that is necessary for the overall greater public interest”.

This provision outlines the context in which municipalities govern the land within their boundaries. Accordingly, if Council believes that the proposed amendment satisfies the three specified requirements, an amendment to the OCP may be taken into consideration.

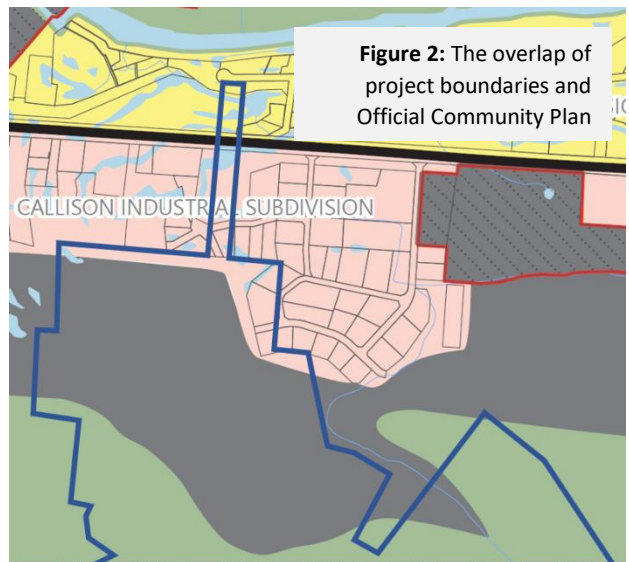
S. 288(2) of the Municipal Act states that “a council must not adopt a zoning bylaw, or an amendment to a zoning bylaw, that is not consistent with an official community plan”. Therefore, the applicant was required to submit a joint application, since the proposed use is not compatible with the existing designations in either bylaw. Further, sections 285 and 294-296, in concert with s. 17.5 of the Zoning Bylaw, outline the specific process required for public consultation with respect to amendments. Therefore, should approval be recommended, a public hearing will be held prior to second reading. The OCP amendment will also be forwarded for ministerial approval before third and final reading.

Official Community Plan

As shown in Figure 2, the project area is currently designated as FP: Future Planning (in grey), P: Parks & Natural Spaces (in green), MU: Mixed Use (in pink), and CR: Country Residential (in yellow) in the Official Community Plan.

Mineral development is not a permitted use in the Future Planning or Parks and Natural Space designations, though it is permitted in the Mixed Use areas, so long as the land in question is also zoned appropriately.

While further planning studies are carried out to determine future steps and priority planning areas for development, the Future Planning designation in this site was meant to provide Council the option to examine development prospects on a case-by-case basis. The designations of Parks & Natural Spaces in this area, which were mainly made based on slope data, are intended to indicate that development is not anticipated to take place in these areas because of the steep slopes.



The redesignation may be supported by a number of long-term goals and strategies described in the OCP. Section 6.1 (a) states that Council should “strive to use a highest and best use approach”, alongside s. 14.2 (1) which similarly states that Council should “promote the development of continuous and compact development in order to reduce the infrastructure required and its associated costs”. This aligns with the fact that the existing Future Planning designation is immediately south of the existing industrial subdivisions. It makes sense that this location would be given top priority for future industrial lot development. S. 8.1 (3) also indicates that “an adequate supply of commercial and industrial land” should be a priority, alongside 8.1 (5) which envisions a community where “a range of industrial development types are accommodated”.



In light of these clauses, Council must determine whether or not mineral development in the project area is an appropriate strategy to accomplish these long-term goals. Refusing to move forward might not be supportive of a range of industrial development types in compatible locations. On the one hand, proceeding with mineral development could further encumber this land with a mining operation, rendering it unusable for other types of development in the near or medium term. On the other hand, enabling mineral development to continue for a predetermined amount of time could guarantee that subsurface rights are relinquished in a timely manner, allowing for the compact and effective development of unencumbered property. The last option is that the council decides that a mining operation in this area is the highest and best use for the area and approves the proposal without setting a deadline.

There is an overlap between one claim and Country Residential (CR) designation north of the Klondike Highway. According to the submitted plans and paperwork, there would be no mining operations there, and it would only be utilized for a pump and its access road. The claim and a portion of two lots in this region are contiguous. It is impractical and not advisable to redesignate a portion of an existing lot. Therefore, administration suggests only the unoverlapped part of the claim will be redesignated.

Zoning Bylaw

Given that the Zoning Bylaw cannot, under the Municipal Act, conflict with the OCP, the land use zones for this project align with the above designations: M1: Industrial, FP: Future Planning, P1: Parks and Natural Space, and R3: Country Residential. Similarly, mineral development is not a permitted use in a Future Planning or Parks and Natural Space zone. The Industrial zone remains the only zone in which an applicant can lawfully engage in mineral development, without needing to meet extra criteria.

The same reasoning that underlies redesignation in the OCP supports rezoning in the Zoning Bylaw. There are no anticipated challenges with land use compatibility, given that the area is predominantly used for industrial purposes, including placer mining and related activities that support placer mining. Additionally, administration recommends that Council take into account rezoning together with an agreement to relinquish claims for land development after a specified amount of time.

Overlap with surface dispositions

The project area overlaps some titled properties, Yukon Energy Powerline, and Klondike Highway. According to the applicant (please see the attached document), the operation would have no effect or a very small impact on these lands. Once a development permit application has been submitted, administration will investigate this subject further and request the necessary paperwork in accordance with s.4.3.3 of the Zoning Bylaw.

Reclamation Plan

In the reclamation plan provided by the proponent, it is stated that they will collaborate with the City to produce plans for the lands that fall within the community boundaries.

Comments

Department heads have been asked to comment on this application and at the time of writing this report, no concerns have been raised.

OPTIONS

1. Pass First Reading of OCP amendment No. 11 (Bylaw #2023-10) and ZBL amendment No. 22 (Bylaw #2023-11) subject to the applicant and the City of Dawson signing a binding agreement to relinquish the claims after an agreed-upon amount of time.
2. Do not pass First Reading of OCP amendment No. 11 (Bylaw #2023-10) and ZBL amendment No. 22 (Bylaw #2023-11).

APPROVAL

NAME: David Henderson (CAO)

Date: May 14, 2023

Signature

A handwritten signature in black ink, appearing to read 'David Henderson', written over a horizontal line.



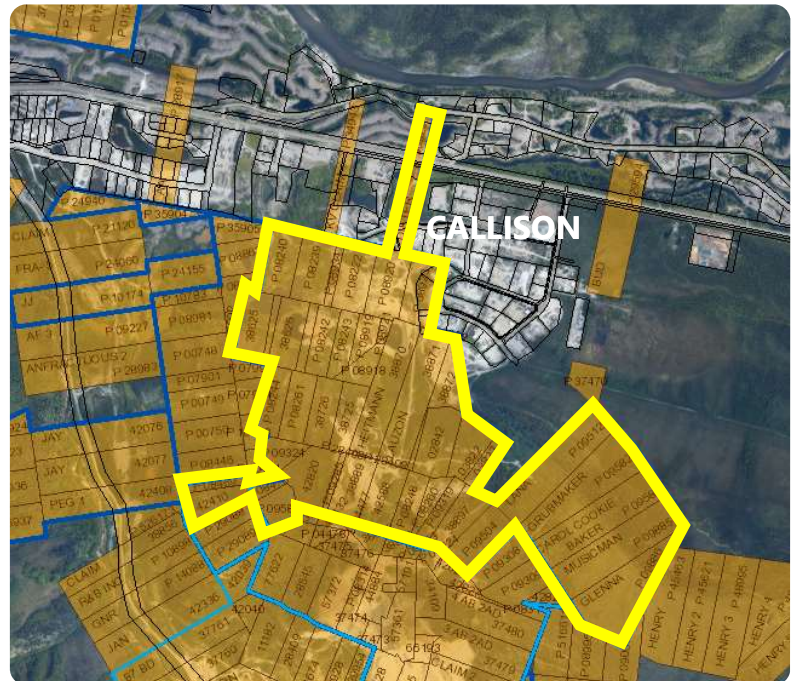
NOTICE OF PUBLIC HEARING

Official Community Plan & Zoning Bylaw Amendment

(OCP/ZBL Amendment: #22-128)

Subject Property	South of Callison Industrial Subdivision
Date and Time	May 31, 2023, 7:00pm
Location	Council Chambers, City Hall
Listen to Public Hearing	Radio CFYT 106.9 FM or cable channel #11

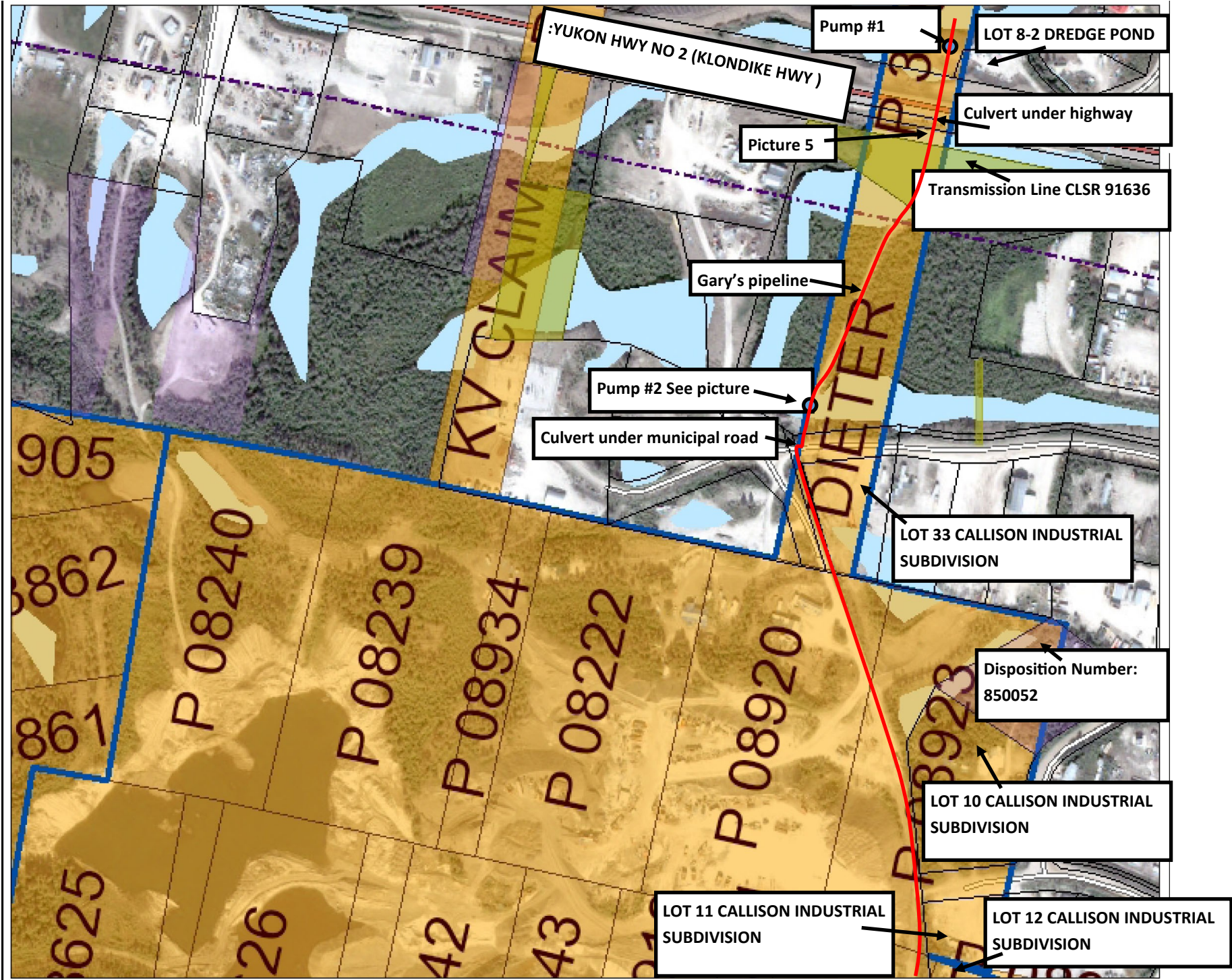
As per the *Municipal Act*, S. 280.1, upon receiving amendments to the Official Community Plan, Council must give notice to the public of the proposed changes. And as per the *Municipal Act*, S. 294.1, upon receiving amendments to the Zoning Bylaw, Council must give notice to the public of the proposed changes. **Therefore, the City of Dawson is now requesting input from the public regarding an OCP and ZBL amendment to amend the designations for portions of claims from various zonings to Industrial, to facilitate a Class 4 placer mining operation.**



For more information or to provide your input prior to the public meeting, please contact:

Farzad Zarringhalam
Planning Officer
Box 308, Dawson, YT Y0B 1G0
PlanningOfficer@cityofdawson.ca
867-993-7400 ext. 414

Mel Jensen
Planning Assistant
Box 308, Dawson, YT Y0B 1G0
PlanningAssist@cityofdawson.ca
867-993-7400 ext. 438



:YUKON HWY NO 2 (KLONDIKE HWY)

Pump #1

LOT 8-2 DREDGE POND

Culvert under highway

Picture 5

Transmission Line CLSR 91636

Gary's pipeline

Pump #2 See picture

Culvert under municipal road

LOT 33 CALLISON INDUSTRIAL SUBDIVISION

Disposition Number: 850052

LOT 10 CALLISON INDUSTRIAL SUBDIVISION

LOT 11 CALLISON INDUSTRIAL SUBDIVISION

LOT 12 CALLISON INDUSTRIAL SUBDIVISION

KV CLAIM

DIETER

905

862

861

P 08240

P 08239

P 08934

P 08222

P 08920

P 08923

625

26

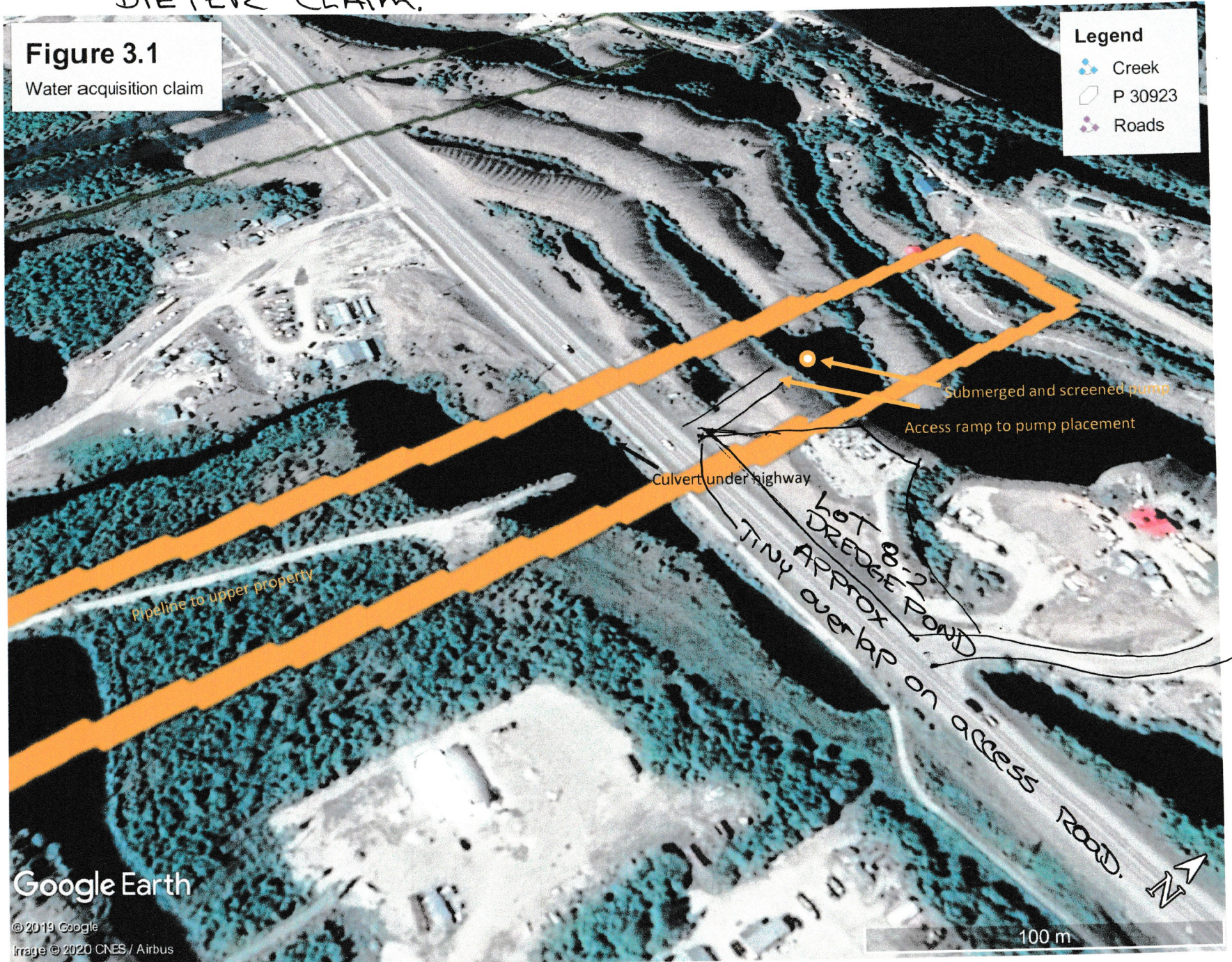
42

43

DIETER CLAIM.

Figure 3.1

Water acquisition claim



Legend

- Creek
- P 30923
- Roads

Pipeline to upper property

Culvert under highway

Submerged and screened pump

Access ramp to pump placement

LOT DREDGE 8'2" TINY APPROX POND

on access ROAD.

