

THE CITY OF DAWSON

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NOTICE OF SPECIAL COMMITTEE OF THE WHOLE MEETING #CW21-15

This is to inform you a special meeting of City Council will be held as follows:

DATE OF MEETING: TUESDAY, JUNE 15, 2021
PLACE OF MEETING: COUNCIL CHAMBERS, CITY OFFICE
TIME OF MEETING: 5:30 PM
PURPOSE OF MEETING:

1. Community and Recreation Grants
2. Request for Decision: YG Land Development Branch Projects- Infill 1 and 2
3. Request for Decision: Townsite Vacant Lots

DATE MEETING REQUESTED: June 8, 2021
MEETING REQUESTED BY: WAYNE POTOROKA, MAYOR

Original signed by: June 15, 2021
Paul Robitaille, A/CAO Date

Report to Council



☒ For Council Decision ☐ For Council Direction ☐ For Council Information

SUBJECT:	Community and Recreation Grants	
PREPARED BY:	Paul Robitaille, Parks and Recreation Manager	ATTACHMENTS:
DATE:	June 1, 2021	
RELEVANT BYLAWS / POLICY / LEGISLATION: Community Grant Policy #16-01, Recreation Grants Policy 2017-06		

RECOMMENDATION

That Committee of the Whole forward to Council for approval of the Community Grants, as recommended by the Community Grant Committee in the amount of \$8500.00 and Council approve the Level 2 Recreation Grants, as recommended by the Recreation Board in the amount of \$5,100.

BACKGROUND SUMMARY

\$40,000 is budgeted for Community Grants to be dispersed over the three intakes. \$8500 was committed in the January intake, which resulted in \$31,500 remaining in the budget. The City of Dawson received fifteen applications for Community Grants in the May intake. If council approves the Community Grants as recommended by the Community Grant Committee in the amount of \$17,123.15, there will be \$14,376 remaining.

The Recreation Board dispenses two levels of funding under the Recreation Grant Program. Level 1 is intended for individuals or small groups. Level 2 is for community groups, organizations, non-profits and leagues. \$37,951 is remaining for Recreation Grants in the 2021 Budget. If council approves the Recreation Grants as recommended by the Recreation Board in the amount of \$8223, there will be \$29,728 remaining for this fiscal.

ANALYSIS / DISCUSSION

The evaluation criteria for Community Grants applications is as follows:

- Provide a lasting infrastructure legacy to the community;
- Demonstrate significant volunteer involvement;
- Generate significant local spending and economic impact;
- Maintain open public access to the event or project
- Demonstrate partnership with other levels of government and community groups;
- Show large event attendance and local involvement;
- Have limited access to alternative funding sources;
- Generate awareness of City of Dawson;
- Create a sustainable public and social benefit;
- Involve youth and seniors
- and the *Recreation Grants Policy* establish the criteria


The evaluation criteria for Recreation Grants is as follows:

- Public benefit (number of participants, large target audience)
- Reduction of barriers (such as low fees, accessibility, reduce social & cultural barriers, location)

- Building capacity (leadership development, instructor training, activity promotion or infrastructure improvement)
- Application (complete, alternative funding sources, partnerships)

Based on the evaluation criteria established in the *Community Grants Policy* and the *Recreation Grants Policy* the respective committees make the following recommendations to Council for approval:

Organization	Project	Requested	Community Grants Recommendation	Recreation Fund Recommendation
Dawson City Arts Society	Film Fest Street Feast	550	500.00	
Dawson City Golf Course Association	Sandtrap Restoration	3000.00	1500.00	1500.00
Dawson City Pride Committee	Dawson City Pride 2021	3000.00	1000.00	
N. Klondyke Highway Music Society	2021 Summer Music Camp	2000.00	1000.00	1000.00
Dawson City Football Club	Outdoor Soccer Equipment	1400.00		1400.00
Dawson City Music Festival	DCMF Facility rentals	517	517.00	
Klondike Cricket Club	Cricket Equipment Purchase	1325.99	663.00	663.00
Klondike Visitor Association	Yukon Gold Panning Championships 2021	3000.00	2000.00	
Axe Throwing	Axe You	11916.96	0.00	0.00
Dawson City Slo-Pitch	Labour Day Weekend Ball Tournament	1710	1050.00	660.00
Human Society Dawson	Spay & Neuter Incentive Program	1500.00	1500.00	
Jimmy's Place: All Kinds of Stuff! Artist Collective	Jimmy's Place Dark Room	2500.00	2162.00	
KIAC	Dance Programming	3000.00		3000.00
KIAC	Summer Programming	4931.15	2231.15	
Friends of the Palace Grand	Days of Discovery	5000.00	3000.00	
Total			\$17,123.15	\$8,223.00

APPROVAL		
NAME:	Paul Robitaille, A/CAO	SIGNATURE: 
DATE:	June 10, 2021	

Report to Council



☐ For Council Decision ☒ For Council Direction ☐ For Council Information

☐ In Camera

SUBJECT:	LDB Infill Projects 1 & 2	
PREPARED BY:	Stephanie Pawluk, CDO	ATTACHMENTS: 1. LDB Summary of Recommendations and Rationale 2. Infill Project #1 Concept Plan 3. Infill Project #2 Concept Plans 4. LDB April 21, 2021 Work Plan Update
DATE:	June 4, 2021	
RELEVANT BYLAWS / POLICY / LEGISLATION: Municipal Act Official Community Plan Zoning Bylaw Land Development Protocol		

RECOMMENDATION

It is respectfully recommended that Committee of the Whole forward the following decisions to Council:

1. Pursue phased development of two commercial unserviced lots on the west side of the road in the short-term and two commercial unserviced lots on the east side of the road in a later phase for Infill Area 1.
2. Pursue serviced development of ~22 commercial lots at 0.3 to 1.0 acres in size for Infill Area 2.

ISSUE / BACKGROUND

The Yukon Government Land Development Branch (LDB) is pursuing infill lot development on three sites, following Council direction and as per the Official Community Plan. Council Resolution C19-15-10 directed administration to pursue commercial infill for sites 1 and 2 and industrial infill for site 3. This Council direction to pursue commercial/industrial infill is noted following Council discussion surrounding the potential desire for residential use of Infill Areas 1 and 2 during the LDB's April 21st 2021 land development presentation to Council and Council meeting C21-11.

C19-15-10 Moved by Councillor Johnson, seconded by Councillor Ayoub that council direct administration to begin preliminary development planning work for Industrial Infill Areas 1, 2, and 3 and Dome Residential Areas A, C, and D, as shown in Development Boundary Maps 1 and 2.

Feasibility work and conceptual planning work has been conducted on Areas 1 and 2, and preliminary feasibility work has been conducted on Area 3. LDB is seeking Council decisions on development options for all three sites, and this information was presented to Committee of the Whole CW21-09 on April 21, 2021, and subsequently, at Council meeting C21-11 on April 28th, 2021 for decision. Council made a decision on infill site 3, but postponed the decisions for sites 1 and 2 as per the following resolutions:

Request for Decision- YG Land Development Branch Infill Projects 1-3:

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

Motion Carried 5-0

C21-11-12 Moved by Mayor Potoroka, seconded by Councillor Johnson that Council postpone to a Committee of the Whole meeting the discussion of:

1. Pursuing phased development of two unserviced lots on the west side of the road in the short-term and two unserviced lots on the east side of the road in a later phase for Infill Area 1.
2. Pursuing serviced development of ~22 lots at 0.3 to 1.0 acres in size for Infill Area 2.

Motion Carried 4-1

ANALYSIS

This section is intended to address the questions and concerns that were raised by Council during the April 28th meeting.

Land Use Designation

These sites are designated as Mixed Use in the Official Community Plan. The Mixed Use OCP designation allows for Industrial or Commercial Mixed Use zoning. Residential zoning (R1, R2 & R3) is not permitted under this OCP designation.