Google Earth

© 2019 Google
Image © 2020 CNES / Airbus

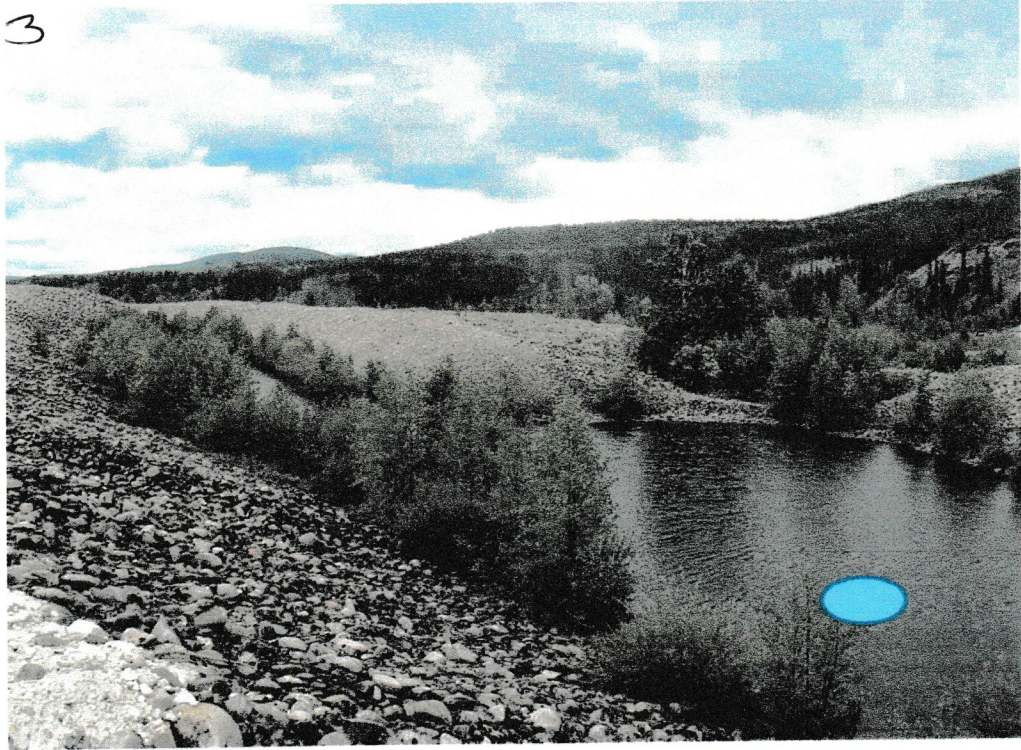
100 m

Picture 2



Access ramp to edge of pond shows strip of vegetation along water line between rock piles and pond. Very little disturbance of this vegetation is required, pump to be dropped from shore with a hoe or crane.

Picture 3



Pump site seen from tailings pile, looking West with pond arm in background. Pump would be placed where blue oval is located (location within 2 m).

Picture 5 - Dedicated culvert under highway for Gary's water line + power to Pump.



Culvert under highway is utility conduit for electric cable and pipeline, 0.9 m dia.

Picture 4



Access ramp to edge of pond for pump placement, homes are 150 m distant, across tailings and two arms of the pond. Looking N-NW on Dieter claim.

Tiny access and property overlap here.

Pump # 2





THE CITY OF DAWSON

Official Community Plan Amendment No. 11 Bylaw

Bylaw No. 2023-10

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

WHEREAS section 278 of the Municipal Act, RSY 2002, c. 154, and amendments thereto, provides that a council must, within three years of formation or alteration of municipal boundaries, adopt or amend by bylaw an official community plan.

WHEREAS section 285 of the Municipal Act, RSY 2002, c. 154, and amendments thereto, provides that an official community plan may be amended, so long as the amendment is made in accordance with the same procedure established for adoption of an official community plan.

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

PART I - INTERPRETATION

1.00 Short Title

This bylaw may be cited as the ***OCP Amendment No. 11 Bylaw***

2.00 Purpose

2.01 The purpose of this bylaw is to provide for

- (a) A re-designation of lands from Parks & Natural Spaces, Future Planning, and Country Residential to Mixed Use to accommodate a time limited re-zoning of lands from Parks and Natural Space, Future Planning, and Country Residential to Industrial until January 1, 2033, after which they will automatically be re-designated Parks & Natural Spaces, Future Planning, and Country Residential.



THE CITY OF DAWSON

Official Community Plan Amendment No. 11 Bylaw

Bylaw No. 2023-10

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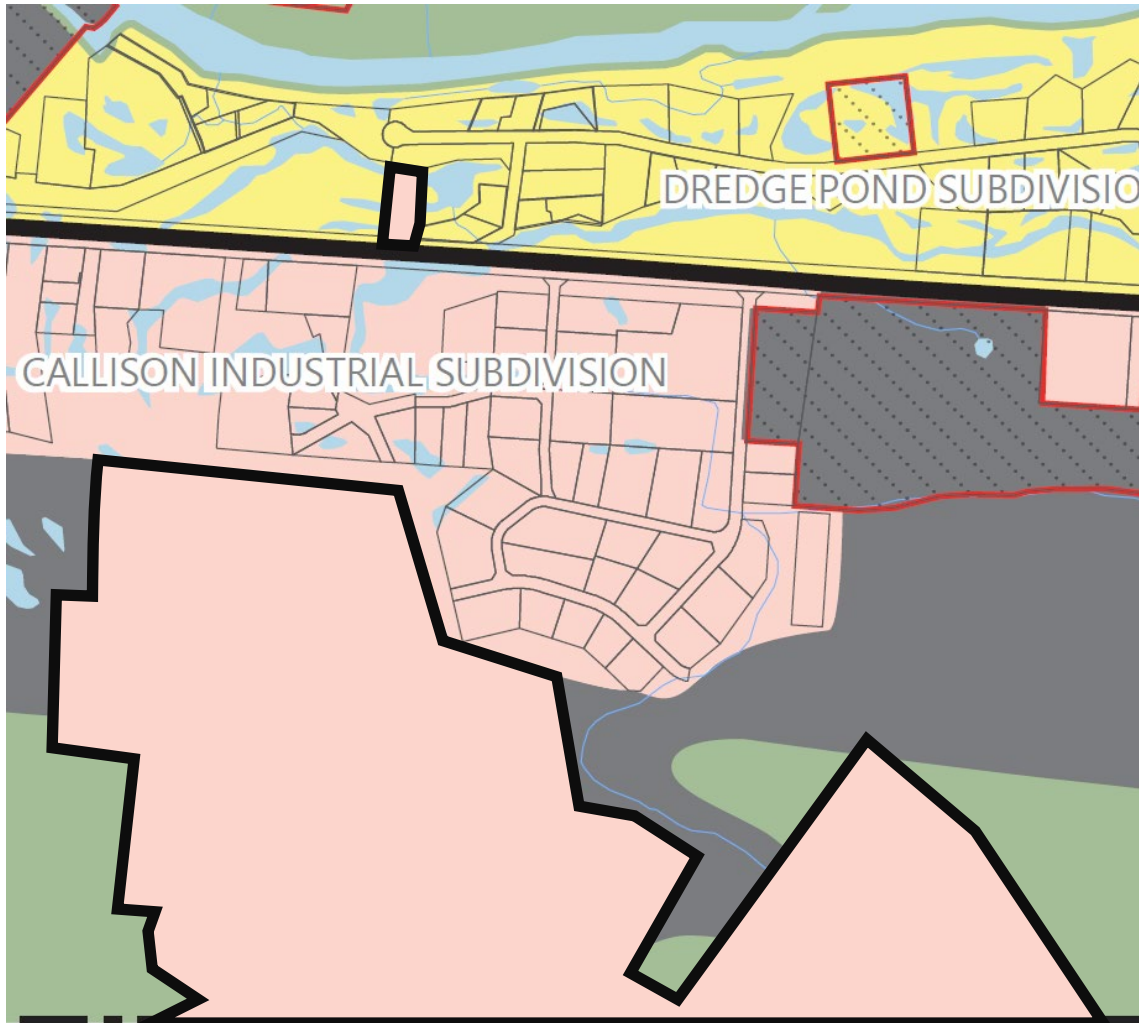
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3.00 Definitions	4
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THE CITY OF DAWSON

Official Community Plan Amendment No. 11 Bylaw

Bylaw No. 2023-10



..... 6



THE CITY OF DAWSON

Official Community Plan Amendment No. 11 Bylaw

Bylaw No. 2023-10

3.00 Definitions

3.01 In this Bylaw:

- (a) Unless expressly provided for elsewhere within this bylaw the provisions of the *Interpretations Act*, RSY 2002, c. 125, shall apply;
- (b) "Amended Area" means the area shown in Appendix 1;
- (c) "Bylaw Enforcement Officer" means a person employed by the City of Dawson to enforce bylaws;
- (d) "CAO" means the Chief Administrative Officer for the City of Dawson;
- (e) "City" means the City of Dawson;
- (f) "Council" means the Council of the City of Dawson;

PART II – APPLICATION

4.00 Amendment

- 4.01 This bylaw re-designates a portion of the Amended Area from Future Planning to Mixed Use, as shown in Appendix 1.
- 4.02 This bylaw re-designates a portion of the Amended Area from Parks & Natural Spaces to Mixed Use, as shown in Appendix 1.
- 4.03 This bylaw re-designates a portion of the Amended Area from Country Residential to Mixed Use, as shown in Appendix 1.

PART III – FORCE AND EFFECT

5.00 Severability

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



THE CITY OF DAWSON

Official Community Plan Amendment No. 11 Bylaw

Bylaw No. 2023-10

6.00 Enactment

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

7.00 Bylaw Readings

Readings	Date of Reading
FIRST	
NOTICE TO MINISTER	
PUBLIC HEARING	
SECOND	
MINISTERIAL APPROVAL	
THIRD and FINAL	

Original signed by

William Kendrick, Mayor

Presiding Officer

David Henderson, CAO

Chief Administrative Officer



THE CITY OF DAWSON

Official Community Plan Amendment No. 11 Bylaw

Bylaw No. 2023-10

8.00 Appendices

Appendix 1. Amended Area

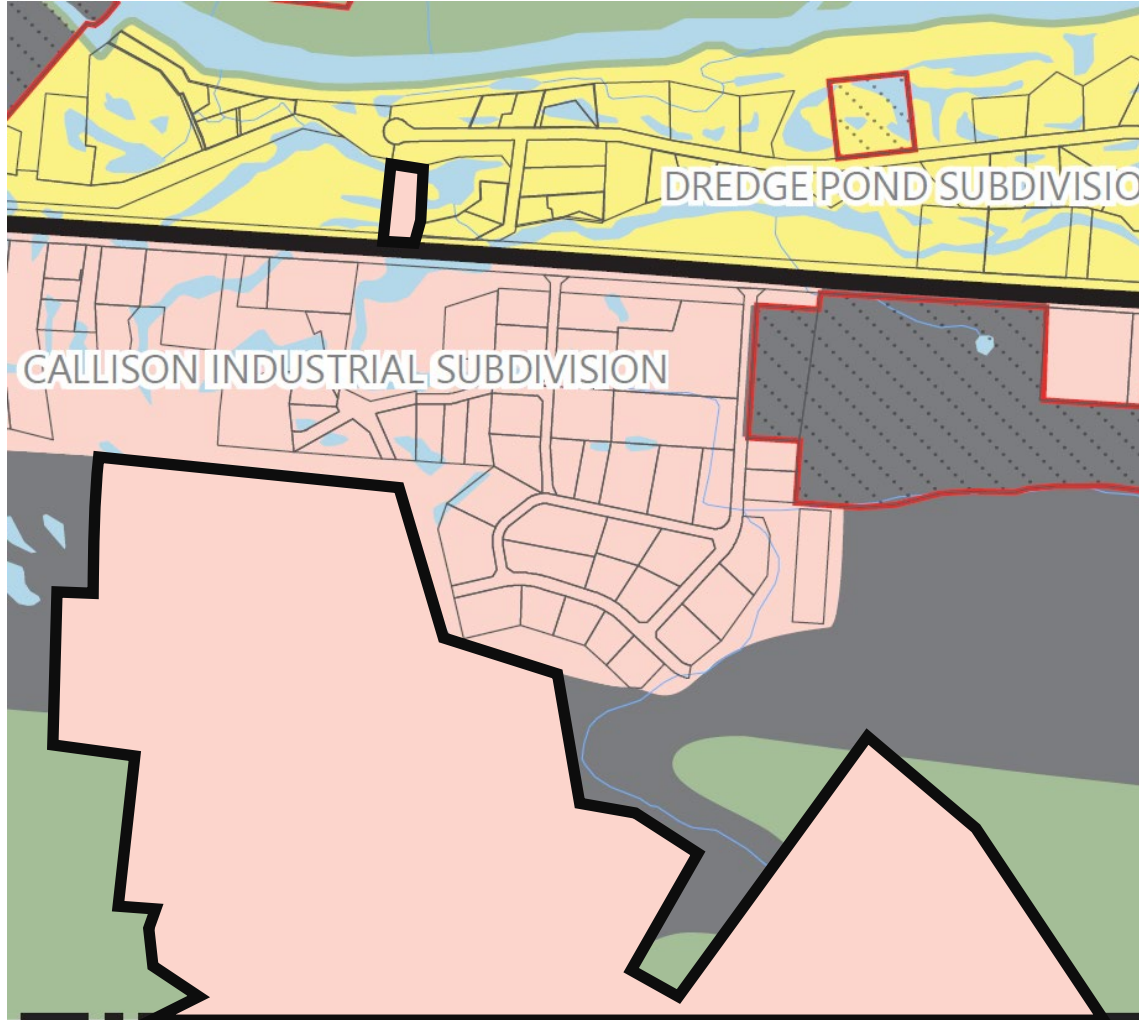


Figure 1. Map amendment



THE CITY OF DAWSON

Official Community Plan Amendment No. 11 Bylaw

Bylaw No. 2023-10

P 30923	P 08240	P 08239	P 08934	P 08222
P 08920	P 08923	38625	P 09318	38626
P 08246	P 08242	P 08243	P 08919	P 08918
P 08921	38870_	38871	38872	P 08244
P 08261	38726	38725	02842	03822
03823	P 09324	42820	P 09285	38889
42588	P 08248	P 08260	P 09319	38897
P 09504	P 09512	P 09582	P 09581	P 09585
P 08470	P 08469	42410	P 0980	P 09886
P 28408	P 28409	P 09580	P 08922	

Table 1. Grant Numbers within the Amended Area.



THE CITY OF DAWSON

Zoning Bylaw Amendment No. 22 Bylaw

Bylaw No. 2023-11

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

WHEREAS section 288 of the Municipal Act, RSY 2002, c. 154, and amendments thereto, provides that a council, within two years after the adoption of an official community plan, or as soon as is practicable after the adoption of an amendment to an official community plan, a council must adopt a zoning bylaw.

WHEREAS section 288 of the Municipal Act, RSY 2002, c. 154, and amendments thereto, provides that no person shall carry out any development that is contrary to or at variance with a zoning bylaw.

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

PART I - INTERPRETATION

1.00 Short Title

This bylaw may be cited as the **Zoning Amendment No. 22 Bylaw**

2.00 Purpose

2.01 The purpose of this bylaw is to provide for

- (a) A time limited re-zoning of lands from Parks and Natural Space, Future Planning, and Country Residential to Industrial until January 1, 2033, after which they will automatically be rezoned Parks and Natural Space, Future Planning, and Country Residential.



THE CITY OF DAWSON

Zoning Bylaw Amendment No. 22 Bylaw

Bylaw No. 2023-11

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2.00 Purpose	1
3.00 Definitions	3
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DRAFT



THE CITY OF DAWSON

Zoning Bylaw Amendment No. 22 Bylaw

Bylaw No. 2023-11

3.00 Definitions

3.01 In this Bylaw:

- (a) Unless expressly provided for elsewhere within this bylaw the provisions of the *Interpretation Act*, RSY 2002, c. 125, shall apply;
- (b) "Amended Area" means the area shown in Appendix 1;
- (c) "Bylaw Enforcement Officer" means a person employed by the City of Dawson to enforce bylaws;
- (d) "CAO" means the Chief Administrative Officer for the City of Dawson;
- (e) "City" means the City of Dawson;
- (f) "Council" means the Council of the City of Dawson;

PART II – APPLICATION

4.00 Amendment

- 4.01 Section 13.1.4 is hereby amended by adding a new paragraph as follows:
- b) Grant numbers: P 30923, P 08240, P 08239, P 08934, P 08222, P 08920, P 08923, 38625, P 09318, 38626, P 08246, P 08242, P 08243, P 08919, P 08918, P 08921, 38870_, 38871, 38872, P 08244, P 08261, 38726, 38725, 02842, 03822, 03823, P 09324, 42820, P 09285, 38889, 42588, P 08248, P 08260, P 09319, 38897, P 09504, P 09512, P 09582, P 09581, P 09585, P 08470, P 08469, 42410, P 0980, P 09886, P 28408, P 28409, P 09580, P 08922 are temporarily zoned Industrial until January 1, 2033, as per Bylaw No. 2023-11.
- 4.02 The zoning maps attached to and forming part of Zoning Bylaw 2018-19 are hereby amended by changing the zoning of a portion of the Amended Area from Future Planning to Industrial, as shown in Appendix 1, until January 1, 2033.
- 4.03 The zoning maps attached to and forming part of Zoning Bylaw 2018-19 are hereby amended by changing the zoning of a portion of the Amended Area from Parks and Natural Space to Industrial, as shown in Appendix 1, until January 1, 2033.



THE CITY OF DAWSON

Zoning Bylaw Amendment No. 22 Bylaw

Bylaw No. 2023-11

4.04 The zoning maps attached to and forming part of Zoning Bylaw 2018-19 are hereby amended by changing the zoning of a portion of the Amended Area from Country Residential to Industrial, as shown in Appendix 1, until January 1, 2033.

PART III – FORCE AND EFFECT

5.00 Severability

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

6.00 Enactment

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

7.00 Bylaw Readings

Readings	Date of Reading
FIRST	
PUBLIC HEARING	
SECOND	
THIRD and FINAL	

Original signed by

William Kendrick, Mayor

David Henderson, CAO



THE CITY OF DAWSON

Zoning Bylaw Amendment No. 22 Bylaw

Bylaw No. 2023-11

Presiding Officer

Chief Administrative Officer

8.00 Appendices

Appendix 1. Amended Area

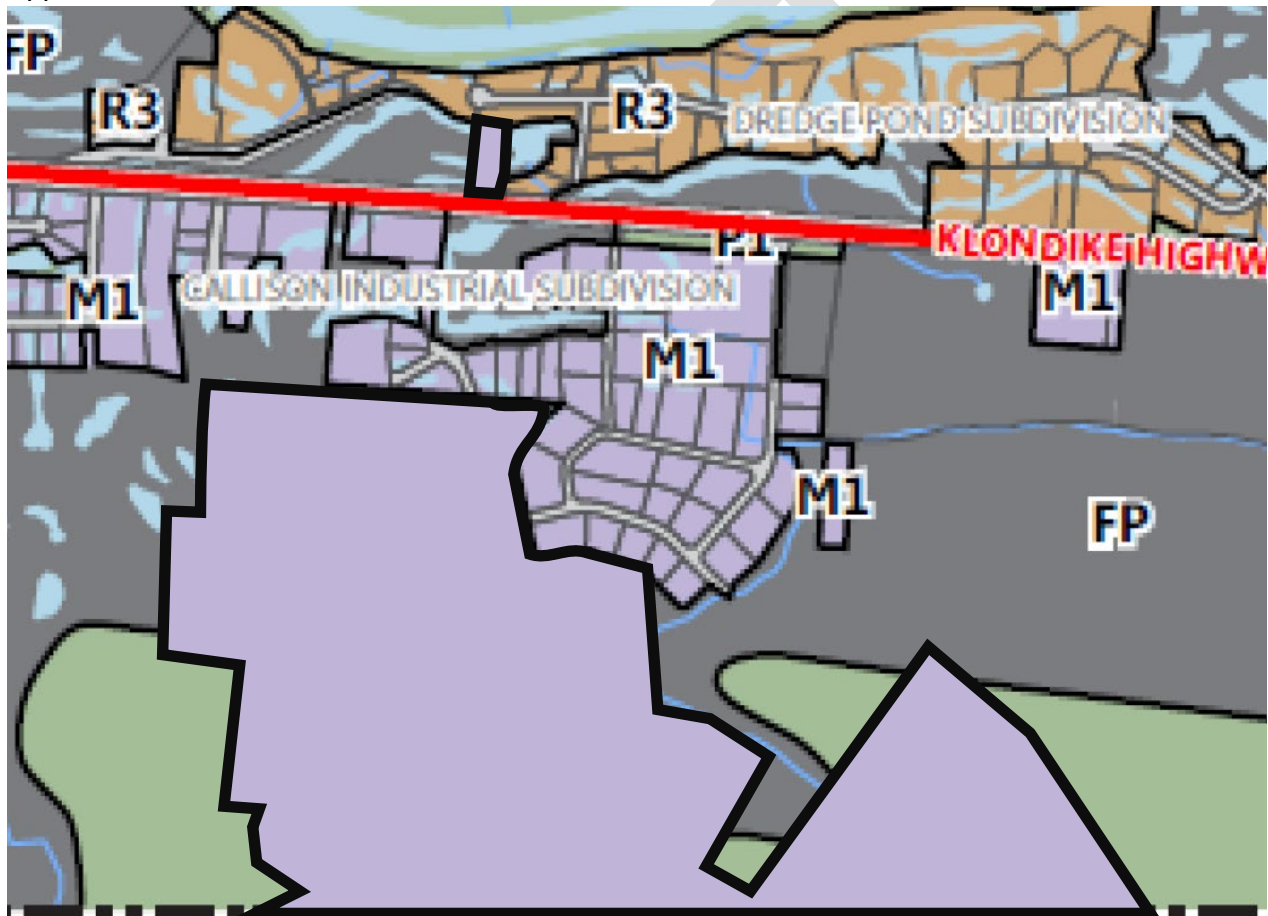


Figure 1. Map amendment.



THE CITY OF DAWSON

Zoning Bylaw Amendment No. 22 Bylaw

Bylaw No. 2023-11

P 30923	P 08240	P 08239	P 08934	P 08222
P 08920	P 08923	38625	P 09318	38626
P 08246	P 08242	P 08243	P 08919	P 08918
P 08921	38870_	38871	38872	P 08244
P 08261	38726	38725	02842	03822
03823	P 09324	42820	P 09285	38889
42588	P 08248	P 08260	P 09319	38897
P 09504	P 09512	P 09582	P 09581	P 09585
P 08470	P 08469	42410	P 0980	P 09886
P 28408	P 28409	P 09580	P 08922	

Table 1. Grant Numbers within the Amended Area.

REPORT TO COUNCIL

May 14, 2023



For Council Decision For Council Direction For Council Information *In Camera*

SUBJECT

Zoning Bylaw Amendment No.23 (Bylaw #2023-12)

Temporary Seasonal Accommodation

PREPARED BY

Planning and
Development
Department

References

- Municipal Act
- Official Community Plan
- Zoning Bylaw

Attachments

- Public Hearing Notification Flier
- KVA Seasonal Accommodation Project Outline

RECOMMENDATIONS

It is recommended that Council give First Reading to Zoning Bylaw Amendment No. 23 (Bylaw #2023-12).

ISSUE / PURPOSE

The Klondike Visitors Association (KVA) in collaboration with Yukon Spaces (owner of the land) would like to develop seasonal worker accommodations in the C1 – Core Commercial Zone.

Campground and Lodging Facility are not permitted in the C1 zone. Lodging facilities are permitted in the C2 – Commercial Mixed, M1 – Industrial and A1 – Agriculture Zones.

Therefore, a Zoning Bylaw Amendment application was received by the proponents to amend the zoning of Lots 6 and 7, Block M, Ladue Estate, Plan 8338A from C1 – Core Commercial to C1X - Modified Core Commercial, to allow Campground and Lodging Facility as a Permitted Uses.

BACKGROUND

The City of Dawson received a rezoning application on May 9th to rezone Lots 6 and 7, Block M, Ladue Estates in the Downtown Core from C1 to C1x. There is a need for seasonal employee housing in Dawson City. The KVA argues that without seasonal housing the service and tourism sector/facilities are at risk of not having sufficient staff to operate. Yukon Spaces with KVA have come forward with a temporary solution to develop wall tents, with a cook house, bath house and toilet facilities.

ANALYSIS/DISCUSSION

The C1X zone is a modified zone, also known as 'spot zoning,' that would allow for Campground and Lodging Facilities as a permitted uses and all other regulations of the C1 zone apply. The uses and regulations associated with C2, M1 and A1 are not appropriate for these downtown lots and would not be in compliance with OCP. The OCP designates this area as Downtown Core and the 'heart of the community'. The C2 zone is a service commercial zone which supports local industry and highway tourism uses. The owners of the lot support the C1X spot zoning. The Yukon Municipal Act does not prohibit spot zoning.

There will be requirements the applicants will need to address through the development permit process such as parking, location of tent structures, fire safety, access for emergency vehicles, and other items that may be required by the town such as utility connections. There may also be other regulations that the applicant may need to comply with such as the Yukon Government's Department of Environmental Health.



OPTIONS

1. Pass First Reading of Zoning Bylaw Amendment No.23 (Bylaw #2023-12)
3. Do not pass First Reading of Zoning Bylaw Amendment No.23 (Bylaw #2023-12)

APPROVAL

NAME: David Henderson

Date: May 14, 2023

Signature



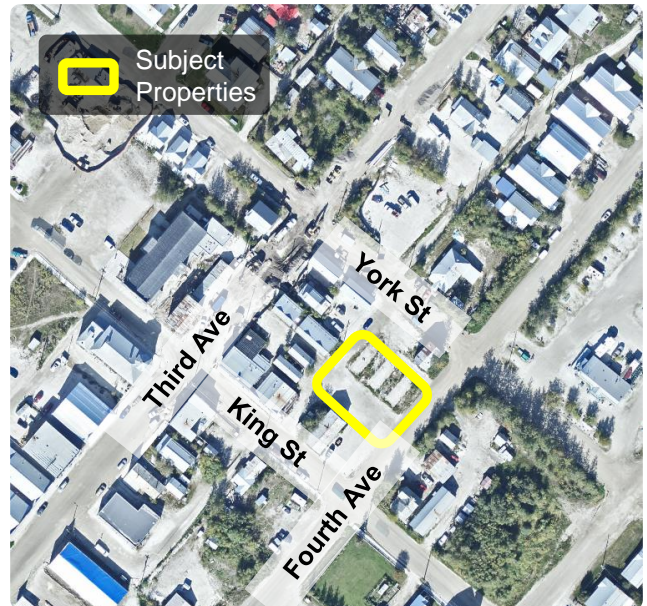
NOTICE OF PUBLIC HEARING

Zoning Bylaw Amendment

(Application #23-040)

Subject Property	Lots 6 & 7, Block M, Ladue Estate
Date and Time	May 31, 2023, 7:00pm
Location	Council Chambers, City Hall
Listen to Public Hearing	Radio CFYT 106.9 FM or cable channel #11

As per the *Municipal Act*, S. 294.1, upon receiving amendments to the Zoning Bylaw, Council must give notice to the public of the proposed changes. Therefore, the City of Dawson is now requesting input from the public regarding a Rezoning Amendment to add **Campground and Lodging Facility as permitted uses** for Lots 6 & 7, Block M, Ladue Estate in order to facilitate the provision of temporary seasonal worker accommodation.



For more information or to provide your input prior to the public meeting, please contact:

Farzad Zarringhalam
Planning Officer
Box 308, Dawson, YT Y0B 1G0
PlanningOfficer@cityofdawson.ca
867-993-7400 ext. 414

Mel Jensen
Planning Assistant
Box 308, Dawson, YT Y0B 1G0
PlanningAssist@cityofdawson.ca
867-993-7400 ext. 438



KVA Seasonal Accommodations Project Brief

The intention of this informal briefing is to outline KVA's intended action to increase the available labor pool by providing access to temporary seasonal accommodation.

Through a collaborative relationship, KVA with the support of Government of Yukon-Tourism & Culture intend on establishing a temporary seasonal worker accommodation in the commercial zone (C1) of the Downtown Core (Appendices A & B). This is in partnership with Yukon Spaces that are providing the site pro bono, for the duration of the temporary project. The overall intention is to assist the Government of Yukon's stated intention to work with a range of partners, stakeholders, and other governments to stimulate and facilitate the development of seasonal residential infrastructure in the Territory.

- The establishment of a 20-person temporary, seasonal employee accommodation site that includes but is not limited to the following features:
 - 20 (8x10) framed canvas wall tents with two windows and a rear entrance(See Figure 2), each with the following;
 - Lockable door (provide own padlock)
 - Small tech electrical hookups to each tent
 - Table + Chairs
 - Double Bed (Mattress and box)
 - Fitted sheet
 - Small lockable storage locker
 - Hand sanitizing station
 - Fire Extinguisher
 - ¾" plywood food storage box placed outside unit
- Temporary modular communal washhouse (Appendix C)
 - Lockable and individual access
 - Coin/Card operated showers to limit waste.
 - Cleaned daily
- Communal cook shack
 - No seating area
 - Cleaned daily
- Municipal waste and greywater management
 - Garbage emptied at regular intervals as needed
- Contracted site security monitoring
 - Walk throughs and drive-bys
 - Emergency callout contacts for all residents
- Contracted site management
 - Janitorial and yard maintenance
- Renter eligibility is based on the employer securing the tent for their employee.



Figure 1: Seasonal worker accommodation site concept



Figure 2: Seasonal worker tent concept

Operating Plan

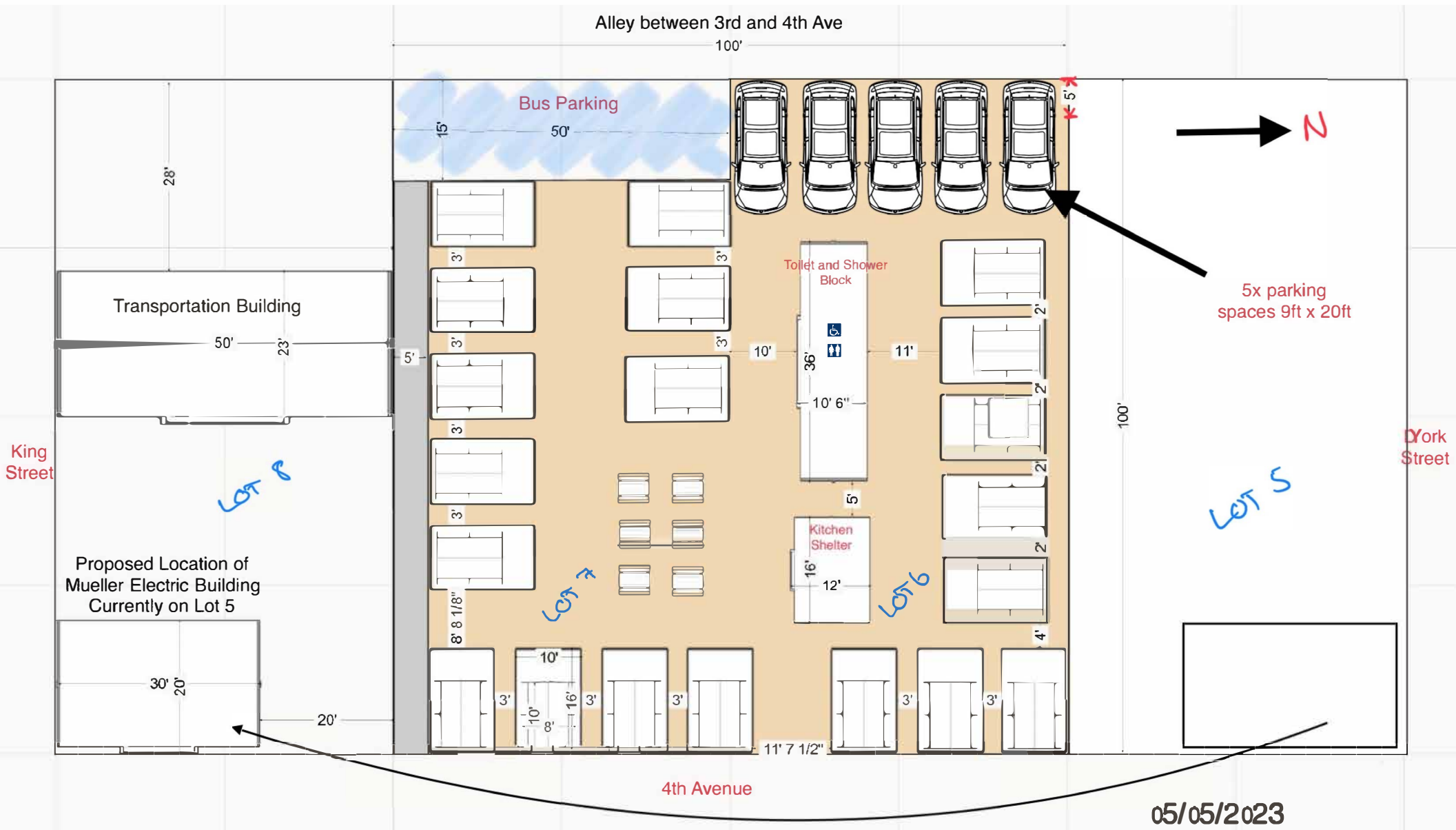
- The KVA envisions a three-year operating period for the seasonal worker accommodation site
- It is not the intention of KVA to operate a public campground. As such the following eligibility criteria will apply to the seasonal employee accommodations:
 - Site residents must be confirmed seasonal employees of KVA or seasonal employees of KVA members
 - Employers are responsible for securing accommodation for their employees
 - Employees must maintain employment with a registered employer for the duration of their residency.
 - Observance of all relevant City of Dawson bylaws



Appendix A: Site Location

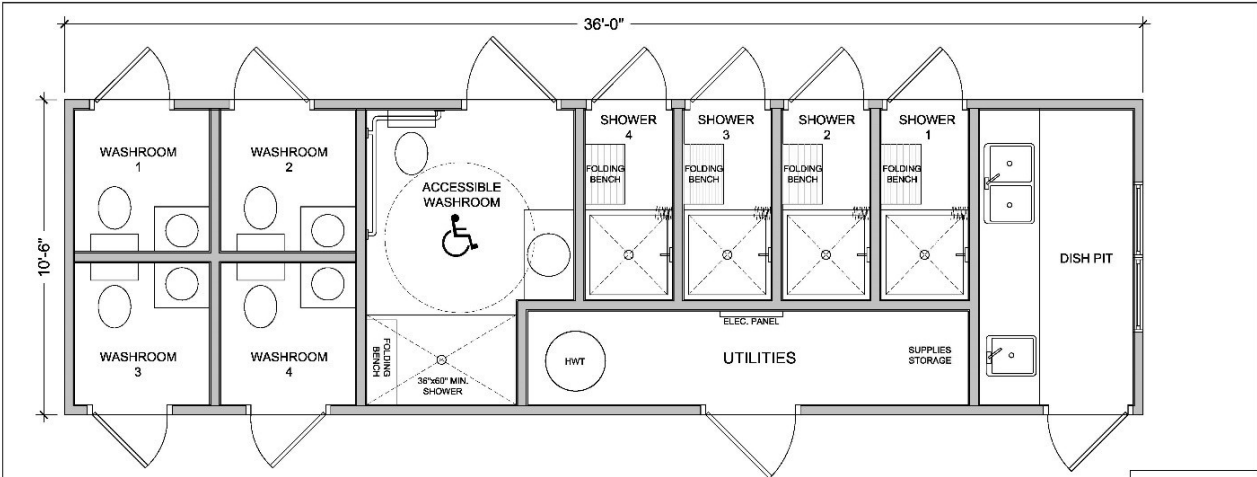



Appendix B: Site Map





Appendix C: Final Washhouse




POCKET HOUSE CO.
 2024 - 2025
 BOX 3 SITE 204 RR2
 Orono, AB T0E 1V0
 Phone: 780-624-0430
 www.pockethouse.ca

project name:	Wash House Building
client name:	Klondike Visitor's Association
scale:	As Noted
serial #:	
date:	April 24, 2023
drawing:	MAIN FLOOR PLAN A1



Pocket House Inc.