LDB has taken direction from both the OCP and Council Resolution C19-15-10 and has spent funds on these studies based on this direction. LDB requires firm direction on the envisioned use of the sites before allocating further resources to this development. Following direction, LDB will be applying for a rezoning, given that these sites are currently zoned Industrial and Future Planning, for a modified C2 zoning. More detailed discussions about the nuances of this rezoning are to be had following receipt of a rezoning application.

Land Use Needs

Council expressed the desire to have a higher-level conversation about land use regarding what is needed and the timing in which different land use classes will come available in Dawson. LDB provided the following response:

- *In our workplan that we submitted to Council, we provided targeted lot deliveries for all types of projects. This includes:*
 - *North End Development – 16 serviced residential lots; release in 2021*
 - *Dome Road Development – serviced residential lots; phase 1 tentatively targeted for release in 2022. Lots could be provided over the long-term, with Phase 1 providing ~10-20 lots.*
 - *Vacant Lot Releases – 3-4 serviced residential lots; release in 2021. Potentially more lots can be released as identified in the vacant lots review and mapping program.*
 - *Dredge Pond II – country residential development; release in 2023. Lots could be provided over the long-term, with approximate total number of lots ranging from 20-70.*
- *The above mentioned projects all provide residential lots; while the Infill 1-3 sites are the only commercial/industrial sites identified in Dawson. It would make sense to pursue these as commercial as it follows the OCP, are in areas where there is neighbouring commercial/industrial uses, etc. We are hoping that Infill 1 and 3 (not 2) will be made available in late 2021. Overall, it's important to have a balance of land use projects so we're not specifically targeting only one land use (residential) and disregarding others (commercial/industrial). We feel that the residential projects above sufficiently addresses the residential priority in the short and long term.*
- *KDO prepared a report in 2017 here: <https://www.klondikedevelopment.com/wp-content/uploads/2011/03/2017-Dawson-BRE-Survey-Results.pdf>. The report looked at the state of businesses within Dawson and forecasted short-term demand. The report found that businesses are growing (45% of businesses have expanded in last two years); growth in the mining, construction, and services sectors is occurring; and most businesses expect sales and profit to continue increasing. This report does help to indicate that there is commercial and industrial demand. As well, the report found that "land shortages" was one of the barriers to future expansion.*
- *Accessory residential uses are still allowed in the C2 zone which would help indirectly address residential demand as well. Live/work type uses would be ideal fits in these two areas.*

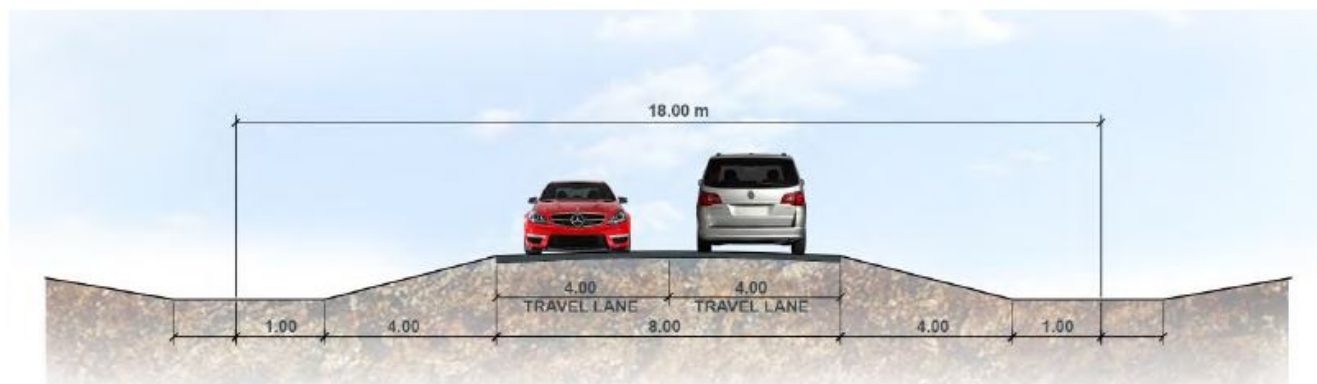
- The following OCP goals supports this proposed C2 land use:
 - Section 8.0 Economic Development – “Ensuring there is an adequate supply of commercial and industrial land”; “Thriving and supported economic sectors”; “New economic sectors have an opportunity to succeed”; and “The needs of Dawson’s population are met through local commercial development”.

Site 1 Right of Way

Council expressed concern over the right of way width proposed for site 1. The concern was that the proposed road right of way, as outlined in the concept plan, is too wide and does not match the character of the area. LDB provided the following response:

Please refer to the road cross section for the Infill 1 road below. This sketch is included in the Stantec Feasibility and Costing Report for sites 1 and 2. LDB spoke to Stantec and their reasoning for the 18m road ROW is that the best practice is actually 20m for commercial/industrial roads. They feel that 18m is sufficient though, but recommends against a further reduction in the width. The current cross section would allow for 8m of travel lane width, and 10 m total for road shoulders, drainage ditches, and frontage buffer along the lots. Ditching would be proposed, but a specific design would be completed as part of the detailed design of the road. One question is whether the CoD would take on the ownership and maintenance of the road as is typical practice. If the CoD feels that the road does not need formal improvements then we wouldn't need to do any roadwork. If the CoD feels it does need improvements to the structure, alignment, etc. of the road then YG would need to incorporate that work into the detailed design which would cost money, but is something we would have to abide by. As a comparison, the ROW for Rabbit Creek Road is approximately 30 m and the ROW for Bonanza Creek Road is approximately 60 m. So the 18 m wide ROW is quite narrow compared to these other roads, which admittedly serve as collector roads.

Figure 3 – Roadway Cross-Section

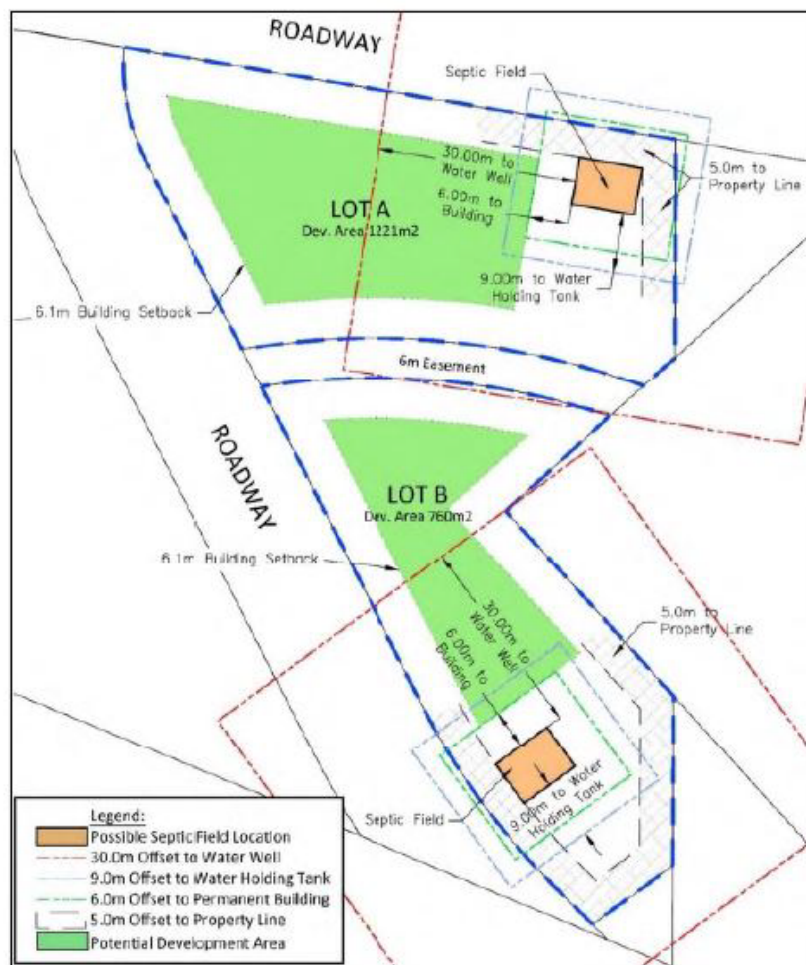


Septic Systems

Questions arose surrounding logistics of lot layout in regard to septic systems, including the minimum lot size/shape to facilitate a viable septic system. This issue arose in relation to the apprehension regarding the undersized lots in infill site 1. LDB provided the following response:

Feasibility of on-site septic systems was examined by both Tetra Tech (who did the detailed geotechnical/hydrological work) and Stantec (who did the planning and concept work). Tetra Tech's investigations included a test-pitting field program on the site. Based on the results of the field program, the entire site (all four lots) is considered suitable for development. The report noted that the mining tailings underlying the site are considered acceptable for on-site sewage disposal system design and construction. Septic systems should be installed in areas of the existing mine tailings (which is the majority of the area) and not in areas of former ponds. Some design standards and specifications will need to be incorporated into future septic systems (e.g. installing a sand filter to assist with percolation). However, absorption field, shallow absorption trench, and chamber systems are all considered appropriate for the study area. In addition, Stantec provided the attached sketch showing required setbacks from YG Environmental Health for the two eastern lots (A and B) which are the smaller lots. Lots C and D are larger and are almost entirely comprised of mine tailings so there are even less constraints. The sketch shows that regulatory setbacks between septic systems and well, buildings, and property lines can be met.

Figure 4 – Septic Field Analysis



*Septic field size/location shown is suggestive only and may require relocation based on site conditions.

*Offsets shown are for the lot the septic field is shown on and development on adjacent lots may impact septic field location and/or development of the site.

*Development area represents total developable area. Structures shall be located outside of existing tailings ponds.

Concept Plans & Recommendations

The concept plans and recommendations for each site were presented to Committee of the Whole on April 21, 2021. Please refer to the attached *LDB Summary of Recommendations and Rationale* for further analysis of the options.

Work done to date includes:

- Infill Area 1:
 - Feasibility work (Phase 1 ESA, desktop and drilling geotechnical studies, heritage assessments, pond assessments).
 - Planning report with conceptual site plan options.
 - Consultation with TH.
- Infill Area 2:
 - Feasibility work (Phase 1 ESA, desktop and drilling geotechnical studies, heritage assessments, pond assessments).
 - Planning report with conceptual site plan options.
 - Work plan outlining CoD & YG roles & responsibilities.

Options

Infill Area 1 Options:

- .1 Pursue phased development -two unserviced commercial lots on the west side of the road in the short-term and two commercial lots on the east side of the road in a later phase. **LDB recommendation.**
- .2 Create a larger four lot commercial development and release at same time.
- .3 Do not proceed with the development.

Infill Area 2 Options:

- .1 Pursue serviced commercial development: ~22 lots at 0.3 to 1.0 acres in size. **LDB recommendation.**
- .2 Pursue unserviced commercial development: 9 lots at 1.0 acres in size.
- .3 Consider joint development with adjacent parcels.
- .4 Do not proceed with development.

APPROVAL

NAME:	Paul Robitaille, A/CAO	SIGNATURE: 
DATE:	June 10, 2021	

April 28 City of Dawson Regular Council Meeting

Commercial/Industrial Infill Sites 1, 2, 3 – YG LDB Recommendations

Site	LDB's Recommendations	Justification for Recommendations
Commercial/Industrial Infill 1 – 2-4 Lot Unserved Development	<ul style="list-style-type: none"> Development will be an unserved development similar to existing lots in area. Well and septic systems can be installed by property owner. 	<ul style="list-style-type: none"> The nearest water and sanitary services are located in the Klondike Highway which is approximately 300 m away. Extending services for a small development of 4 lots is not cost recoverable and would mean the project cannot proceed.
	<ul style="list-style-type: none"> Pursue a phased approach where 2 lots on west side can be released in short-term; and 2 lots on east side can be a later phase. 	<ul style="list-style-type: none"> Lots on west side have less constraints and can be released sooner, which will address short-term commercial lot demand.
	<ul style="list-style-type: none"> Rezone lots from M1 (Industrial) to C2 (Commercial). 	<ul style="list-style-type: none"> Rezoning to commercial supports the OCP (currently designates area as Mixed-Use). Rezoning to residential is not supported in the OCP. Original direction received from Council in a 2019 Resolution was for industrial or commercial development in these infill sites. LDB has spent money on the premise this is a commercial development based on Council direction. Addresses commercial lot demand. Other residential projects will address residential lot demand. However, C2 zoning also allows for residential uses so a buyer could potentially develop a residential use along with a commercial use on their property. Rezoning to C2 will help address comments and concerns received from TH regarding impacts to the resident living on their C-75FS Settlement Parcel to the south. C2 zoning supports lighter commercial uses and will prohibit industrial uses that could produce more noise or other nuisances. In addition, the parcels could be amended with an additional zoning restriction to increase the setbacks for buildings to the southern property line to 10 m (currently its 6 m). This will address TH's comments as well. The area appears to be a transition zone to more intensive industrial uses to the east (Callison). Nearby parcels are also zoned C2, so this zoning appears appropriate.

Site	LDB's Recommendations	Justification for Recommendations
Commercial/Industrial Infill 2 – ~22 Lot Serviced Development	<ul style="list-style-type: none"> Development will be a serviced development with water and sewer extended into subdivision. Final servicing decisions will be made during detailed design phase. 	<ul style="list-style-type: none"> There is nearby water and sanitary services running along highway. Lot sizes can be reduced due to servicing.
	<ul style="list-style-type: none"> Pursue an approximately 22 lot (or more) serviced development with lots ranging in size from 0.3 to 1.0 acres. 	<ul style="list-style-type: none"> Extending services will still be expensive due to geotechnical considerations (e.g. tailing ponds). The number of lots should be maximized to ensure cost recovery. Development could be a unique commercial development supporting smaller scale live/work businesses (e.g. trades centre, contractor services, artists, etc.). A range of lot sizes would be provided for buyers who may want more of a conventional commercial lot; or a smaller lot.
	<ul style="list-style-type: none"> Rezone area from FP (Future Planning) to C2 (Commercial). A special modification to the C2 zone should be considered to lower the minimum C2 lot size from 1 acre to 0.3 acres. 	<ul style="list-style-type: none"> Original direction received from Council in a 2019 Resolution was for industrial or commercial development for this infill # 2 site. LDB has spent money on the premise this is a commercial development based on Council direction. Addresses commercial lot demand. Other residential projects will address residential lot demand. However, C2 zoning also allows for residential uses so a buyer could potentially develop a residential use along with a commercial use on their property. This could be a unique live/work area. Existing nearby parcels are zoned C2, so this zoning would be compatible. C2 zoning doesn't allow for intensive industrial uses such as junkyards, heavy equipment storage, and bulk fuel depots. TH comments to date on this site have been preliminary but some concerns have been expressed about developing too close to the Klondike River. A riparian setback has been applied respecting a sufficient distance from the river. There may be an opportunity to work with TH regarding joint development. The 22 lot option could allow for this.