Box 3, Site 204, RR2
Onoway, AB T0E 1V0

Number:
Date:

Project Quote

056-01
April 25, 2023

Client Name(s): Klondike Visitors Association c/o Ricky Mawunganidze
 Box 389, Dawson, YT Y0B 1G0 e: Rmawunganidze@dawson.net
 1102 Front St. Dawson City, YT Y0B 1G0 p: 1.867.993.5575

Description		
To Construct a 10'-6" x 36'-0" seasonal use, wash house building as per the plan provided & the following specs:		
1	Exterior Walls: 2x4 studs w/ vertical metal siding, R12 Batt insulation, 6mil poly vapour barrier, metal lining on interior.	
2	Interior Walls: 2x4 studs w/ metal lining finish throughout	
3	Roof: 2x8 joists, metal roofing over heat shield membrane, plywood sheathing, batt insulation, 6 mil poly vapour barrier, T&G clear coat pine finish to ceiling.	
4	Floors: 2x8 joists, 3/8" OSB under-sheathing, Batt insulation, 5/8" floor sheathing, waterproof vinyl plank flooring throughout.	
5	Toilet Rooms: 4 Toilets, 4 wall mount sinks, 4 single lever faucets, & 4 toilet paper holders, Rough-in for hand dryers only. (Dryers not included)	
6	Accessible Washroom: Accessible toilet, grab bar, sink & roll in shower, toilet paper holder & 2 hooks	
7	Shower Rooms: 4 - 36"x36" enclosed single piece fiberglass shower stalls, 4 shower curtain rods, 4 wall mount folding benches, & 2 wall hooks per stall.	
8	Dish Pit: Laminate Countertop installed on framed base w/ one double bowl and one single bowl stainless steel sink, two faucets	
9	All Outswing doors to be insulated steel, have automatic closers, interior latch privacy deadbolts & lever hardware. All transom windows to have satin privacy glass. Clear glass in Dish pit window.	
10	Utilities: 80 Gallon Rheem Hybrid Hot water tank, Pex water lines throughout, shut off valves, 120/240 100amp electrical panel w/ conduit for on-site hook up, 1-GFCI plug in each toiletroom, 2-GFCI plugs in dish pit, ceiling mount light fixture in each toilet & shower room, 2 in Accessible Washroom & dishpit, 300 watt baseboard heater in each toilet & shower room, 500 watt baseboard heater in accessible washroom, 750 watt electric baseboard heater in dishpit.	
i	Hauling not included, but this is a service Pocket House can include if needed.	
** Exterior Decks, stairs, landings, ramps, railings & skirting not included		Sub-Total
** Furnishings, blinds, shower curtains, etc. not included.		GST 5.00%
		Total

**Quote is valid for 14 days.

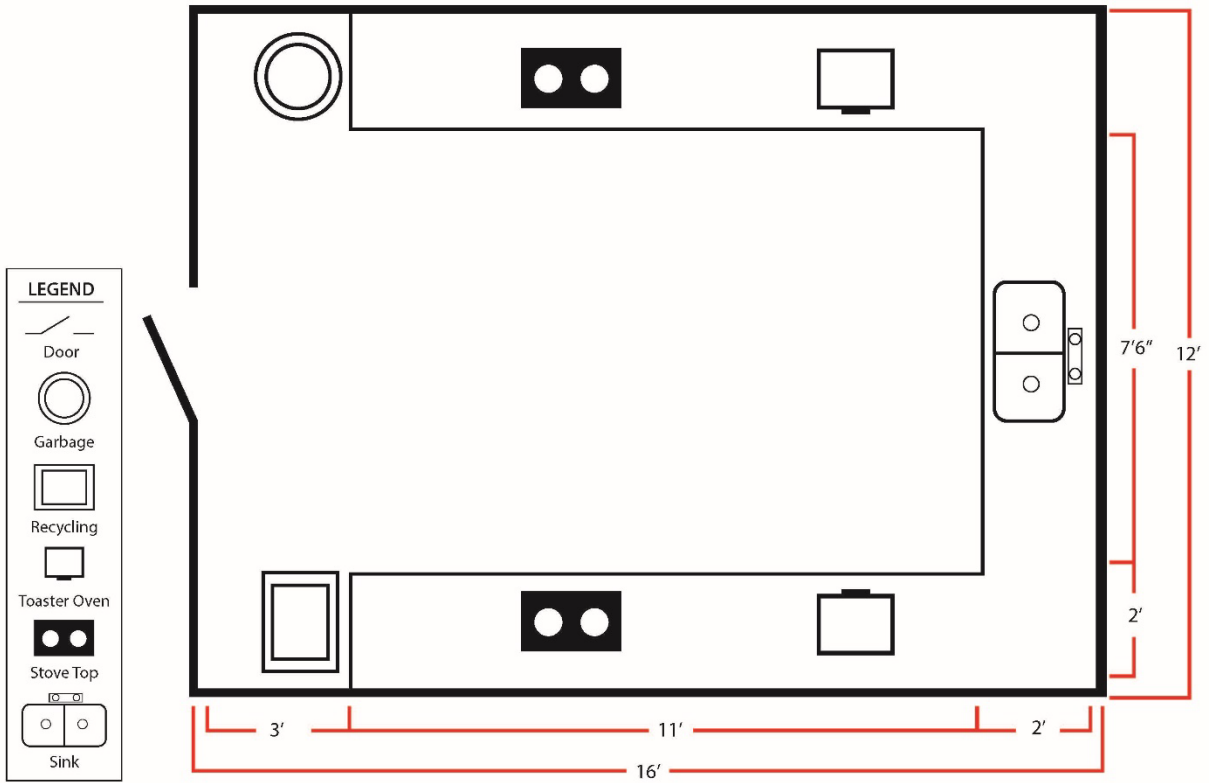
I, _____, approve and accept this estimate as specified.

Client Signature

Date



Appendix D: Cook Shack Layout





THE CITY OF DAWSON

Zoning Bylaw Amendment No. 23 Bylaw

Bylaw No. 2023-12

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

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

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

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

PART I - INTERPRETATION

1.00 Short Title

1.01 This bylaw may be cited as the **Zoning Bylaw Amendment No. 23 Bylaw**.

2.00 Purpose

2.01 The purpose of this bylaw is to provide for

- (a) An amendment to the Zoning Bylaw from C1 – Core Commercial to C1X - Modified Core Commercial, to allow Campground and Lodging Facility as Permitted Uses, located on Lots 6 and 7, Block M, Ladue Estates, Plan 8338A.



THE CITY OF DAWSON

Zoning Bylaw Amendment No. 23 Bylaw

Bylaw No. 2023-12

Table of Contents

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 2.00 Purpose 1

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THE CITY OF DAWSON

Zoning Bylaw Amendment No. 23 Bylaw

Bylaw No. 2023-12

3.00 Definitions

3.01 In this Bylaw:

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

PART II – APPLICATION

4.00 Amendment

- 4.01 This bylaw amends Lots 6 and 7, Block M, Ladue Estates, from C1 – Core Commercial to C1X - Modified Core Commercial, to allow Campground and Lodging Facility as Permitted Uses, as shown in in Appendix A of this bylaw.



THE CITY OF DAWSON

Zoning Bylaw Amendment No. 23 Bylaw

Bylaw No. 2023-12

PART III – FORCE AND EFFECT

5.00 Severability

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

6.00 Enactment

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

7.00 Bylaw Readings

Readings	Date of Reading
FIRST	
PUBLIC HEARING	
SECOND	
THIRD and FINAL	

William Kendrick, Mayor
Presiding Officer

David Henderson, CAO
Chief Administrative Officer



THE CITY OF DAWSON

Zoning Bylaw Amendment No. 23 Bylaw

Bylaw No. 2023-12

PART IV – APPENDIX A

Figure 1. Location Map

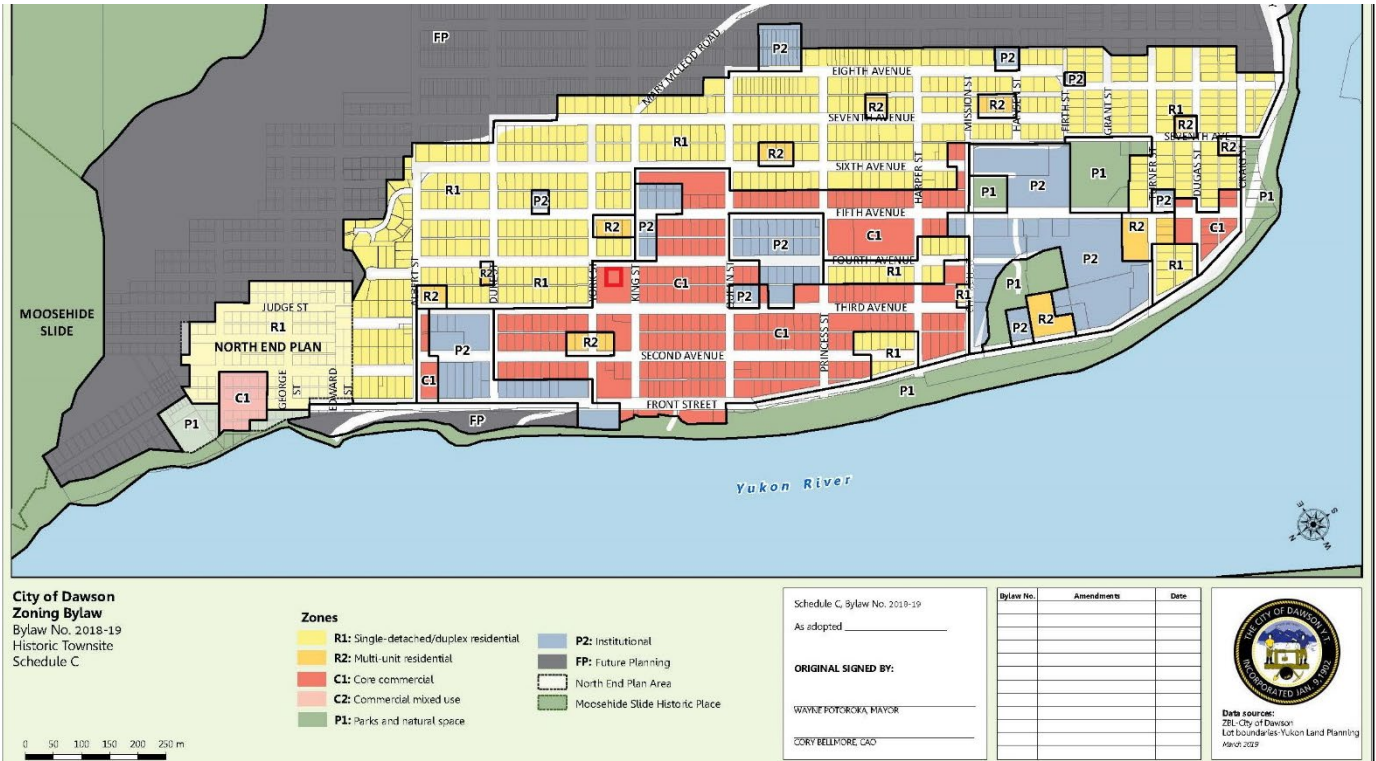
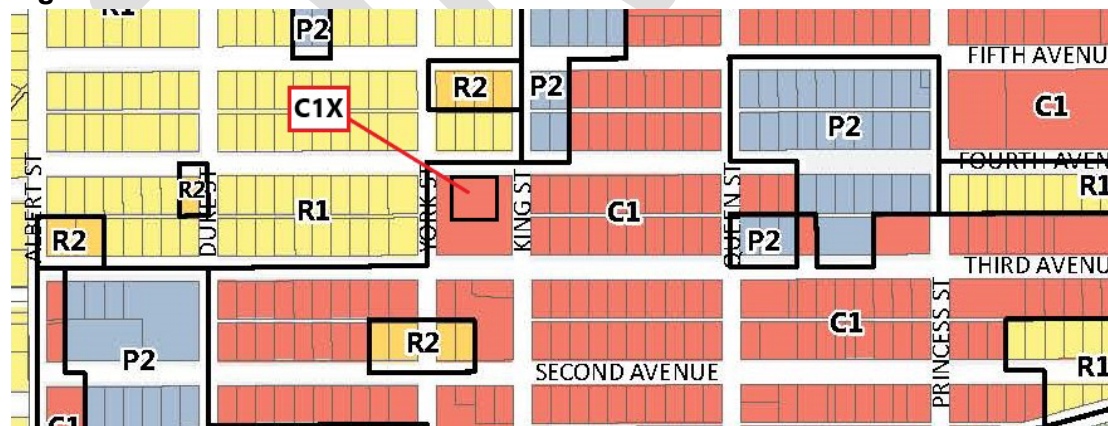


Figure 2. Amended area



REPORT TO COUNCIL

May 14, 2023



For Council Decision For Council Direction For Council Information In Camera

SUBJECT

Zoning Bylaw Amendment No.21 (Bylaw #2022-21)

Housekeeping

PREPARED BY

Planning and
Development
Department

References

- Municipal Act
- Official Community Plan
- Zoning Bylaw

Attachments

- Public Hearing Notification Flier
- Draft Bylaw #2022-21

RECOMMENDATIONS

It is recommended that Council give First Reading to Zoning Bylaw Amendment No.21 (Bylaw #2022-21).

ISSUE / PURPOSE

The OCP is required to be reviewed on an ongoing basis, specifically in October each year. The Zoning Bylaw is reviewed annually in tandem. This review was initiated in December on account of the 2021 annual amendments having recently passed 3rd/final reading on August 3, 2022 as well as due to staff turnover limiting capacity.

BACKGROUND

OCP s. 16.2 states that "Council shall schedule a review of the OCP at the first regular meeting in the month of October in each year and proceed to amend it as deemed advisable at that time". The Zoning Bylaw is also reviewed in tandem.

ANALYSIS/DISCUSSION

When assessing the OCP and Zoning Bylaw, it is first important to understand the fundamental purpose of each document. Though they are both binding documents under *the Municipal Act*, they both serve a different purpose that is implemented differently in practice.

An OCP is conceptual and high-level, outlining municipal goals and strategies. According to S. 279(1) of the *Municipal Act*, the purpose of an OCP is to address a range of concepts such as goals for future land development, the provision of municipal services and facilities, environmental matters, transportation systems, etc.

A ZBL is different in the sense that it provides the actionable mechanism to implement the goals and conceptual framework provided by the OCP. According to S. 289(1) of *the Municipal Act*, "A zoning bylaw may prohibit, regulate, and control the use and development of land and buildings in a municipality".

Official Community Plan Amendments

No OCP amendments have been flagged in 2022.



Zoning Bylaw Amendments

1. Amend Table of Contents formatting: change s.5.3 'Water and Sewer Facilities' to s.4.8 for accuracy.
2. Add 'Personal Service Establishment' to C1 permitted uses and edit the definition to permit a wider range of services.
 - 'PERSONAL SERVICE ESTABLISHMENT' means a business which is associated with the grooming or health of persons or the maintenance or repair of personal wardrobe articles and accessories, and may include a barber shop, **spa, medical and dental office**, beauty parlor, shoe repair shop, self-service laundry or dry-cleaning establishment.
3. Remove 'PERSONAL SERVICES' from definitions, as it is redundant since the definition of 'PERSONAL SERVICE ESTABLISHMENT' was added in 2021.
4. Remove one of the SEASONAL from definitions, since they are duplicates.
5. Edit the definition of LANDSCAPING to conform to the OCP's S.9.2.:
 - LANDSCAPING means to change, modify, or enhance the visual appearance of a site in order to beautify or screen the appearance of a lot. This may be done by reshaping the earth; planting lawns, shrubs, or trees; preserving the original natural vegetation; and adding walks, fencing, patios, **and other** ornamental features, **and public art**.
6. Edit S.4.2.2. to provide a safer and more sustainable environment:
 - [No development permit is required for the following:]
landscaping where the existing grade and surface drainage pattern is not materially altered, except when landscaping is required as part of a development permit. **Landscaping should not impact existing utilities, obstruct windows and entryways, or divert pedestrian, cyclist and vehicular circulations.**
7. Add the following definition to S.2.2: "RELIGIOUS ASSEMBLY means development used for worship and related religious, philanthropic or social activities and includes accessory rectories, manses, meeting rooms, food preparation and service facilities, classrooms, dormitories and other buildings. This use does not include Commercial School".
8. Add 'Temporary Shelter Services' to R1, P2, and C1 permitted uses and to definitions.
The City of Whitehorse defines and permits 'temporary shelter services' in their CM1 & CM2: Mixed Use Commercial zones, PS: Public Service zone, and as a conditional use in their RD: Residential Downtown zone.
 - The addition of this use will create a common definition for existing temporary shelters, such as the Men's shelter (located in the C1 zone and classified as 'mixed-use residential') and the women's shelter (located in R1 and classified as a 'boarding house').
 - Given the purpose of the P2: Institutional zone to provide government and health services, it makes sense to permit temporary shelter services as a use.
 - 'TEMPORARY SHELTER SERVICES' means the provision of communal, transient accommodation sponsored or supervised by a public authority or non-profit agency intended to provide basic lodgings for persons requiring immediate shelter and assistance for a short period of time.
9. Remove s.7.9 Visibility at Intersections. This clause mandates a 20-foot setback from the corner of parcels at intersections. Other guidelines, particularly *Design Guidelines for Historic Dawson*, do not support this. Additionally, most of the existing properties, including historic ones, do not adhere to this clause and will eventually cease to be compliant.
10. Amend s.3.2.2 for accuracy: "by resolution appoint the members of the Heritage Advisory Committee for terms of office, as specified under the *Heritage ~~Advisory Committee~~ Bylaw*".
11. Add the following as a new section.

8.11 Conditional Use:

Conditional Uses are specific land uses which may or may not be acceptable on a given property, depending on the context and particular circumstances of the proposed development. There is a requirement for public notice of the application and a public hearing as per s.17.5.2 through s.17.5.5 of this bylaw.



1. Council may approve, deny, or approve with conditions applications for development permits for conditional uses provided the Conditional Use:

- I) will be compatible with the general nature of the surrounding area;
- II) will not be detrimental to the health or general welfare of people living or working in the surrounding area, or negatively affect other properties or potential development in the surrounding area; and
- III) is generally consistent with the applicable provisions of the current bylaw, Official Community Plan, and Heritage Management Plan.

12. Add the following to S.14.2 P2 Zone (Institutional) and amend the numbering of S.14.2 accordingly.

14.2.3. Conditional Use

- 1. landfill and waste treatment facility
- 2. sewage treatment plant
- 3. lagoon
- 4. electrical substation

13. Insert the following as S.3.2.12: “approve, deny, or approve with conditions applications for development permits for conditional uses”

14. Insert the following as S.3.3.17: “refer development permit applications for conditional uses to Council for decision”

15. Add the following to S.8.7.1.I “This does not include landfills and waste treatment facilities, sewage treatment plants, lagoons, or electrical substations”

16. Amend ‘Demolitions’ section to provide a clearer decision-making process when receiving applications for heritage demolitions, and for bridging the gap between the two separate demolition processes that currently exist (Protective Services vs. Planning processes).

Historic Resource Demolitions

Discussion was held at the August 2, 2022 and October 20, 2022 joint Council and HAC meetings regarding historic building demolitions. S. 4.1.1.5 of the ZBL was discussed in reference to what the intent of the “Yukon Government Historic Sites Registry” was – was it intended to refer only to the *Yukon Register of Historic Places* or to *Yukon Historic Sites Inventory* (YHSI) listed structures? Council discussed the possibility of reviewing this section of the Zoning Bylaw to provide clarity.

Few privately owned structures are on the *Yukon Register of Historic Places*. The following 8 sites are listed:

- Arctic Brotherhood Hall
- Bank Of Commerce
- Dawson City Telegraph Office
- Harrington's Store
- Minto Park
- Moosehide Slide
- P. Denhardt Cabin
- Yukon Sawmill Company Office

Given that there are so few structures listed on the *Yukon Register of Historic Places*, it has been administrative practice to forward YHSI listed structures to the HAC and Council for recommendation and approval, respectively, given that there are many highly valued historic resources listed on YHSI and to ensure a public process is followed. Administration recommends the continuation of this practice.



The City of Whitehorse's *Heritage Bylaw 2002-10* sets out a framework for identifying and protecting historic buildings. It enables the creation of the 'Heritage Registry' by Council, which provides a listing of all heritage resources in the City – some are municipal historic sites, many are not. If someone proposes to demolish a building on the Whitehorse Heritage Registry:

1. The Bylaw doesn't contemplate a process for proposals to demolish a designated Municipal Historic Site. It assumes that the resource will be protected.
2. An application to demolish a building that is listed as a Historic Resource on the registry but is not designated triggers a 30-day review period where Council considers whether to designate the building as a Municipal Historic Site. **It assumes that if the building is designated then the demolition will not be allowed; if Council decides not to designate then the demolition would be allowed to proceed.** If the building is a residence and the owner does not consent to designation, then the demolition is allowed without Council review.

Administration recommends that a similar process be followed for determining when a historic resource can or cannot be demolished. The Municipal Historic Site designation process is currently an under-utilized tool that provides an opportunity to determine the perceived value of the heritage resource under consideration, and serves as a method of ensuring that all historic buildings are not weighted the same when considering demolition applications. For example: a small, derelict, 1970s shed would not be weighted the same as a showpiece, gold rush era residence. As such, Administration recommends the following amendments to s.4.1.1.5:

"Demolition of a structure **40 or more years old or** listed in the Yukon ~~Government~~ Historic Sites ~~Registry~~ **Inventory** shall occur only in extenuating circumstances, and must be approved by Council in consultation with the Heritage Advisory Committee and Yukon Government Historic Sites.

- I. **Upon receipt of a complete application for the demolition of an undesignated heritage resource listed on the Yukon Historic Sites Inventory, the application shall be subject to a thirty (30) day review period whereby Council shall determine if there is a consensus to commence the process of Municipal Historic Site designation. If there is not, a demolition permit shall be issued.**
- II. **Council may not designate a site as a heritage resource without the written consent of the owner, if the site proposed for designation is a residence in which its owner resides.**
- III. **No person shall carry out an activity that will alter the historic character of a site that is designated or where Council has provided notice of intent to designate unless the activity is carried out in accordance with a Historic Resources Permit, as specified in the *Heritage Bylaw*.**
- IV. **Any person who proposes to carry out an activity that may alter the historic character of a designated historic site or a site that is subject to a notice of intended designation shall, prior to commencing the proposed activity, submit an application for a Historic Resources Permit, as specified in the *Heritage Bylaw*."**

Rationale for insertions

- *Dawson City Heritage Management Plan* states "[b]uildings and structures 40 or more years old may be demolished only in exceptional circumstances".
- The City of Dawson's *Heritage Bylaw* defines a Historic Resource as, "a historic site, historic object, or any work or assembly of works of nature or human endeavor listed in the Yukon Historic Sites Inventory". Requiring this 30-day review period for the proposed demolition of all buildings in the YHSI is therefore consistent with the intent of the City's Heritage Bylaw.
- The *Historic Resources Act* provides for the protection and preservation, the orderly development, and designation of historic resources in the Yukon. S.15.5 states, "If the site proposed for designation is a residence in which its owner resides, the Minister may not designate the site as a historic site without the written consent of the owner". Therefore, if a private owner of a residence does not consent, there is no ground for obliging designation.



'Historic resource' should be defined in s.2.2 for clarity. Administration recommends copying the definition from the *Heritage Bylaw* for consistency.

On September 14th, 2022 at Committee of the Whole meeting #CW22-12, Council suggested that 'tests' be established to ensure consistency in decision making. The City of Whitehorse outlines Evaluation Criteria in the *Heritage Bylaw 2002-10*, which are used to attribute a 'score' to a historic resource based on Architectural History, Cultural History, Context, Integrity, and Age. Higher scoring resources are more likely to be designated. Administration recommends that similar evaluation criteria are used as 'tests' for determining whether a resource should be designated, and ultimately either demolished or protected. As such, Administration recommends the following insertion to s.4.1.1.6:

Council shall establish a Heritage Evaluation Criteria in order to attribute a score to a historic resource based on the five following categories:

Architectural History

- I. The building may embody characteristics of an architectural type valuable for the study of a style or a method of construction of its period or the City or the Yukon. It may also be a notable example of a builder or architect's work.
- II. The building has the strong potential for illustrating the City's heritage to a degree such that it will be possible for the visitor to gain from the building an understanding of the architecture or history with which it is associated.
- III. The building is significant because of the original materials and workmanship remaining.

Architectural criteria may include such attributes as its picturesque quality or functional nature including massing, proportion, scale, layout, material detailing, colour, texture, fenestration, ornamentation or artwork.

Cultural History

- I. A building and/or site that has an association with a person, group, or institution with historical significance to the city. This may include a well-known pioneer, an organization or business, or distinct group of people.
- II. A building and/or site that has an association with an event or activity of historical significance to the City. This may be a unique event or a recurring event.
- III. A building and/or sites association with broad patterns of local area or civic history including ecological, social, political, economic or geographic change. (theme)

Context

The historical context of a building or site refers to the historical relationship between the building's site and its immediate environment.

- I. A notable and historical relationship between a building's site and the street, railway, waterfront, view or other geographic features which were a part of the building's original function. (landscape)
- II. A building's continuity and compatibility with adjacent and surrounding buildings and the building's visual contribution to a group of similar buildings. (urban design/streetscape)
- III. A building's and/or site's visual or symbolic importance as a local landmark.

Integrity

The historical integrity of a building refers to the degree of alteration the building has sustained since its original construction.



- I. The extent and the impact of the changes and alterations that have occurred to the building over time. The items to consider may include style, design and construction.
- II. The structural integrity of the building, the interior, exterior and the site.
- III. The location of the building in relation to its original site.

Age

This category refers only to the age of the building.

Suggestion

Following are some examples of evaluation criteria and scoring systems:

Criteria		Excellent (3)	Good (2)	Fair/Poor (1)
Architectural History	Form and function			
	Cultural History			
	Association			
	Pattern			
Context				
Integrity				
Age (for information only, not to be scored)				
Total				

Planning vs. Protective Services Demolition Processes

There is currently a lack of clarity and transparency in how historic building demolitions are addressed. Application-driven demolitions go through a different process than Protective Services-administered Orders for Demolition.

On September 14th, 2022 at Committee of the Whole meeting #CW22-12 and on October 20, 2022 at the joint HAC/Council meeting, Council discussed the demolition of historic buildings, including what measures could be put in place to improve transparency and equitability in the decision-making process. The following were briefly discussed as possibilities:

- It was suggested that a definition be established for ‘unsafe’ buildings, to more clearly outline what would deem a building possibly eligible for demolition.
 - At the City of Whitehorse, building safety is not identified as a criterion in considering whether to designate a building, however one of the criteria is ‘Integrity’, which includes structural integrity, so poor structural integrity could reduce the likelihood of designating a building. The same is recommended, as reflected in s.4.9.6 the ‘Evaluation Criteria’ above.
- Council has queried whether or not there should be a requirement for a property owner to contract a structural engineer to undertake an official inspection to report on the structural integrity of the building, additionally to the Fire Chief’s inspection report when looking to demolish a historic building. This would be context dependent based on the building’s context (perceived historic value).



Administration recommends the following options to provide some flexibility to property owners. Instead of requiring an official inspection done by a structural engineer – since this could be a costly imposition on property owners to contract this service, the City of Dawson could require:

- a. an inspection report by the Protective Services Manager, and;
- b. either an inspection report by a Building Inspector or a structural engineer.

The procedure may be referred to as ‘de-designation of a historic resource’ and may only be initiated for demolition permits.

Questions for Council

1. How many inspection reports should be required, and who should be contracted to undertake them?
 2. At what stage would an official inspection be required?
 3. Is an official inspection a submission requirement that should be required for *all* historic demolition applications? If not, what is the threshold for requiring vs. not requiring an official inspection?
17. Create a new section for ‘Demolitions’ outside of s.4.1 ‘Development Permit Required’. Remove s.4.1.1 ‘Demolitions’ and insert its contents into new s.4.9.
18. Amend floor area numbers in Table 9-1 ‘REQUIRED OFF-STREET PARKING SPACES’ to round to the nearest whole number for clarity and consistency among line items. For example: round 99.96m.² to 100m.².
19. It has been observed in practice that the ‘1 per x seats’ metric for determining parking requirements is not applicable in various cases, as some uses do not require physical seating, and the number of seats associated with a use can fluctuate without clear regulation. This has commonly led to difficulty in interpreting parking requirements, and imposes the risk of variable/inequitable decision making. Therefore, it is proposed that a different metric is used to assign parking, reflecting parking requirements other municipalities Zoning Bylaws. Municipalities such as the City of Victoria, the City of Nelson, the City of Kamloops, and the City of Revelstoke assign a number of stalls based on the floor area associated with a use, which have been used as a reference. Administration recommends the following amendments to Table 9-1 ‘REQUIRED OFF-STREET PARKING SPACES’:

Use	Required Parking Spaces	Rationale
Place of public assembly, including arena, assembly halls, auditorium, club, lodge and fraternal building, community centre, convention hall, funeral parlour and undertaking establishment, gymnasium, meeting hall, or theatre, or community recreation facility	1 per 8 seats 1 per 10m² (108ft²) of floor area	a) the City of Nelson’s Off-Street Parking and Landscaping Bylaw No. 3274 requires 1 space/10m ² of floor area used for assembly purposes. b) the City of Revelstoke requires 1 space/10m ² of floor area for places of public assembly. c) the City of Kamloops requires 10 spaces/ 100m ₂ of floor area (also 1 space/10m ² floor area).
Recreational use, including curling rink	1 per 3.5 seats	a) this use group is redundant – similar use as above ‘public assembly’ uses. Ex: what is the difference between a curling rink and an arena?



Restaurant or eating establishment, lunch counter, diner, beer parlour, cocktail lounge, bar, or other similar establishment for the sale and consumption of food or beverages on the premises	1 per 8 seats 1 per 50m ² (538ft ²) of floor area	a) the City of Nelson’s Off-Street Parking and Landscaping Bylaw No. 3274 requires 1 space/30m ² (323 ft ²) of floor area. b) the City of Kamloops Zoning Bylaw No. 55 requires 0.4 spaces per 100m ² (1,076ft ²) of floor area. c) to maintain similarity with other municipalities parking requirements, while being numerically consistent with other parking requirements in our ZBL.
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20. Add ‘Temporary Shelter Services’ to Table 9-1 ‘REQUIRED OFF-STREET PARKING SPACES’ The City of Whitehorse requires 1 parking stall per every 2 sleeping units for Temporary Shelter Services. The same is recommended.
21. Amend floor area numbers in Table 9-2 ‘REQUIRED OFF-STREET LOADING SPACES’ to round to the nearest whole number for consistency among line items. For example: round 2,000.02m² to 2,000m².
22. Remove ‘recreation facilities’ as a permitted use from s.12.1.1 since ‘community recreation facility’ was added in 2020 with the intent of replacing it.

Administrative numbering edits of C2 zone numbering (change from S.12.0, 12.0.1, and 12.0.2 to S.12.2, 12.2.1, and 12.2.2 to match correct numbering, as reflected in the Table of Contents).

OPTIONS

1. Pass First Reading of Zoning Bylaw Amendment No.21 (Bylaw #2022-21).
2. Do not pass First Reading of Zoning Bylaw Amendment No.21 (Bylaw #2022-21).

APPROVAL

NAME: David Henderson (CAO)

Date: May 14, 2023

Signature 

THE CITY OF DAWSON

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



NOTICE OF PUBLIC HEARING

Official Community Plan & Zoning Bylaw Annual Review

(Bylaw No. 2022-21 / Zoning Bylaw Amendment No. 21 Bylaw)

Subject Property	All lands within the municipal boundary
Date and Time	May 31, 2023, 7:00pm
Location	Council Chambers, City Hall
Listen to Public Hearing	Radio CFYT 106.9 FM or cable channel #11

As per the *Municipal Act*, S. 280.1, upon receiving amendments to the Official Community Plan, Council must give notice to the public of the proposed changes. And as per the *Municipal Act*, S. 294.1, upon receiving amendments to the Zoning Bylaw, Council must give notice to the public of the proposed changes. **Therefore, the City of Dawson is now requesting input from the public regarding the 2022 OCP and ZBL review**, to ensure the OCP and ZBL are regularly reviewed and amended by Council.



For more information or to provide your input prior to the public meeting, please contact:

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Box 308, Dawson, YT Y0B 1G0
PlanningOfficer@cityofdawson.ca
867-993-7400 ext. 414

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THE CITY OF DAWSON

Zoning Bylaw Amendment No. 21 Bylaw

Bylaw No. 2022-21

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

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

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

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

PART I - INTERPRETATION

1.00 Short Title

This bylaw may be cited as the **Zoning Bylaw Amendment No. 21 Bylaw**

2.00 Purpose

2.01 The purpose of this bylaw is to provide for:

- (a) A series of text amendments.
- (b) A series of amendments to Table 9-1 'REQUIRED OFF-STREET PARKING SPACES', as shown in Appendix 1.
- (c) Amendments to Table 9-2 'REQUIRED OFF-STREET LOADING SPACES', as shown in Appendix 2.



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Bylaw No. 2022-21

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THE CITY OF DAWSON

Zoning Bylaw Amendment No. 21 Bylaw

Bylaw No. 2022-21

3.00 Definitions

3.01 In this Bylaw:

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

PART II – APPLICATION

4.00 Amendments

- 4.01 Repeal S.5.3 Water and Sewer Facilities from the Table of Contents and insert: “4.8 Water and Sewer Facilities”.
- 4.02 Insert “4.9 Demolitions” to Table of Contents.
- 4.03 Insert the following definition to S.2.2: “HISTORIC RESOURCE means a historic site, historic object, or any work or assembly of works of nature or human endeavor listed in the Yukon Historic Sites Inventory”.
- 4.04 Repeal SEASONAL definition duplicate in S.2.2.
- 4.05 Repeal the LANDSCAPING definition in S.2.2 and replace with the following:
“LANDSCAPING means to change, modify, or enhance the visual appearance of a site in order to beautify or screen the appearance of a lot. This may be done by reshaping the earth; planting lawns, shrubs, or trees; preserving the original natural vegetation; and adding walks, fencing, patios, ornamental features, and public art.”
- 4.06 Repeal S.4.2.2 and replace with the following: “landscaping where the existing grade and surface drainage pattern is not materially altered, except when landscaping is required as part of a development permit. Landscaping should not impact existing utilities, obstruct windows and entryways, or divert pedestrian, cyclist and vehicular circulations.”



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- 4.07 Insert the following definition to S.2.2: “RELIGIOUS ASSEMBLY means development used for worship and related religious, philanthropic or social activities and includes accessory rectories, manses, meeting rooms, food preparation and service facilities, classrooms, dormitories and other buildings. This use does not include Commercial School”.
- 4.08 Repeal the PERSONAL SERVICE ESTABLISHMENT definition in S.2.2 and replace with the following: “PERSONAL SERVICE ESTABLISHMENT means a business which is associated with the grooming or health of persons or the maintenance or repair of personal wardrobe articles and accessories, and may include a barber shop, spa, medical and dental office, beauty parlor, shoe repair shop, self-service laundry or dry-cleaning establishment”.
- 4.09 Repeal ‘PERSONAL SERVICES’ definition in S.2.2.
- 4.10 Insert the following definition to S.2.2: “TEMPORARY SHELTER SERVICES means the provision of communal, transient accommodation sponsored or supervised by a public authority or nonprofit agency intended to provide basic lodgings for persons requiring immediate shelter and assistance for a short period of time”.
- 4.11 Repeal S.7.9 Visibility at Intersections.
- 4.12 Repeal S.3.2.2 and replace with the following: “by resolution appoint the members of the Heritage Advisory Committee for terms of office, as specified under the *Heritage Bylaw*.”
- 4.13 Repeal S.4.1.1.5 and replace with the following: “Demolition of a structure 40 or more years old or listed in the Yukon Historic Sites Inventory shall occur only in extenuating circumstances, and must be approved by Council in consultation with the Heritage Advisory Committee and Yukon Government Historic Sites.”
- I. Upon receipt of a complete application for the demolition of an undesignated heritage resource listed on the Yukon Historic Sites Inventory, the application shall be subject to a thirty (30) day review period whereby Council shall determine if there is a consensus to commence the process of Municipal Historic Site designation. If there is not, a demolition permit shall be issued.
 - II. Council may not designate a site as a heritage resource without the written consent of the owner, if the site proposed for designation is a residence in which its owner resides.



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- III. No person shall carry out an activity that will alter the historic character of a site that is designated or where Council has provided notice of intent to designate unless the activity is carried out in accordance with a Historic Resources Permit, as specified in the *Heritage Bylaw*.
- IV. Any person who proposes to carry out an activity that may alter the historic character of a designated historic site or a site that is subject to a notice of intended designation shall, prior to commencing the proposed activity, submit an application for a Historic Resources Permit, as specified in the *Heritage Bylaw*.”
- 4.14 Insert the following as S.8.1:
Conditional Use:
Conditional Uses are specific land uses which may or may not be acceptable on a given property, depending on the context and particular circumstances of the proposed development. There is a requirement for public notice of the application and a public hearing as per s.17.5.2 through s.17.5.5 of this bylaw.
1. Council may approve, deny, or approve with conditions applications for development permits for conditional uses provided the Conditional Use:
 - I) will be compatible with the general nature of the surrounding area;
 - II) will not be detrimental to the health or general welfare of people living or working in the surrounding area, or negatively affect other properties or potential development in the surrounding area; and
 - III) is generally consistent with the applicable provisions of the current bylaw, Official Community Plan, and Heritage Management Plan.
- 4.15 Insert the following as S.3.2.12: “approve, deny, or approve with conditions applications for development permits for conditional uses”
- 4.16 Insert the following as S.3.3.17: “refer development permit applications for conditional uses to Council for decision”
- 4.17 Insert the following as S.14.2:
14.2.3. Conditional Use
1. landfill and waste treatment facility
 2. sewage treatment plant
 3. lagoon



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4. Electrical substation

4.18 Amend S.8.7.1.I as follows: “This does not include landfills and waste treatment facilities, sewage treatment plants, lagoons, or electrical substations”

4.19 Insert the following to S.4.1.1.6:

“Council shall establish a Heritage Evaluation Criteria in order to attribute a score to a historic resource based on the five following categories:

Architectural History

- I. The building may embody characteristics of an architectural type valuable for the study of a style or a method of construction of its period or the City or the Yukon. It may also be a notable example of a builder or architect's work.
- II. The building has the strong potential for illustrating the City's heritage to a degree such that it will be possible for the visitor to gain from the building an understanding of the architecture or history with which it is associated.
- III. The building is significant because of the original materials and workmanship remaining.