Project 1: Commercial/Industrial Infill Area 1

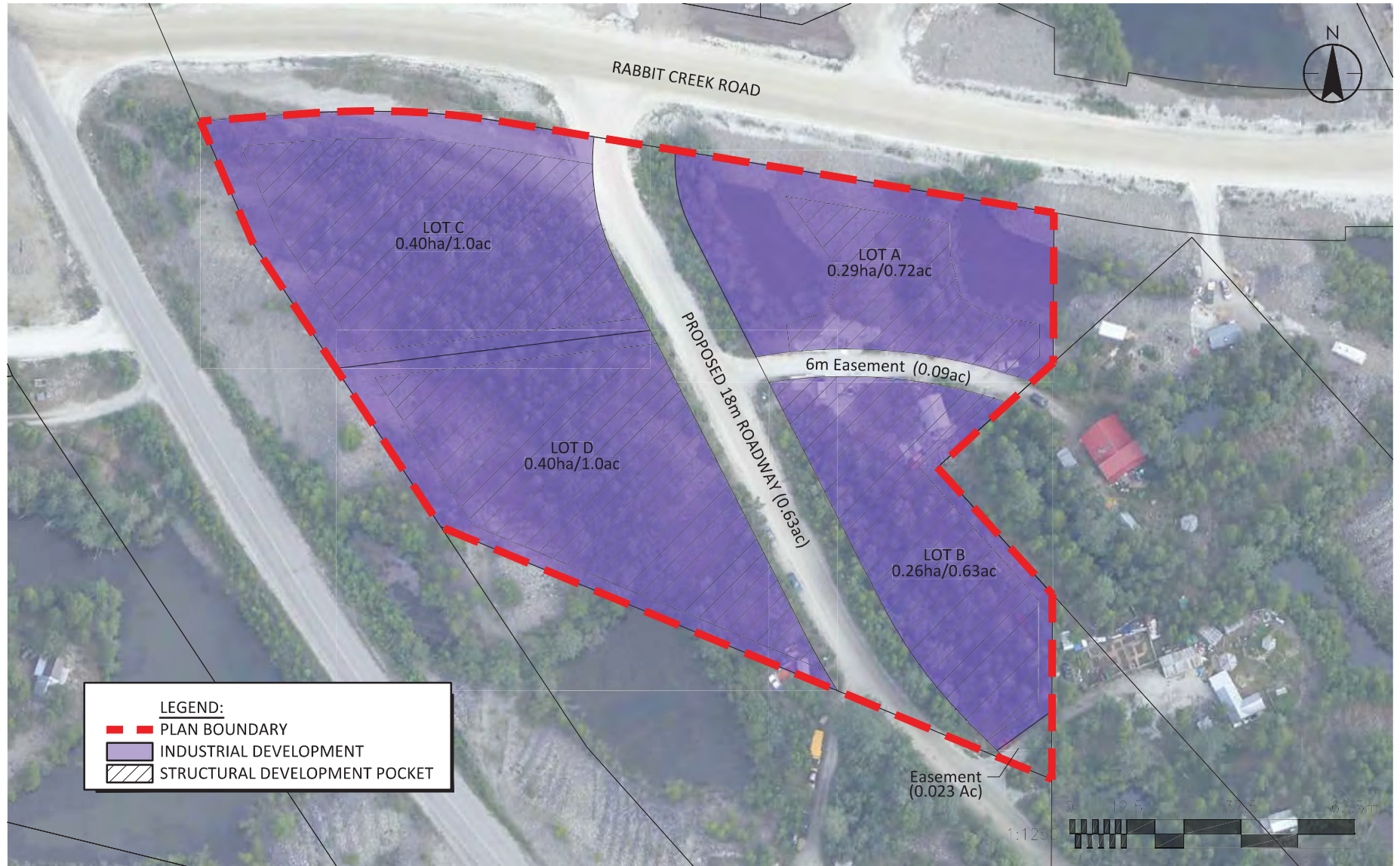


Figure 2.0
Infill Site #1 - 4 Lot Development

Prepared for:
Government of Yukon



#1100, 4900-50th Street, Red Deer, AB T4N1X7
Ph: (403) 341-3320 Fax: (403) 342-0969

DRAWN BY: SAS
CHECKED BY: GCL
SCALE: 1:1,250
PROJECT #: 144903045

April, 2021

Project 2: Commercial/Industrial Infill Area 2

Updated 21/04/14, 2:06 PM by: STAFFORD

V:\1128\TEMPORARY\1128 DAW AND DRAWING\NORTH SITE\FIGURE 2A.DWG

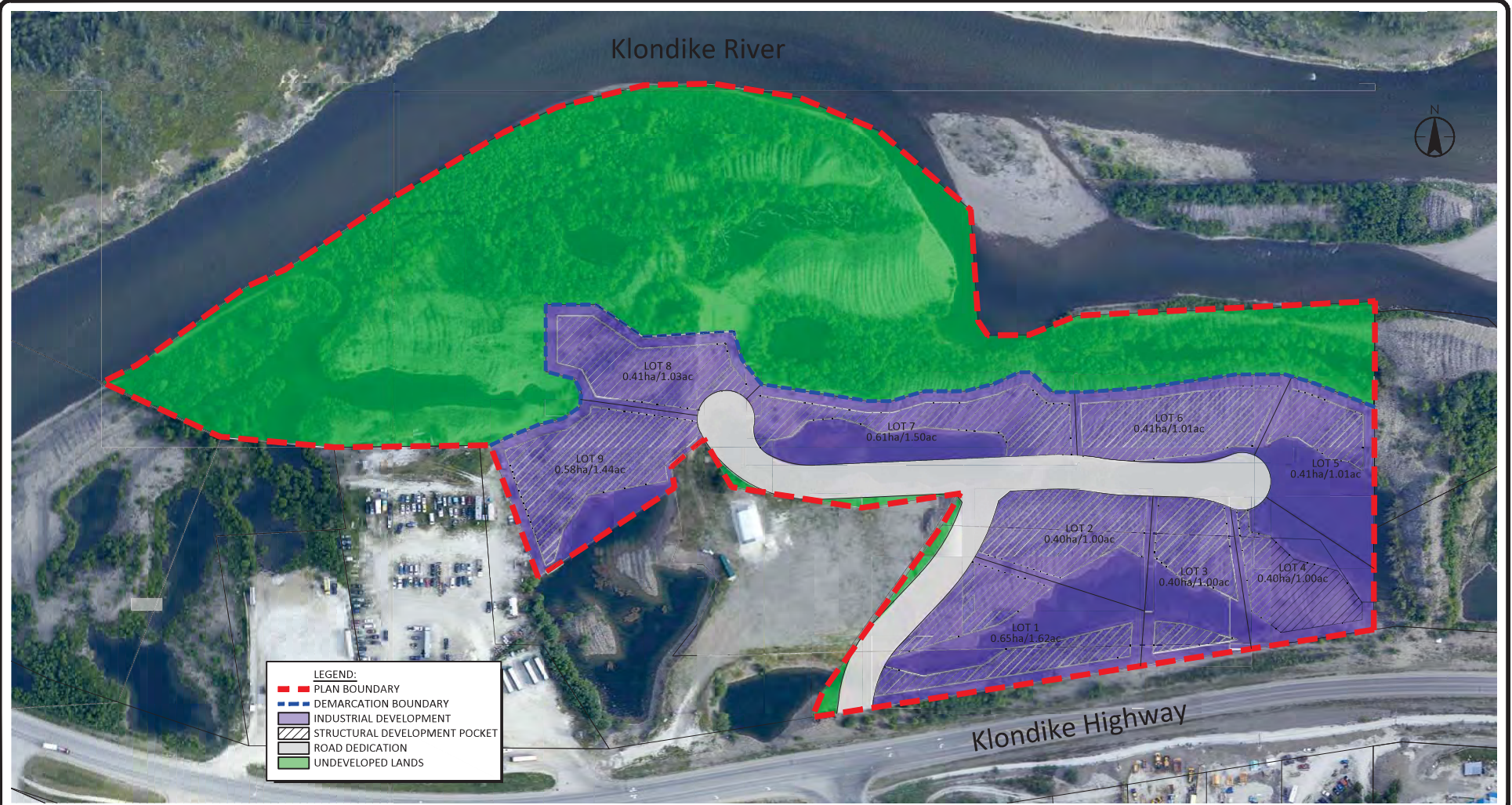


Figure 6.0 - Option A

Infill Site #2 - 9 Lot Cul-de-sac (1.0ac Lots)