Architectural criteria may include such attributes as its picturesque quality or functional nature including massing, proportion, scale, layout, material detailing, colour, texture, fenestration, ornamentation or artwork.

Cultural History

- I. A building and/or site that has an association with a person, group, or institution with historical significance to the city. This may include a well-known pioneer, an organization or business, or distinct group of people.
- II. A building and/or site that has an association with an event or activity of historical significance to the City. This may be a unique event or a recurring event.
- III. A building and/or sites association with broad patterns of local area or civic history including ecological, social, political, economic or geographic change. (theme)

Context

The historical context of a building or site refers to the historical relationship between the building's site and its immediate environment.



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- I. A notable and historical relationship between a building's site and the street, railway, waterfront, view or other geographic features which were a part of the building's original function. (landscape)
- II. A building's continuity and compatibility with adjacent and surrounding buildings and the building's visual contribution to a group of similar buildings. (urban design/streetscape)
- III. A building's and/or site's visual or symbolic importance as a local landmark.

Integrity

The historical integrity of a building refers to the degree of alteration the building has sustained since its original construction.

- I. The extent and the impact of the changes and alterations that have occurred to the building over time. The items to consider may include style, design and construction.
- II. The structural integrity of the building, the interior, exterior and the site.
- III. The location of the building in relation to its original site.

Age

This category refers only to the age of the building.”

- 4.20 Repeal S.4.1.1 and insert contents into new S.4.9.
- 4.21 Repeal and replace Table 9-1 with the amendments shown in Appendix 1.
- 4.22 Repeal and replace Table 9-2 with the amendments shown in Appendix 2.
- 4.23 Insert 'temporary shelter services' to S.11.1.1.
- 4.24 Insert 'temporary shelter services' to S.11.2.1.
- 4.25 Insert 'personal service establishment' to S.12.1.1.
- 4.26 Repeal 'recreation facilities' from S.12.1.1.
- 4.27 Insert 'temporary shelter services' to S.12.1.1.



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- 4.28 Administrative numbering edit of S.12.0 'C2 Zone (Commercial Mixed Use)' to S.12.2.
- 4.29 Administrative numbering edit of S.12.0.1 to S.12.2.1.
- 4.30 Administrative numbering edit of S.12.0.2 to S.12.2.2.

PART III – FORCE AND EFFECT

5.00 Severability

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

6.00 Enactment

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

7.00 Bylaw Readings

Readings	Date of Reading
FIRST	
PUBLIC HEARING	
SECOND	
THIRD and FINAL	

William Kendrick, Mayor
Presiding Officer

David Henderson, CAO
Chief Administrative Officer



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8.00 Appendices

Appendix 1. Amended Table 9-1 'REQUIRED OFF-STREET PARKING SPACES':

USE	REQUIRED PARKING SPACES
Residential uses	
Single detached and duplex dwelling (4 bedrooms or less)	1 per dwelling unit
Single detached and duplex dwelling (over 4 bedrooms)	2 per dwelling unit and 1 per additional bedroom over 4
Multi-unit residential	1 per dwelling unit
Bed and breakfast	1 per 2 bedrooms available for rent (in addition to the space required for the residential use)
Secondary suite or garden suite	1 per suite
Temporary shelter services	1 per every 2 sleeping units
Institutional uses	
Hospital	1 per 100m. ² (1,076ft. ²) of floor area
School	1 per classroom
Place of public assembly, including arena, assembly halls, auditorium, club, lodge and fraternal building, community centre, convention hall, funeral parlour and undertaking establishment, gymnasium, meeting hall, theatre, or community recreation facility	1 per 10m. ² (108ft. ²) of floor area
Museum and public library	1 per 50m. ² (538ft. ²) of floor area
Child Care Centres	1 parking stall per 8 children <i>(Bylaw 2021-15 passed on August 3, 2022)</i>
Commercial uses	
Bank, administrative, or professional office	1 per 100m. ² (1,076ft. ²) of floor area
Medical or dental office or clinic	1 per 100m. ² (1,076ft. ²) of floor area
Retail store, personal service establishment, shopping centre, department store, and supermarket	1 per 100m. ² (1,076ft. ²) of floor area
Furniture and appliance sales, automobile and boat sales	1 per 150m. ² (1,615ft. ²) of floor area
Restaurant or eating establishment, lunch counter, diner, beer parlour, cocktail lounge, bar, or other similar establishment for the sale and consumption of food or	1 per 50m. ² (538ft. ²) of floor area



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beverages on the premises	
Hotel	1 per every 4 dwelling or sleeping unit with bus stall 1 per every 2 dwelling or sleeping unit without bus stall
Motel	1 per dwelling or sleeping unit
Lodging facility, non-permanent or permanent	1 per dwelling or sleeping unit
Billiard and pool hall	1 per playing table
Bowling alley	2 per alley
Laundromat	1 per 4 washing machines
Campground	1 per camping site + 1 space for the operator
Industrial uses	
Contractor or public works yard	1 per 150m. ² (1,615ft. ²) of floor area
Machinery sales and repair	1 per 150m. ² (1,615ft. ²) of floor area
Warehousing or storage	1 per 150m. ² (1,615ft. ²) of floor area
Tire repair	1 per 150m. ² (1,615ft. ²) of floor area + 1 per service bay
Manufacturing and industrial	1 per 150m. ² (1,615ft. ²) of floor area
Contractor or public works yard	1 per 150m. ² (1,615ft. ²) of floor area
Machinery sales and repair	1 per 150m. ² (1,615ft. ²) of floor area

Appendix 2. Amended Table 9-2 'REQUIRED OFF-STREET LOADING SPACES':

CLASS OF BUILDING	REQUIRED LOADING SPACES
Retail store, manufacturing, fabricating, processing, warehousing and wholesaling establishment	
i. Less than 2,000m. ² (21,528ft. ²) in floor area	1
ii. 2,000m. ² (21,528ft. ²) to 4,000m. ² (43,056ft. ²) in floor area	2
iii. Greater than 4,000m. ² (43,056ft. ²) in floor area	3

**MONTHLY
POLICING REPORT
March, 2023**

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



The Dawson City RCMP Detachment responded to a total of 98 calls for service during the month of March, 2023.

OCCURENCES	March, 2023	Year to date 2023	March 2022	Year to date 2022	Year Total 2021
Assaults (all categories)	3	9	8	25	69
Sexual Assault	0	0	7	7	18
Break and Enter	1	2	2	4	14
Thefts (all categories)	10	20	2	6	58
Drugs (all categories)	0	1	0	1	10
Cause a Disturbance	4	6	7	15	60
Mischief	4	14	16	30	125
Impaired Driving	0	1	2	3	20
Vehicle Collisions	5	17	3	13	49
Mental Health Act	7	14	15	26	69
Assistance to General Public	1	14	4	12	61
Search and Rescue	0	2 Land	1 Land	0	7 Land
Missing Persons	1	0	0	3	17
Wellbeing Checks	5	13	3	13	60
Check Stops (represents the actual number of check stops)	0	0	0	0	7
Other Calls for Service	57	124	80	175	1000
Total Calls for Service	98	237	150	333	1644
Criminal Code Charges / (CDSA)	2 Criminal Code	12	10 Criminal Code	17 Criminal Code	74 Criminal Code
Liquor Act/MVA/CEMA Charges/Cannabis Act (Can Act)/Campground Act (Camp. Act)	4 Motor Vehicle Act	4 Motor Vehicle Act		1 Motor Vehicle Act	7 Motor Vehicle 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 2023.03.31



	March, 2023	Year to Date 2023 Total	March, 2022	Year Total 2021
Prisoners held locally	1	7	6	57
Prisoners remanded	0	0	0	2
Totals	1	7	6	59

Justice Reports	March, 2023	Year to Date 2023	March, 2022	Year Total 2021
Victim Services Referrals Offered	3	17	10	97
Youth Diversions	0	0	0	0
Adult Diversions	0	1	0	2
Restorative Justice Total	0	1	0	2



Constable Phil PREMIERL at the start of
The Percy DeWolfe Memorial Mail Race
Photo credit: Yukon Productions – Yannick KLEIN

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

During the month of March, members of the Dawson City RCMP Detachment continued to make patrols of the local drinking establishments to ensure that patrons were not being overserved and ensure that everyone was getting home safely. With events such as Thaw Di Graw drawing larger crowds to local establishments. Sgt. WALLACE, Cst. PREMIERL and Cst. LEGRESLEY conducted increased foot patrols of the downtown core and engaged with members of the public. These patrols were conducted for safety but to also decrease the public consumption of alcohol.

(2) Road Safety

With the warm weather in March, more youth were outside enjoying the weather, members of the Dawson City RCMP Detachment increased patrols around the Robert Service School and the school bus loading area. Patrols around the school were also increased as there was an increased amount of traffic from people who seasonally work in Dawson City and may not be aware of the decreased speed while entering the school and school bus loading zones.

(3) Youth Initiatives

- Cst. PREMIERL took part in the March break kids camp, snow shoeing with youth.
- Cst. TOWER took part in the Tr'ondek Hwech'in activity day at Minto Park that consisted of youth events such as loonies in a haystack and tug of war.
- Cst. PREMIERL attended Robert Service School and did a walk thru to engage with youth.
- Cst. TOWER attended Robert Service School to begin this years Top Cop Reading Program and read a story to Kindergarten and Grade 1.

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

- Cst. PREMIERL and Sgt. WALLACE made patrols on foot during Thaw Di Gras and engaged with members of the community
- Cst. TOWER attended the North Klondike Highway Music Society workshop at

Robert Service School

- Cst. PREMIERL took part in the mail hand off at the Percy DeWolf Memorial Mail Race
- Cst. TOWER volunteered to run the ski lift at Moose Mountain ski hill.
- Sgt. WALLACE attended a scared fire at prayer circle for the passing of an elder in the community.
- Cst. TOWER attended the scared fire and prayer at the Tr'ondek Hwech'in Community Hall in support of the opioid crisis.
- Cst. TOWER attended a school council meeting to assist with the selection of the new school principal.
- Sgt. WALLACE, Cst. LEGRESLEY and Cst. PREMIERL met with the Dawson City Mayor and Council
- Cst. TOWER took part in various Thaw Di Gras events including the lip sync contest, slow bike race, double dutch, smooch board racing and human curling.



Constable Josh TOWER participating in Human Bowling
During Thaw Di Gras celebrations

(5) Restorative Justice

There are currently two restorative justice processes under way in Dawson City.

Fun Fact:

On October 16, 1944, the RCMP Schooner St. Roch arrived in Vancouver having traversed arctic waters through Lancaster Sound and Barrow Strait in 86 days. The St. Roch became the first vessel to traverse the Northwest Passage in both directions.

Kindest regards,

A handwritten signature in black ink, appearing to read 'Josh Tower', written in a cursive style.

Cst Josh TOWER
Dawson City RCMP

For

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

/am



2023.04.19

Your file Votre référence

•
Mayor Bill KENDRICK
Box 308
Dawson City, Yukon
Y0B 1G0

Our file Notre référence

Dear Mayor KENDRICK,

RE: 2023-2024 Policing Priorities

It is that time of year again and I am reaching out to you with the hope of gathering formal input regarding the 2023/2024 policing priorities for the Dawson City RCMP Detachment. I am looking for input from yourself and the council with regards to what areas and activities you would like your local RCMP Detachment to focus on in relation to policing in the Dawson City area.

Last year, our four areas of focus as determined by yourself and the City of Dawson are as follows:

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

The issues that you would like us to focus on can remain the same or be changed in any way to address issues identified by the council. We will take into account issues that you identify, issues identified by other stakeholders in the community, Yukon Territorial Government policing priorities and National policing concerns. Once all the feedback has been collected, an unique plan will be developed for Dawson City taking into account all stakeholder's input. This information is used to develop the Detachments Annual Performance Plan for 2023-2024, in which we determine the areas that we concentrate our efforts and will measure how well we are working towards successfully addressing your priority issues for policing.

I will be pleased to be available to discuss the matter at an upcoming council meeting at your leisure.

If you have any concerns with regards to this request, please do not hesitate to contact me directly.

Kindest regards,



Sgt. David WALLACE
N. C. O. In Charge
Dawson City Detachment

Box 159
Dawson City, YT
Y0B 1G0
(867) 993-2677

/am

April 20, 2023

Dear Mayor and Council,

I am writing to you today regarding the new Waste Diversion Centre (i.e. Recycling Depot) located out on Rabbit Creek Road. First let me say how pleased I am that we are finally at a point in time where we can have conversations about how the city plans to move forward with ongoing efforts that support waste diversion from the Quigley Landfill. As you are aware, up until recently our town has relied on CKS, as a small non-profit organization, to offer the necessary recycling services. Over the years, it became clear that the CKS Recycling Depot located downtown was operating well past its capacity and the CKS Board members and staff communicated to territorial and city officials that it was necessary, and past time, that the City of Dawson offer a solution. Our town's long-term commitment to waste diversion has remained constant, however our residential and commercial needs simply outgrew the physical space that CKS could offer.

As a non-profit organization, CKS always did a great job at offering recycling services. This was true when they operated in the tight (far too small!) space on Second Avenue, with a chronically under-funded budget to cover basic costs associated with the town's diversion, working with patched together equipment that represented safety concerns for the staff operators, and employing staff who were making relatively low wages without additional health and/ or dental benefits, pension contribution, or unionization. Again, even under all these challenging conditions, CKS did an excellent job at providing recycling services that were accessible to Dawson City (and beyond). And even though the back deck, especially during the busy days of summer over the past few years, was often spilling over with recyclables (both refundable and non-refundable), the upside was that more and more people had come to rely on these services.

It is 2023 and most Yukon residents, tourists visiting the Territory, as well as mining and other industrial camps expect to sort their waste and to assume an ability to recycle it. Being responsible for all our various forms of waste has become an accepted chore and obligation for people. This is a good thing! But when recognizing that people want to do their part in recycling, the City of Dawson does have an obligation to ensure that recycling continues to be fully accessible to the public.

This brings me to my main point and key concern which is that I believe the new location of the depot, and its current operating procedures, have resulted in far less accessibility to the public. Please remember that when plans of building a new waste diversion centre on Rabbit Creek Road were being discussed, it had always been assumed that the downtown depot would remain open in operation and that it would continue to offer a place for recyclable waste to be dropped off. This is true as far as I know. With the closure of the downtown recycling depot, I would like to know what the City of Dawson will do to offset the inaccessibility of the new facility to make sure that more, as opposed to less, recycling will continue to happen in our little town.

Above all concerns, I would like to express my displeasure at paying residential taxes that go towards the weekly pick-up of household waste slotted to be disposed of at the Quigley Landfill. Now that we have a functional waste diversion and sorting facility, I would like City of Dawson officials to commit to reducing the waste collection services by (at least) half. Garbage, or any waste that can not be diverted from the landfill, should amount to no more than half (<50%) of waste being generated from residences, commercial businesses, or industrial kitchen camp refuse. Most containers and packaging once cleaned

can be recycled, and the remaining kitchen refuse is often compostable. Why does the City of Dawson continue to offer weekly garbage pick-up services when more than half of human waste is recyclable or compostable? Should this weekly service not be replaced (at a minimum) to bi-weekly service for garbage pick-up. With savings from the reduction in the waste service, funds could then be diverted and reallocated to an alternating bi-weekly curbside recycling pick up. I would like to see our new waste diversion and sorting centre support a curbside pick-up schedule such as this.

While reducing garbage pick-up to a bi-weekly service would result in some financial savings, I expect that a bi-weekly curbside recycling pick-up service would result in increased costs to the City due to costs associated with sorting, bundling, and shipping the recyclable waste. I understand this and still support my tax dollars being used to cover the increased costs associated with a responsible waste diversion program. I also understand that planning for a systemic change such as this will take time, and so, until an alternate bi-weekly curbside pick-up can be established (2 weeks per month garbage/ 2 weeks per month recycling), I'd like to bring your attention to ways of ensuring that the new waste diversion centre continues to be accessible to the public and offers similar, if not improved services than our beloved non-profit, Conservation Klondike Society, worked so hard at achieving for so many years.

Concerns with accessibility of new location and current services:

One key concern I have is ensuring that recycling our waste (both refundables and non-refundables) is accessible to all. Currently those without a driver's license, those without a vehicle, those too young to drive, and those that work a typical job schedule with work hours fluctuating between 8am – 6pm have reduced accessibility to the new depot located out of town. At the very minimum, please ensure that the gates remain open at all hours of the day to ensure that folks can sort and dispose of their non-refundable outside of the current 28 hours that are being offered for this service. Additionally, would the City of Dawson consider establishing a transfer station in town to support folks who are unable to drive out to Rabbit Creek Road?

Currently there is a maximum bag limit of 5 bags for refundables that is being advertised at the City of Dawson. How is this policy supportive of mining camps who typically make infrequent trips to town with large loads of recyclables? How is this policy supportive of youth fundraising initiatives that often include a focused effort to conduct a house-to-house pick up of refundables? How is this policy supportive of those without vehicles who may save up their recycling and must ask a friend for a ride to the depot? This happens more frequently than one might expect, and detailed ledgers can be reviewed from CKS to analyze patterns of these large drop-offs. Will the City of Dawson consider retracting the 5-bag limit?

One of our roles and responsibilities as adults is teaching the next generation better ways of doing and being. This absolutely must include the "5 r's" of waste management. Refuse, reduce, reuse, repurpose and recycle. How are we teaching our children these principles when the depot is inaccessible to the school? On any give day, if the school would like to recycle its waste, they will almost certainly be over the 5-bag limit. Additionally, accessing the depot requires an organized effort on behalf of the teachers to ensure that this huge amount of waste is being diverted from our landfill, and trucks capable of carrying these large loads would have to be secured daily. Will the City of Dawson consider curbside recycling pick-up for the Robert Service School?

And will the City of Dawson consider curbside pick-up for other large institutions operating in town (such as the hospital, the arena or the TH Community Hall) where large numbers of people are consistently

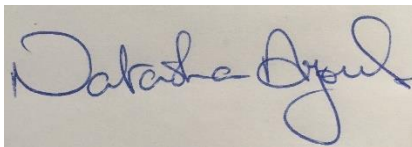
being fed from disposable containers? If curbside pick-up is currently unattainable, will the City of Dawson support locally operated businesses who offer recycling pick-up service for a fee by allowing these services to circumvent the 5-bag limit?

And finally, in regard to ensuring accessibility for people of all backgrounds, ages, abilities, and limitations, I am concerned with the current policy in place at the depot whereby a customer requesting their deposit back from their refundables must count (and classify) their own recycling. There are so many issues with this lack of service I am not sure where to begin. First and foremost, this policy puts many people who have challenges around counting in a compromising and overwhelming situation. This may include people with head injuries, elderly people who have a hard time counting and/ or remembering, those who simply have a hard time counting, parents with young children prone to interrupting, etc. etc. Many people who return refundables and request their refundable deposit may fall into this category yet still rely on these small additions to supplement income to get by. Do we want the practice of recycling to become such an unbearable chore that it becomes not worth doing? Do we want to make recycling so difficult, even too difficult, for the marginalized people in our community? At the very least, the recycling depot could encourage folks to count their own refundables but offer this service to those who would like it or may need it.

I am writing this letter in the hopes of providing Mayor and Council with an alternate view of the services currently being offered. It is not meant to simply complain about the less accessible services but expose some of the issues with the current operational policies and the limitations that they are presenting which may be making recycling more difficult than it should be. I want to make sure that waste diversion is encouraged and supported and that our diversion rates continue to increase, as they should in an ever-increasing waste filled world. And most importantly, I want to make sure that Mayor and Council is working towards a curbside pick-up program for our recycling waste to encourage and support consistent (and accessible) waste diversion. If viable solutions to waste diversion are not planned for and committed to now, the result will be exceeding Quigley Landfill limits and having to invest in an alternate location; this is an approach which will inevitably cost Dawson City much more in the long run.

Thank you for your time and consideration to ensure that our waste diversion centre continues to be accessible to all,

Sincerely,

A handwritten signature in blue ink that reads "Natasha Ayoub". The signature is written in a cursive style with a large, looped 'A' and 'Y'.

Natasha Ayoub

To: Bill Kendrick
Subject: RE: waste diversion centre

From: Katie English <katienglish@gmail.com>
Sent: April 21, 2023 7:59 PM
To: CAO Dawson; Bill Kendrick; Alexander Somerville; Patrik Pikalek; Julia Spriggs; Brennan Lister
Subject: waste diversion centre

Dear Mayor and Council,

I would like the opportunity to speak at your next meeting in regards to the town's waste diversion. As a long time resident of this community and as the previous Coordinator of the Conservation Klondike Society for the last decade before the closure in December of 2021, I feel like I have a deep understanding of the current issues and inner workings of how to run an effective diversion centre.

Because of the role I have played in our town's waste diversion and education, I have had many concerned citizens come to speak to me on this topic. Although I wish that they would voice their concerns to the City on their own, some of them have a difficult time with this and so as an advocate for waste diversion and an advocate for this community and an advocate for the citizens who rely heavily on this service for a source of income, I would like the opportunity to raise my voice on the topic.

I dedicated my life to this town's waste diversion, I worked in the schools to educate and develop zero waste stations, community collection services for business and the City, zero waste event stations, bike libraries, repair cafes, bag libraries, bulk soap dispensing etc. Through this advocacy, education and action we had raised the bar on waste diversion and quickly outgrew our aging building. We started to work with the Territory and the City of Dawson on the development of a new waste diversion facility. This work started 10 years ago. I personally selected lot 11 on rabbit creek road and worked with YG on a land application to acquire the lot for municipal purposes. I worked out an agreement for CKS the City and YG for the acquisition of the lot in the City's name. I worked with the previous public works manager Norm Carlson to have the ground leveled, filled and fenced in preparation for the new facility. It was over 10 years ago that we had outgrown our facility, that we needed to update equipment, we asked and we pleaded for support. The building was promised and we would move one step forward and two steps back. I am proud that the City decided to take the lead to see this vision to fruition. I know that the City staff has hard feelings of CKS pulling out, but it was because of our building needing electrical upgrades, aged out equipment, floors rotting from the 30 years of service and the lack of space to handle the town's increased diversion. 10 years of waiting was too long and the health and safety was of our utmost priority.

CKS had an agreement with YG to operate the recycling depot. In this agreement it outlines that we were responsible for the collection, sorting and handling of the communities recycling and to disburse refunds. I want to highlight the word sorting. The \$40,000 agreement plus \$30,000 in handling fees was not enough to sustain the work we were doing. We made an agreement with the City for \$100,000 to process the town's non refundable recycling, bringing our budget up to \$170,000. For this \$100,000 we accepted bag drop offs, we accepted mixed bags from customers that we would sort out the non refundables and count the refundables and issue refunds. On top of this was education. Through meetings with the City it was discussed that we need to make things as simple as possible for people to reach the ultimate goals of diversion. We were held to a high standard and had to report regularly on all the non refundables we were handling. We had to hand in financial statements, a yearly report outlining our diversion

and for that \$100,000 we needed to at the very least have processed 800 large tote bags of non refundable recycling. Ultimately all of us believed that we were working for the greater good of our community and we were devoted to recycling and sorting, because every piece we touched meant one less piece in the landfill. It meant that our plastics weren't being mixed with our organics and that we were decreasing leachates from the landfill and lowering the output of methane gas. We all understand our landfill is located in our watershed, and that the leachates are running down into Quigley creek which runs into the Klondike and thus into the Yukon river. Community and environmental health are at the base of everything we do. We are all passionate citizens that want to see the best for this community and want to protect our lands and waters. We care deeply for every citizen and did our best to serve and be there as the community depot helping and assisting people to make the right choices, to divert their waste and to treat everyone with kindness and respect. We never imposed a bag limit, only very temporarily during covid lockdown, as this was the only way in which we could still provide a service to the community while upholding the regulations. We only asked people to call ahead with their recycling due to covid regulations limiting how many people could be in a facility at one time. As soon as the regulations were lifted we lifted all limits and the need for calling ahead.

I want to applaud the City for coming up with quick solutions and creating a temporary facility to alleviate disruptions in service. I applaud the City for building the new diversion centre. Sadly a large portion of the town has been throwing their recycling away, due to lack of access, disrespect at the facility, bag limits, lack of customer service and having to sort and count your own, and now write out your own claims for refunds. People are continuously going and being turned away and there is a lack of care for what this facility is supposed to embody. This facility was built with the intention of a curbside collection, so that we could further increase diversion, extend the life of the landfill and because of its out of town location curbside collection would alleviate the hardships that might be faced with its distance from town. We had worked hard on a vision for curbside collection and compost collection. I am sad to hear so many people have lost hope in the recycling services due to staff turning them away, lack of access to self sorting and donating. We need to all do our part and care about this land we live and work on. We need to respect whose land we are on, This is the traditional territory of the Tr'ondek Hwech'in and their values in care for land and water should be at the heart of all of the work we do here. We are one community, we need to work together for the greater good of all.

I would love to discuss this further, I am also still working on encouraging those who have come to me to speak for themselves and hope that if they choose to speak they can be included with my name.

Thank you for your time and energy
Katie English

(note please read the attached agreements specifically the YG agreement section A2.0 Workplan/Deliverables)

To: Bill Kendrick
Subject: RE: Solid waste diversion

From: Red Mammoth Bistro <redmammothbistro@gmail.com>
Sent: April 24, 2023 1:47 PM
To: Bill Kendrick; Alexander Somerville; Brennan Lister; julia.springgs@cityofdawson.ca; Patrik Pikalek
Cc: CAO Dawson
Subject: Solid waste diversion

Dear Mayor and Councils,

As business owners and citizens, we try our best everyday to reduce, reuse and recycle because we believe everyone has to do their part in reducing the impact of solid waste on the environment. However, we have few concerns regarding the recycling situation in Dawson City after opening the newly built and well staffed facility.

We are wondering if you have a plan for providing a curbside pick up for recycling in town. We noticed friends and neighbours throwing everything in the garbage. We don't agree but, in a way, we understand they might not have time, space to store or a vehicle. The same principle applies to any business.

We are also wondering about the relevance of a maximum of 5 bags of refundable. This restriction makes it challenging for a business like ours since it leads to making more frequent trips to the recycling facility or having the recycling going to the landfill.

Similarly, we are wondering why we now have to count the refundable ourselves. First, the counter for refundable at the facility is not designed to accommodate one person coming with different types of containers. Furthermore, the space available doesn't allow many people at the same time sorting their refundable. Second, we consider this major change as an additional drop of the service offered.

We are finally wondering about the compost situation. As composting can divert up to 50% of waste from the landfill, we believe curbside pick up would help businesses and citizens to contribute to the reduction of garbage. Are you considering reinstating a curbside pickup for the compost ?

We would be pleased to discuss this matter with you.

Yours truly,

Lilianne Bessette & Paul Wettstein
Owners
Red Mammoth Bistro
redmammothbistro@gmail.com
867 993 3759

932, 2nd avenue
Po Box 1748
Dawson City

From: [Nora Van Bibber](#)
To: [CAO Dawson](#)
Cc: [Executive Assistant](#)
Subject: Recycling
Date: April 28, 2023 2:37:00 PM

Good afternoon,

My name is Nora Van Bibber , I am currently employed at TH as the kitchen supervisor for the community hall kitchen. I was disappointed when the city took over the recycling center and the bins that were being used for recycling and compost were removed with no plan to replace them. I don't feel that I should use my own vehicle to transport compost and recycling.

I may have at some point if I found bringing anything to the recycling center an enjoyable experience. The first time I was there, I was treated rather rudely. I am 68, and was asked to stop what I was doing and go down the stairs, and get out of the way of a YOUNG person moving one of the large canvas bins. I had one small bag of refundables left. But the staff was in a rush and I was in the way.

The next time I drove someone out with refundables on a Saturday at 1:00 pm. Thought that was a reasonable time for them to be open. There was no sign on the door mentioning anything about being closed. But the staff person was in a bobcat, clearing the yard, and told the second person who asked to come back in a couple of hours. There were three customers there at the time.

The customer service seems to be non-existent.

I used to like taking our recycling out when ever, but we can't go there when it's closed any more.

I am also wondering why we are bothering to compost if it gets dumped in with the rest of the garbage. I thought we would eventually get bags of dirt back and was looking forward to that. So we don't recycle at the hall kitchen any more and I don't recycle at home either any more.

Thank you for reading my letter.

Nora Van Bibber

To: William Kendrick

Subject: RE: Request re: letter of recommendation for the ski hill

On Sun, Apr 30, 2023 at 11:27?AM Moose Mountain <dawsonmoosemountain@gmail.com> wrote:
Hey hey! Can we get a letter of recommendation from the city stating that the City supports the purchase and installation of a new ski lift for the hill? Thanks!

- Jimmy



May 1, 2023

Mayor William Kendrick
City of Dawson
Box 308
Dawson City, YT Y0B 1G0

Dear Mayor Kendrick:

RE: Invitation to Engage on the *Animal Protection and Control Act* Regulations

I am reaching out from the Department of Environment, Government of Yukon with regards to the new *Animal Protection and Control Act* which received assent during the 2022 Fall sitting of the Legislative Assembly.

The *Animal Protection and Control Act* is a comprehensive, modern and enforceable legal framework for managing all aspects of animal protection and control in the Yukon. This new legislation will replace the current *Animal Protection Act*, the *Dog Act* and the *Pounds Act*. The new Act addresses longstanding concerns of Yukoners about enforcement of animal laws and will mitigate risks that uncontrolled animals pose for public safety, the environment and property. It also raises the bar for animal welfare across the territory.

As I mentioned during the 2022 Fall sitting, the Government of Yukon would like to continue to engage with key stakeholders on the development of the regulations under the *Animal Protection and Control Act*. We would like to discuss with your community the plans for enforcing the new legislation, as well as ideas for tools to control feral animals in and around your community.

Environment staff are available and motivated to work with you and community officials to host a meeting in your community to hear your citizens' views. If possible, we would like to meet between April and July 2023. If it would be more convenient, we are happy to host a meeting in conjunction with other events happening in your community. If you would like to arrange a meeting we would appreciate your advice on event design and logistics.

Please contact Samantha Cotterell, Policy Analyst at Samantha.cotterell@yukon.ca with any questions you may have about the new legislation or to arrange a meeting.

Sincerely,

Nils Clarke
Minister of Environment

cc: Dennis Shewfelt, Interim Chief Administrative Officer, City of Dawson
Jalen Henry, Bylaw Enforcement Officer, City of Dawson



City of Dawson
PO Box 308
Dawson City, YT Y0B 1G0

April 13, 2023

Dear William Kendrick Mayor ,

The Canadian Wildlife Service at Environment and Climate Change Canada is interested in collaborating with you, as a lease or licence holder in the Yukon, to ensure the conservation of migratory birds - an important component of Canada's biodiversity.

Canada hosts more than 450 species of migratory birds over the course of a year. Some of these birds — ducks, geese, loons, songbirds — are among the most familiar landmarks of the Canadian landscape, and are part of the cultural and spiritual experience of many Canadians. The *Migratory Birds Convention Act, 1994* (MBCA) and its regulations protect migratory birds and prohibit the disturbance or destruction of migratory bird nests and eggs on all lands and waters in Canada. The modernized Migratory Bird Regulations (MBR), 2022 came into force on July 30, 2022, and serve to improve clarity, facilitate interpretation and compliance. Some of the changes made during the modernization of the MBRs may have impacts on activities undertaken by your organization. We encourage you to review our resources hosted on our website to ensure you stay informed on these updates.

<https://www.canada.ca/en/environment-climate-change/services/migratory-game-bird-hunting/status-update-modernization-regulations.html>

Many activities associated with the construction or maintenance of residential, municipal, commercial, transportation and quarry infrastructure can lead to the inadvertent disturbance or destruction of migratory bird nests and eggs, and can have long-term consequences to migratory bird populations in Canada.

Advance planning can help you comply with the law and reduce potential negative consequences of your projects to migratory birds. We recommend that you:

1. Know your legal obligations (see Annex);
2. Prevent harm by not engaging in potentially destructive or disruptive activities at key sensitive times and key locations;
3. Implement appropriate mitigation measures that minimize the risk of incidental take of migratory birds, nests and eggs; and,
4. Inform all field operations staff of the selected avoidance and mitigation measures and provide appropriate advice/training on how to implement these measures.

The enclosed brochures provide additional information about avoiding harm to migratory birds. Please visit Environment and Climate Change Canada's website for more complete information.

<https://www.canada.ca/en/environment-climate-change/services/avoiding-harm-migratory-birds.html>

It would be our pleasure to assist you with advice about risk reduction options for your specific situation. Please do not hesitate to contact us at cwsnorth-scfjord@ec.gc.ca

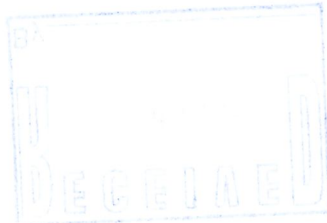
Sincerely,





Marie Fast

Marie Fast
Head, Environmental Assessment, IM/DM and Issues Management
Canadian Wildlife Service, Northern Region
Environment and Climate Change Canada



Annex

Migratory Birds Regulations, 2022

Prohibitions

Subject to subsection 5(1), A person must not engage in any of the following activities unless they have a permit that authorizes them to do so or they are authorized by these Regulations to do so:

- (a) capture, kill, take, injure or harass a migratory bird or attempt to do so;
- (b) destroy, take or disturb an egg; and
- (c) damage, destroy, remove or disturb a nest, nest shelter, eider duck shelter or duck box

Subject to subsection 5(2), the following may be damaged, destroyed, removed or disturbed without a permit:

- (a) a nest shelter, eider duck shelter or duck box that does not contain a live bird or a viable egg;
- (b) a nest that was built by a species that is not listed in a Table to Schedule 1 [of MBR, 2022] if that nest does not contain a live bird or a viable egg; and
- (c) a nest that was built by a species that is listed in a Table to Schedule 1 [of MBR, 2022] if the following conditions are met:
 - (i) the person who damages, destroys, removes or disturbs that nest provided a written notice to the Minister a number of months beforehand that corresponds to the number of months set out in column 3 of the relevant Table to that Schedule for the species, and
 - (ii) the nest has not been used by migratory birds since the notice was received by the Minister.

Migratory Birds Convention Act

Offences and Punishment

Offence - persons

- 13 (1) Every person commits an offence who
- (a) contravenes section 5, subsection 5.1(1) or (2), paragraph 5.2(a), (c) or (d), subsection 5.3(1), 8.1(6), or 11.24(1);
 - (b) knowingly contravenes paragraph 5.2(b);
 - (c) contravenes any provision of the regulations designated by regulations made under paragraph 12(1)(l);
 - (d) contravenes an order made under subsection 8.1(1) or (2); or
 - (e) contravenes an order made by a court under this Act.

Penalty — individuals

- (2) Every individual who commits an offence under subsection (1) is liable,
- (a) on conviction on indictment,
 - (i) for a first offence, to a fine of not less than \$15,000 and not more than \$1,000,000 or to imprisonment for a term of not more than three years, or to both, and
 - (ii) for a second or subsequent offence, to a fine of not less than \$30,000 and not more than \$2,000,000 or to imprisonment for a term of not more than three years, or to both; or
 - (b) on summary conviction,
 - (i) for a first offence, to a fine of not less than \$5,000 and not more than \$300,000 or to imprisonment for a term of not more than six months, or to both, and
 - (ii) for a second or subsequent offence, to a fine of not less than \$10,000 and not more than \$600,000 or to imprisonment for a term of not more than six months, or to both.