0 20 60 100m
1:2000

Prepared for:
Government of
Yukon

DRAWN BY: SAS
CHECKED BY: GCL
SCALE: 1:2000
PROJECT #:

April, 2021

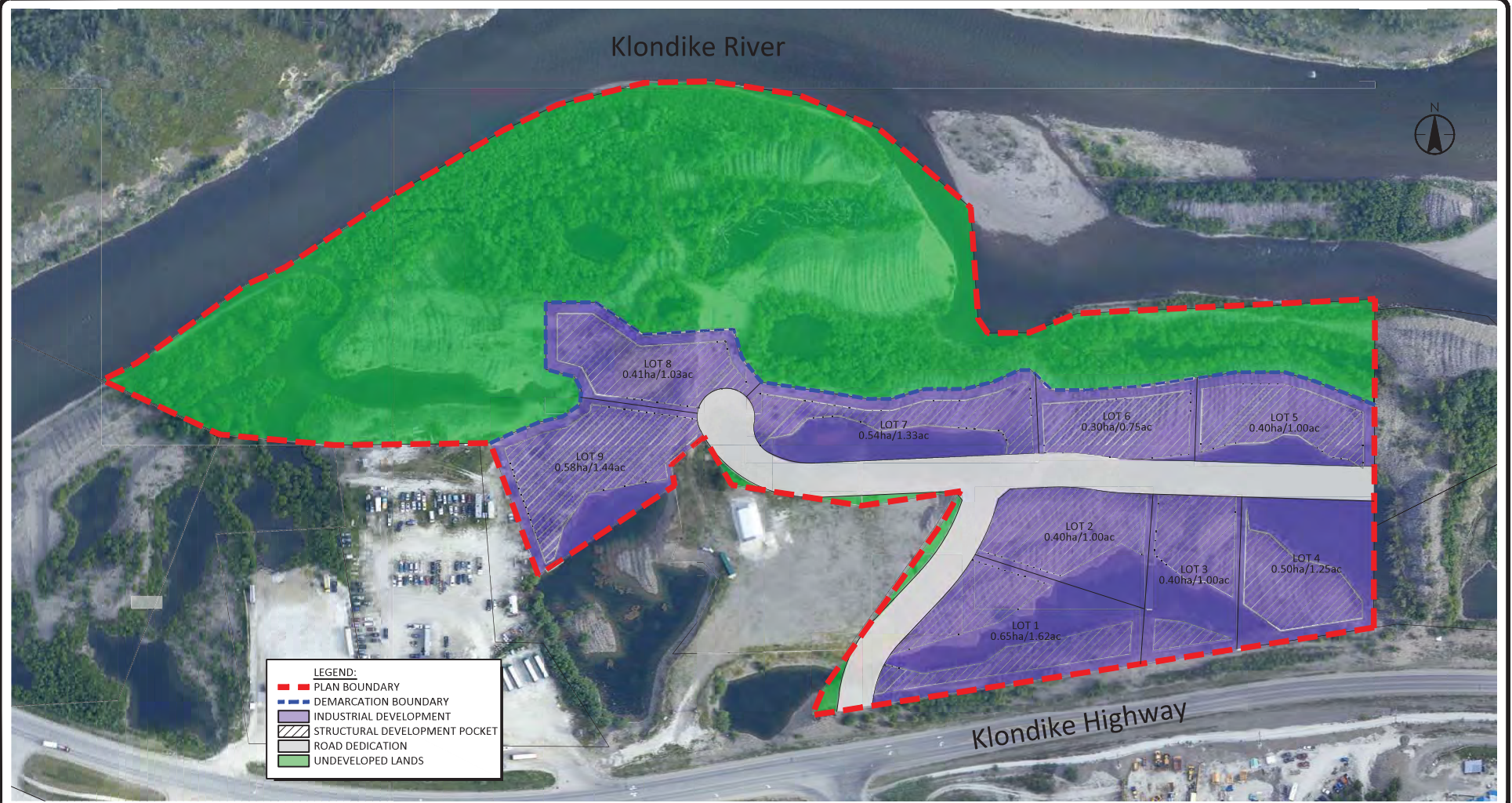


Figure 7.0 - Option A-1
Infill Site #2 - 9 Lot Cul-de-sac (1.0ac Lots)



Prepared for:
Government of
Yukon

DRAWN BY: SAS
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SCALE: 1:2000
PROJECT #:

April, 2021

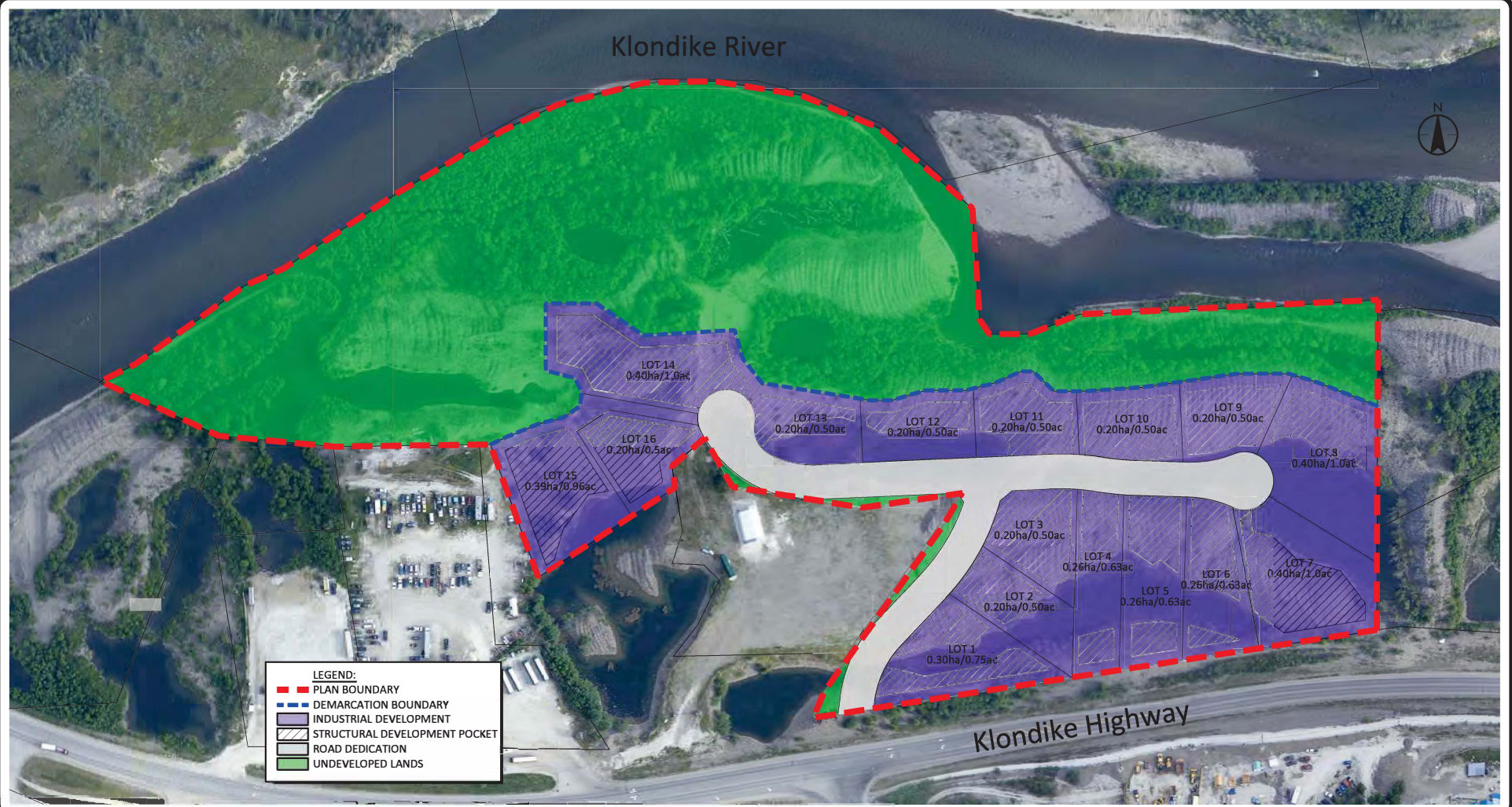


Figure 8.0 - Option B
 Infill Site #2 - 16 Lot Cul-de-sac (Mixed sized lots)

1:2000 0 20 60 100m

Prepared for:
 Government of
 Yukon

DRAWN BY: SAS
 CHECKED BY: GCL
 SCALE: 1:2000
 PROJECT #:

April, 2021

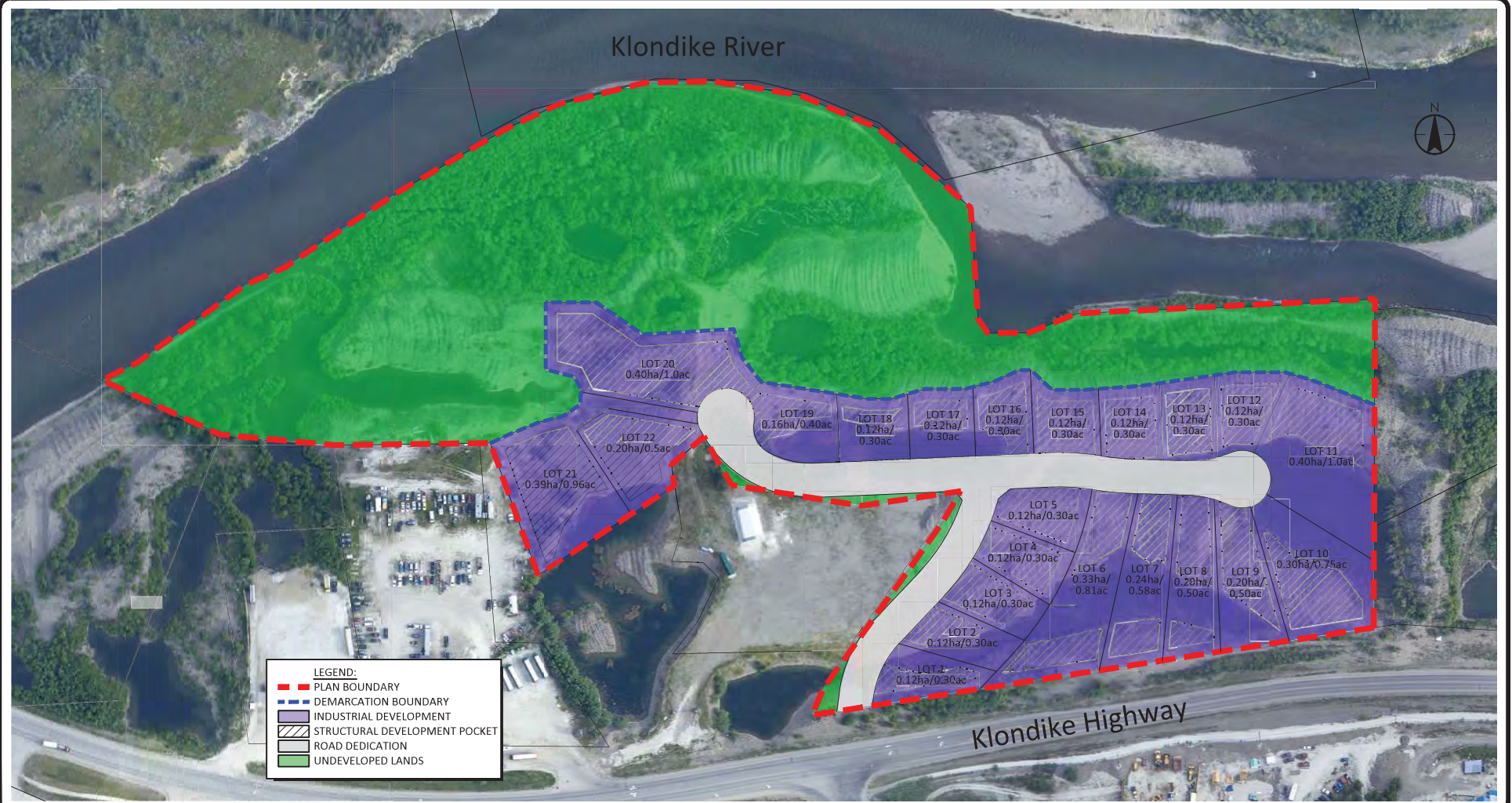


Figure 10.0 - Option C
Infill Site #2 - 22 Lot Cul-de-sac (Mixed sized lots)

1:2000 0 20 60 100m

Prepared for:
Government of
Yukon

DRAWN BY: SAS
CHECKED BY: GCL
SCALE: 1:2000
PROJECT #:

April, 2021

<p align="center">City of Dawson Council Meeting Dawson Land Development Projects</p>							
PART A: Short Term Initiatives (~1-3 years)							
Commercial/Industrial Projects							
Map #	Project	Description	Summary of Work Completed to Date	Next Steps, Deliverables, and Tentative Timelines	Potential Development Options	Questions/Decisions Required from Dawson City Council	Other Notes
1	Infill Area 1	2 to 4 un-serviced commercial lots. Project is located at the corner of Rabbit Creek Road and Bonanza Road. Refer to attached concept sketch for Area 1.	<ul style="list-style-type: none"> Feasibility work Planning report submitted Consultation with TH 	<ul style="list-style-type: none"> Finalize planning report - spring 2021 Zoning amendment – spring 2021 YESAA – spring 2021 Detailed design, subdivision, surveying – summer 2021 Construction and lot sales – target fall 2021/ backup - summer 2022 	<ol style="list-style-type: none"> Pursue development of portion on west side of road access. Will get two 1 acre (0.4 hectare) lots in short-term. Two lots on east side will be considered as a future phase. RECOMMENDED OPTION. Create a larger four lot development, which includes two lots on the east side of road access. Do not proceed with project. 	<ul style="list-style-type: none"> Which option should LDB pursue further? Should LDB advance a zoning amendment application to the City to rezone lots to C2? Do you have any additional questions on this project? 	<ul style="list-style-type: none"> Lots on east side of road have more constraints (tailing ponds, lots below minimum lot size, encroachments). Development will take longer and can be a future phase. Development costs mainly associated with road and intersection upgrades, power upgrades, and grading. TH have expressed concerns with M1 zoning due to impact to their nearby parcel. Approximate costs to develop the lots is \$90,000-\$135,000 per lot (based on 4 lots).
2	Infill Area 2	~9 to 22 lot serviced or un-serviced commercial subdivision. Project is located near NAPA between the Klondike Highway and Klondike River. Refer to attached concept sketches for Area 2.	<ul style="list-style-type: none"> Feasibility work Planning report submitted Work Plan and Roles & Responsibilities with COD finalized. 	<ul style="list-style-type: none"> Finalize boundary and initiate TH consultation. Finalize planning report – spring 2021 Public engagement? – spring 2021 Zoning amendment – summer 2021 YESAA – summer 2021 Detailed design, subdivision, surveying – start fall 2021; complete by spring 2022 Construction and lot sales – tentatively 2022 	<ol style="list-style-type: none"> Pursue further planning and engineering work and consult with TH for possible joint development. 2a. Serviced development: ~22 lots (0.3-1.0 acres in size). RECOMMENDED OPTION. 2b. Un-serviced development: 9 lots (~1.0 acres in size). Do not proceed with this project. 	<ul style="list-style-type: none"> Which option(s) are supported by the CoD? What is the vision for this development? Serviced small lot live/work development or large unserviced lots? To date, no public engagement has occurred on this project. Should public engagement occur or just include it during the rezoning/YESAA processes? Do you have any additional questions on this project? 	<ul style="list-style-type: none"> Planning report resulted in options and cost estimates to determine whether servicing is feasible. Setback required from Klondike River due to TH concerns, heritage site, ponds, hydrology, and OCP. Tailings ponds in the area also limit developable building footprints. Highway access to be reviewed. Recommend C2 zoning as nearby parcels are zoned C2 (not M1). The most cost-efficient concept is the 22 serviced lot development (~\$69,000-\$231,000 per lot depending on size). Unserviced 9 lot development is approx. \$136,000-\$221,000 per lot.
3	Infill Area 3	1 un-serviced lot for commercial/industrial development	<ul style="list-style-type: none"> Desktop geotechnical feasibility assessment and heritage resources overview assessment completed. 	<ul style="list-style-type: none"> Phase 1 Environment Site Assessment – spring/summer 2021. Access considerations & ROW being examined. Make a decision on next steps following feasibility work – spring 2021 	<ol style="list-style-type: none"> Pursue potential option of releasing raw land parcel to the private sector for development. RECOMMENDED OPTION. Consider lot expansions of existing privately owned industrial lots. Do not proceed with development. 	<ul style="list-style-type: none"> Which option(s) should LDB pursue further? Do you have any additional questions on this project? 	<ul style="list-style-type: none"> The geotechnical study flagged poor development potential due to wet/ swampy areas within the study area which would require significant imported fill. There are mining claims that intersect a portion of the parcel. Access to the parcel will be challenging and may have to involve working with adjacent property owners and looking at different access options. HPW won't accept the construction of a new access road from the Klondike Highway.