Penalty — other persons

- (3) Every person, other than an individual or a corporation referred to in subsection (4), that commits an offence under subsection (1) is liable,
- (a) on conviction on indictment,
 - (i) for a first offence, to a fine of not less than \$500,000 and not more than \$6,000,000, and
 - (ii) for a second or subsequent offence, to a fine of not less than \$1,000,000 and not more than \$12,000,000; or
 - (b) on summary conviction,
 - (i) for a first offence, to a fine of not less than \$100,000 and not more than \$4,000,000, and
 - (ii) for a second or subsequent offence, to a fine of not less than \$200,000 and not more than \$8,000,000.

WHAT SHOULD I DO IF I FIND A MIGRATORY BIRD'S NEST?

If nests containing eggs or young of migratory birds are located or discovered during operations, all disruptive activities in the nesting area should be halted until nesting is completed. Any nest found should be protected with a buffer zone determined by a setback distance appropriate to the species, the intensity of disturbance and the surrounding habitat until the young have naturally and permanently left the vicinity of the nest. Regional information about buffer zones and setback distances is available from our local offices.

If there are migratory bird nests where you plan to work, consider options like avoiding, adapting, rescheduling or relocating activities that could disturb or destroy the nests.



WHERE CAN I GET MORE INFORMATION?

For more information on avoiding harm and reducing the risks to migratory birds and their nests, please visit Environment and Climate Change Canada's website or contact the local Canadian Wildlife Service office near you.

<https://www.canada.ca/en/environment-climate-change/services/avoiding-harm-migratory-birds/guidelines.html>

Canadian Wildlife Service's Northern Region offices:

Canadian Wildlife Service
91780 Alaska Highway
Whitehorse YT Y1A 5X7
Phone: 867-667-3931

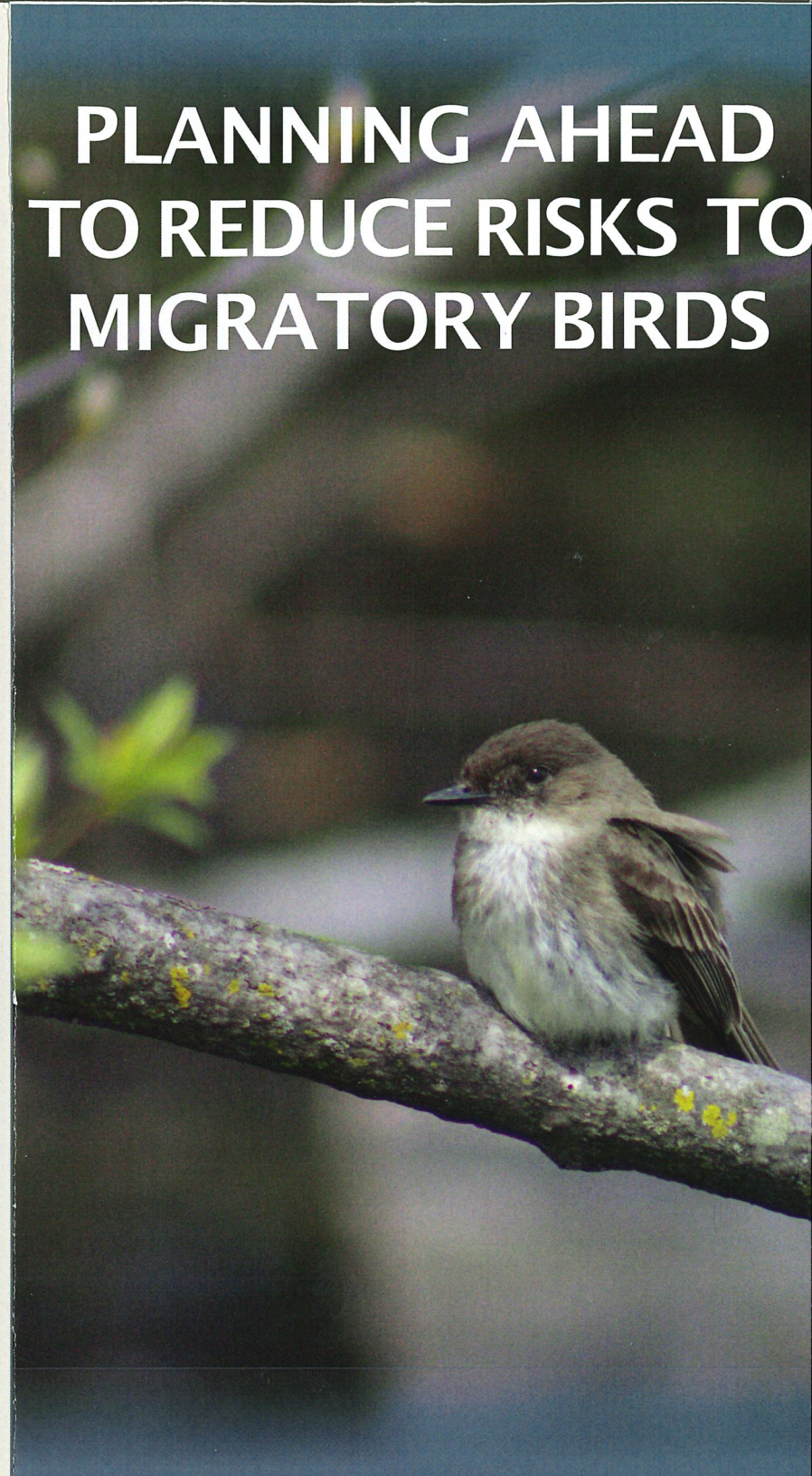
Canadian Wildlife Service
5019-52 Street
P.O. Box 2310
Yellowknife NT X1A 2P7
Phone: 867-669-4766

Canadian Wildlife Service
301-933 Miwuk St.
P.O. Box 1870
Iqaluit NU X0A 0H0
Phone: 867-979-7055

Canadian Wildlife Service Northern Region general email
cwsnorth-scfnord@ec.gc.ca



PLANNING AHEAD TO REDUCE RISKS TO MIGRATORY BIRDS



WHY IS IT IMPORTANT TO PROTECT MIGRATORY BIRD NESTS?

Migratory birds play important roles in our environment — they contribute to environmental quality by protecting agricultural and forest products from pests, and promote the health and diversity of ecosystems through pollination and seed dispersion.

Unfortunately, migratory birds, their nests or eggs can be harmed by many routine activities undertaken on the land or in the water — such as clearing trees and other vegetation, draining ponds or marshes, and routine construction, maintenance and demolition activities.

Harm includes killing, disturbing or destroying migratory birds, nests or eggs, and can have long-term negative effects on migratory bird populations in Canada. This is especially true if there are many incidents that harm birds.

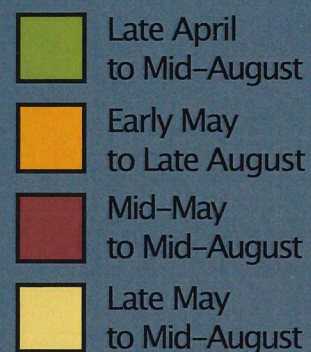


WHAT IS THE LAW?

The *Migratory Birds Convention Act, 1994* and its regulations protect migratory birds and prohibit the disturbance or destruction of migratory bird nests and eggs in Canada. The legislation and regulations apply to all lands and waters in Canada, regardless of ownership.

Individuals or companies working on the land or in the water are responsible for taking appropriate measures to ensure that they comply with the legislation and regulations and minimize risks to migratory birds. The best investment in compliance is taking reasonable care to prevent harm to migratory birds in the first place.

Figure 1: Approximate timing of the sensitive nesting period across Northern Canada.



HOW DO I KNOW IF MIGRATORY BIRDS ARE NESTING IN THE AREA?

You should plan to avoid engaging in potentially destructive or disruptive activities during the sensitive nesting period, which varies by region and by species (Figure 1).

If you need to determine whether migratory birds are nesting in an area at a particular time, consider using non-intrusive monitoring methods in order to prevent disturbing migratory birds while they may be nesting.

More detailed information related to determining the presence of nests, timing of nesting and risk factors to consider is available on our website.



Birds Matter

Migratory birds hold high cultural, spiritual, economic, ecological and aesthetic value.

Birds:

- Generate tourism
- Have cultural significance
- Provide insect and pest control
- Feed some communities
- Get people outdoors, improving fitness and mental health
- Help connect us with nature



For more information, contact:

Canadian Wildlife Service,
Northern Region

cwsnorth-scfnd@ec.gc.ca

Please visit “Avoiding Harm to Migratory Birds” at: <https://www.canada.ca/en/environment-climate-change/services/avoiding-harm-migratory-birds/>



Photographs:

Cover: Chipping Sparrow nestlings © Shyloh van Delft
2: Hermit Thrush nest with eggs © Shyloh van Delft
3: Hermit Thrush in nest © Shyloh van Delft
4: Canada Warbler on nest © Cameron Eckert
5: American Robin fledgling © Pam Sinclair
6: White-crowned Sparrow © Shyloh van Delft.
Backgrounds: Chipping Sparrow nest with eggs; Duck nest with eggs © Shyloh van Delft



Vegetation clearing

Consider birds before you clear



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Canada

The issue

Did you know?

What now?

Clearing vegetation between May and August can have a negative impact on nesting migratory birds, and may contravene the *Migratory Birds Convention Act*.

Under the *Migratory Birds Convention Act (1994)*, it is an offence to damage, destroy, remove or disturb the nest of a migratory bird in Canada.

We sometimes need to clear vegetation, such as trees and shrubs, in order to create space for activities and structures, to increase visibility along roads, or to support emergency planning (e.g. firesmarting). However, clearing vegetation during the nesting season (between May and August) can have a negative effect on nesting birds. Nests are often very difficult to see, so you may not know they are there.



Birds may build their nests on the ground, in shrubs, and in trees. Bird nests can be extremely hard to detect, and are easily missed.

We can do our part and help birds by working together and planning our projects well.

1. **Plan** vegetation clearing for outside the migratory bird nesting period in our area
2. **Assess** risks to migratory birds and develop measures to minimize risks
3. **Understand** the *Migratory Birds Convention Act 1994*
4. **Visit** the “Avoiding Harm to Migratory Birds” page at Canada.ca for resources, including:
 - General Nesting Periods for Migratory Birds in Canada
 - Guidelines to reduce risk to Migratory Birds
 - Beneficial Management Practices for Reducing Risk to Migratory Birds





BANK SWALLOW

(Riparia riparia)

in sandpits and quarries

The Bank Swallow is a declining migratory bird species that has lost 98% of its Canadian population over the last 40 years. The Bank Swallow is listed on Schedule 1 of the Species at Risk Act as Threatened.

This insectivorous bird is particularly drawn to sandpits, quarries, stock piles of sand and soil, and sandy banks along water bodies and roads. Bank Swallows generally dig their burrows in near-vertical banks (slopes of at least 70 degrees) that are more than 2 metres high. Bank Swallows typically use their nesting sites from mid-April to late August. This is the sensitive period during which the risk of harming the birds is especially high. The absence of the birds in August is a good indicator that the breeding season is over.



The best way to minimize the possibility of contravening the *Species at Risk Act and the Migratory Birds Convention Act, 1994* is to fully understand the impact that your activities could have on Bank Swallows and to take reasonable precautions and appropriate avoidance measures. In fact, under these Acts, it is an offence for anyone to kill, harm, harass or capture an individual or to damage, destroy, remove or disturb its nest or eggs or residence without a permit.

The sand and gravel industry can play a major role in the conservation of Bank Swallows by adopting operating practices that do not harm the species.

Where can I get more information?

For more information on avoiding harm or reducing the risks to migratory birds and their nests, please visit Environment Climate Change Canada's website <https://www.canada.ca/en/environment-climate-change/services/avoiding-harm-migratory-birds/> or contact Canadian Wildlife Service at cwsnorth-scfnorth@ec.gc.ca

Before the breeding season (generally before mid-April)

- Prevent Bank Swallows from nesting in areas where operations will be carried out during the breeding season by contouring your piles to have a slope of less than 70 degrees and by creating suitable nesting habitat in inactive areas with vertical faces of at least 70 degrees.
- Install scaring devices to deter Bank Swallows from establishing colonies in active areas.

During the breeding season (generally from mid-April to late August)

- Avoid intense activity near the colony. You can prevent disturbance by marking off a protective buffer zone around the colony and notifying all employees of its existence.
- Generally speaking, there is a particularly high risk of disturbing nesting when noisy activities or vibrations occur within 50 metres of the bird colony. This protective radius is only a rough guideline and must be adjusted after an assessment of the risk factors. In some cases, where operating activities are intense, a larger protective radius may be needed to minimize the risk of disturbance.
- Spend a few minutes flattening vertical faces in active areas at the end of the day to prevent Bank Swallows from digging burrows in them overnight or on weekends.
- Stop excavation work if Bank Swallows colonize a bank in an active area. Activities cannot resume until the birds leave at the end of the breeding period.
- Do not use scaring devices once the colony is established as they may interfere with ongoing Bank Swallow breeding activities.

After the breeding season (generally after late August)

- If a nesting site needs to be excavated after the birds leave, compensate by providing an alternate site that can support nesting in the following year. To be suitable for nesting, the bank must have a slope of at least 70 degrees.

Notify your employees of the restrictions and techniques that can be implemented to prevent detrimental effects on the species.

Thank you for participating in the conservation of Bank Swallows.





Cliff Swallow

The Cliff Swallow is a common insect-eating bird that is found across North America.

It makes an oven-shaped nest out of hundreds of little balls of mud, which the birds carry one-by-one to the nest site. This acrobatic and adaptable bird nests on bridges and buildings, as well as on cliffs. They will also use artificial nest structures.

In Canada, populations are declining, possibly due to declines in insect populations.

Here's what you can do to help the Cliff Swallow:

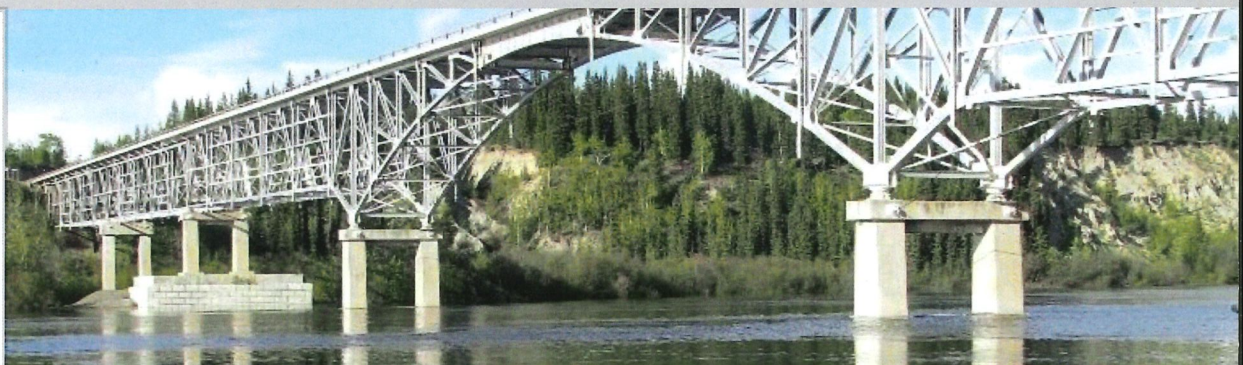
Never disturb or destroy a nest during the nesting season

Provide an alternative nest structure (see over)

Help protect rivers and wetlands

For more information
and building plans contact:

Canadian Wildlife Service,
Northern Region
cwsnorth-scfnorth@ec.gc.ca



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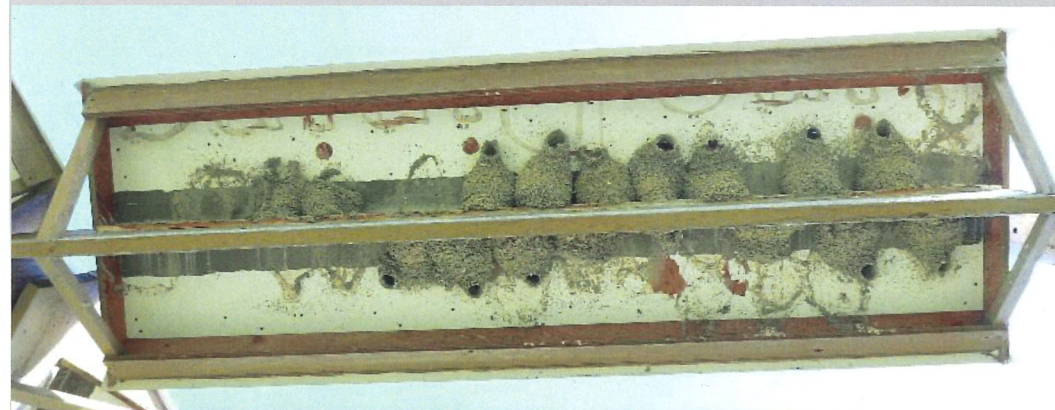
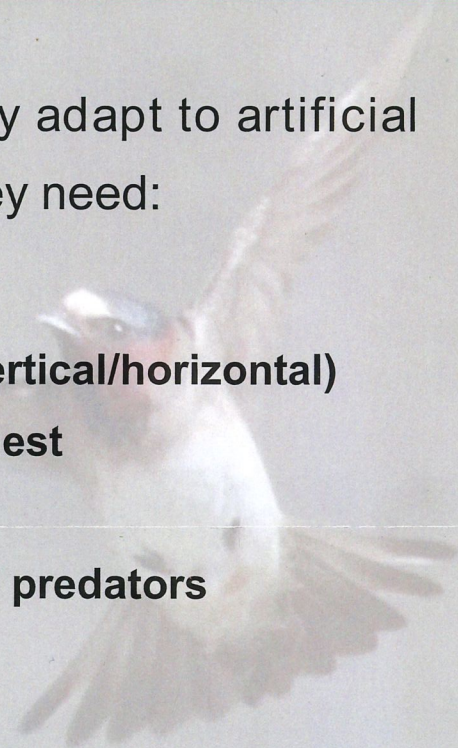




Provide Nesting Habitat

Cliff Swallows readily adapt to artificial nesting structures; they need:

- ✔ **Shelter** from rain
- ✔ **A rough surface** (vertical/horizontal) to attach their nest
- ✔ A source of **mud**
- ✔ **Safety** from ground predators



Building plans are available from Canadian Wildlife Service,
Northern Region: cwsnorth-scfnord@ec.gc.ca



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