Map #	Project	Description	Summary of Work Completed to Date	Next Steps, Deliverables, and Tentative Timelines	Potential Development Options	Questions/Decisions Required from Dawson City Council	Other Notes
Country Residential Projects							
4	Dredge Pond II	~50-70 lot un-serviced residential development	<ul style="list-style-type: none"> Draft Project Charter circulated. Requires Council approval. HROA, Phase 1 ESA, and preliminary geotechnical feasibility work underway and complete by July 2021. Previous studies from the 2011/2012 work including fisheries studies, concept options, and Klondike River water level baseline information. 	<ul style="list-style-type: none"> Council direction to proceed with next steps (approving Project Charter) Consultation with THFN – spring 2021 Planning and preliminary engineering work for larger area – complete by 2022 Construction and lot sales (first phase) - ~2023 	<ol style="list-style-type: none"> Pursue a new planning and preliminary engineering exercise that includes a country residential portion and a historic park. RECOMMENDED OPTION. Pursue a Phase 1 area (e.g. off Eureka Dr.) in parallel with planning exercise to enable earlier lot release. Pursue original 87 lot design outlined in 2012 plan that does not include a historic site. Do not proceed with project. 	<ul style="list-style-type: none"> Dredge Pond II Project Charter (refer to attached draft Charter) requires Council approval before LDB and City can proceed with next steps. Which option(s) should LDB pursue further? Should a portion of the area be set aside as a protected heritage park? Do you have any additional questions on this project? 	<ul style="list-style-type: none"> Need firm Council direction to add this project to list of active projects. Require Council resolution to approve Project Charter. Hydrology investigations required to determine area can be developed. The 2012 plan does not incorporate hydrology impacts. TH has several large Settlement Parcels in the area and we don't know what their stance is on the project.
Urban Residential/Commercial Projects							
5	Dome Road	Future serviced residential development in four different areas along the Lower Dome Road.	<ul style="list-style-type: none"> Previous planning work for other development proposals Significant feasibility work – geotechnical, heritage, ESAs, tailing ponds, terrain studies Dome Road visioning charrette Master Plan underway. 	<ul style="list-style-type: none"> Draft concepts – spring 2021 Complete Master Plan – summer 2021 YESAA – fall 2021 LDB work with MRB & Others to address overlapping mining claims Zoning amendments – summer 2021 Detailed design – fall 2021 Construction tender (Phase 1) – tentatively 2022 Construction and lot sales (Phase 1) – tentatively 2022 or 2023 	<ol style="list-style-type: none"> Continue pursuing and developing the master plan for serviced residential development. RECOMMENDED OPTION. Explore potential country residential development if serviced development cost prohibitive. BACKUP OPTION. Do not proceed with project. 	<ul style="list-style-type: none"> Do you have any questions on this project? 	<ul style="list-style-type: none"> An update to Council will occur later in the spring on draft concepts/servicing options. Notable considerations and issues include: mining claims in area, costs associated with serviced development, access considerations, and parallel planning processes such as recreation centre option at bottom of Dome Road February 2021 engagement included public sessions and online survey. Approx. 140 survey respondents and attendees participated. Results will be in a What we Heard report. Initial findings include: <ul style="list-style-type: none"> 74% of respondents felt the draft vision captured their vision for the development. Efficient infrastructure, housing diversity, and sustainable design were the most important goals.
6	3 to 4 Vacant Lots (for Release)	2 lots on Turner Street, single lot on 2 nd Ave (Lot 2 Block HB, Harper) + lot 11 near North End, by LMB, not included in this summary of work	<ul style="list-style-type: none"> Transfer of Turner St lots from YHC Feasibility work: Phase I & II ESA's, desktop geotechnical, heritage impact assessment Survey monument and encroachment review YEC powerline relocation NWtel infrastructure relocation Subdivision application / approval (Lot 12 Turner St.) 	<u>Turner Street Lots</u> <ul style="list-style-type: none"> SLRA (Risk Assessment), Lot 12 – May Minor remedial work (lot 15) – May Lot survey/Plan registration – May Lot Appraisals – April Pricing & Classification – May 2021 Lot Release – late May 2021 <u>Lot 2, Block HB, Harper Estate</u> <ul style="list-style-type: none"> Finalize Phase II ESA – April 2021 Address encroachment (fence) Potential on-going monitoring and/or SLRA (TBD) Potential lot release (TBD) – depends on findings of Phase II ESA	<u>Turner Street Lots</u> <ol style="list-style-type: none"> Continue with development and release of 2 lots on Turner Street RECOMMENDED OPTION <u>Lot 2 Block HB, Harper</u> <ol style="list-style-type: none"> Lot 2, Block HB, Harper – may require on-going monitoring OPTIONS NOT YET KNOWN 	<ul style="list-style-type: none"> How does the City wish to resolve the encroachment on Lot 2, Block HB, Harper Estate? 	<ul style="list-style-type: none"> Extensive heritage investigations required Contamination identified, requiring limited risk assessment Lot 2, Block HB, Harper – contaminated site was on hold for some time due to costs associated with investigations (SARU now managing/financing) Difficulty in securing market value appraiser right now Note: EMR-LMB will release North End Lot in next (~May 2021) lottery.

Map #	Project	Description	Summary of Work Completed to Date	Next Steps, Deliverables, and Tentative Timelines	Potential Development Options	Questions/Decisions Required from Dawson City Council	Other Notes
7	Vacant Lots Review	1000+ lots vacant existing reviewed for development potential	<ul style="list-style-type: none"> List of vacant lots from CoD LDB revision of list to facilitate mapping Disposition review by LMB Slope assessment mapping Creation of web map to spatially capture list of vacant lots LDB review of vacant lots for high level development suitability 	<ul style="list-style-type: none"> LDB confirming title on some parcels, updating webmap with additional information CoD looking into any agreements regarding development potential of some parcels/areas Identify priority lots to focus on for potential development LDB preparing list of lots for discussion with Dawson to determine priority (Phase 1 & 2) LDB to conduct high level review and proposed workplan based on priority lots identified LDB & CoD to determine roles/responsibilities 	TBD based on approved/supported lots for development	<ul style="list-style-type: none"> CoD to confirm approved lots to proceed with investigations and development options, and confirm type of development/zoning desired (ie. R1) Confirm extent of feasibility investigations and roles/responsibilities 	<ul style="list-style-type: none"> Significant unsorted list of lots (1100+ entries) to filter, map and carry out high level suitability review Many lots identified are old surveyed 'tent platform' lots and have access constraints and steep slopes Webmap tool is a work in progress and not always user-friendly CoD to lead development on City-owned lots, with YG assistance as requested
8	North End	16 lot development (including 2 lease only lots)	<ul style="list-style-type: none"> Project Charter Significant feasibility work – geotechnical (desktop, intrusive investigations), heritage assessments, Phase I ESA, multiple Phase II ESA's & additional investigations, service expansion assessment, Preliminary Risk Assessment, Comprehensive Risk Assessment (underway) Geohazard investigation; eg. Moosehide Slide monitoring & assessments. Conceptual Planning Market Analysis (internal) civil design contracts Tel/Communications designs Topo survey, encroachment reviews ICIP funding application Public communications on encroachments Cancelled tender YGS-initiated Moosehide Slide Modelling, Risk Assessment & Monitoring/Warning system design near completion 	<ul style="list-style-type: none"> Finalize encroachment resolutions - NOW Finalize lot layout - NOW Finalize civil design - NOW Update/Revise YEC/NWtel designs – April 2021 Finalize extent of clearing / lot development, and interior servicing (LDB preparing costing to facilitate decision) Finalize implementation approach (YG or CoD to implement?) – NOW Finalize Environmental Risk Assessment – April 2021 Issued Environmental Permitting – June 2021 Tender project – May 2021 Construction complete – August/Sept 2021) Legal survey – August 2021 Lot Appraisals – July 2021 Lot sales –Sept/Oct. 2021 Moosehide Slide Risk Assessment Work underway – Once received, to be reviewed by COD Safety Committee & relevant YG depts. & new YG gov. 	<ol style="list-style-type: none"> Proceed with full implementation and development of 16 lots RECOMMENDED OPTION Proceed with implementation and development of proposed lots 1-7, with servicing provided to all lots. Future release of remaining lots based on demand Do not proceed with the development 	<ul style="list-style-type: none"> CoD to finalize encroachment resolutions and finalize lot layout CoD to approve final civil design and extent of clearing/interior servicing CoD to confirm if they will tender/implement this project 	<ul style="list-style-type: none"> Environmental issues to investigate/ address (metals contamination & associated risks) Heritage Resource constraints Geotechnical constraints (underlying permafrost, ground movement and geotechnical setback) Geohazard constraints (Moosehide Slide, erosion gully) Encroachments from existing private development Concept planning resulted in un-implementable concept

Part B: Medium/Long Term Initiatives (3+ years or Unknown Timeline)							
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Urban Residential/Commercial Projects							
9	7th Avenue	Serviced residential development.	<ul style="list-style-type: none"> Review of past (~2009) work Tenure confirmation Summary of past work and next steps identified 	<ul style="list-style-type: none"> LDB to propose extent of development boundary YG & CoD to define roles/responsibilities, extent of feasibility investigations YG to contract for concept planning once development boundary approved. <p>*Note: schedule dependent on findings from feasibility work</p>	TBD after approved development boundary and conceptual planning	<ul style="list-style-type: none"> CoD to confirm/approve development boundary CoD to confirm extent of feasibility investigations to be carried out Confirm roles and responsibilities (who will manage what and who will implement) 	<ul style="list-style-type: none"> Land is primarily CoD owned and therefore recommend CoD lead development (YG to assist as needed) 9th Avenue Trail intersects area Geohazard (Gully) & geotechnical issues
Industrial Projects							
10	Potential Industrial/Lagoon Site	Potential industrial development near future lagoon	<ul style="list-style-type: none"> This is a long-term project. No work has been completed. There is an opportunity to tie the development to the lagoon site for potential cost savings. LDB and IDB completed geotechnical studies 	<ul style="list-style-type: none"> Feasibility work – heritage, and environmental site assessments – 2021 or 2022 	1. Holding off on further work until Lagoon Site determined and boundaries/footprint of lagoon is determined.	<ul style="list-style-type: none"> Should this project be added as a long-term potential development site? 	<ul style="list-style-type: none"> Not much information on this area. There may be potential incompatibilities between the lagoon, adjacent THFN land and future development. Once Lagoon site is chosen this area may be available to potential development
11	South of Area 3	Potential long-term future industrial area.	Feasibility work started & gathering mining work/use information.	<ul style="list-style-type: none"> Feasibility work – desktop geotechnical, heritage Spring/summer 2021. Environmental site assessment Phase I will be completed later as many active mining operations within the study areas. Will present results & proposed study area in summer 2021 	1. Holding off on planning work until feasibility work and mining claims/operations are clearer.	<ul style="list-style-type: none"> Should this site be added as a long-term potential development site? 	<ul style="list-style-type: none"> There are mining claims and active mining operations that overlap much of the area. There isn't much information on this area. Very large study area
Country Residential Projects							
12	Bear Creek	Country residential development just outside City limits.	This is a long-term project outside City limits.			<ul style="list-style-type: none"> How does the City of Dawson see itself in a future planning and development process for Bear Creek considering its outside City limits? Is a project outside City limits supported by the CoD? 	<ul style="list-style-type: none"> YG LDB has two residential reserves in the Bear Creek area for potential future development. Mining claims overlap much of the area.

Report to Council



☐ For Council Decision ☒ For Council Direction ☐ For Council Information

☐ In Camera

SUBJECT:	Townsite Vacant Lots	
PREPARED BY:	Stephanie Pawluk, CDO	ATTACHMENTS: 1. LDB Proposed Priority Lots to Investigate 2. LDB April 21, 2021 Work Plan Update
DATE:	June 4, 2021	
RELEVANT BYLAWS / POLICY / LEGISLATION: Municipal Act Official Community Plan Zoning Bylaw Land Development Protocol		

RECOMMENDATION

It is respectfully recommended that Committee of the Whole provide direction on:

1. Identification of lots that are not to be pursued;
2. Identification of priority lots and envisioned land use; and
3. Required feasibility work.

ISSUE / BACKGROUND

The Yukon Government Land Development Branch (LDB), in conjunction with the Planning and Development Department, underwent a review of YG and City-owned vacant lots in the Historic Townsite. Through this process, 12 potential lot areas were identified (see attached for a map and description of these areas). These findings were initially presented at LDB's April 21st 2021 land development presentation to Council at Committee of the Whole meeting CW21-09.

The LDB and Administration are now seeking direction on the lots that are supported by Council for potential development and direction on feasibility study requirements.

ANALYSIS

A summary of the work done to date includes:

- List of vacant lots from CoD
- LDB revision of list to facilitate mapping
- Disposition review by LMB
- Slope assessment mapping
- Creation of web map to spatially capture list of vacant lots
- CoD interdepartmental review of vacant lots
- LDB review of vacant lots for high level development suitability

Based on LDB's Work Plan, next steps include the following:


- Council to provide direction on priority lots to focus on for potential development
- LDB confirmation of title on some parcels,
- updating webmap with additional information
- CoD looking into any agreements regarding development potential of some parcels/areas
- LDB to conduct high level review and proposed workplan based on priority lots identified

- LDB & CoD to determine roles/responsibilities

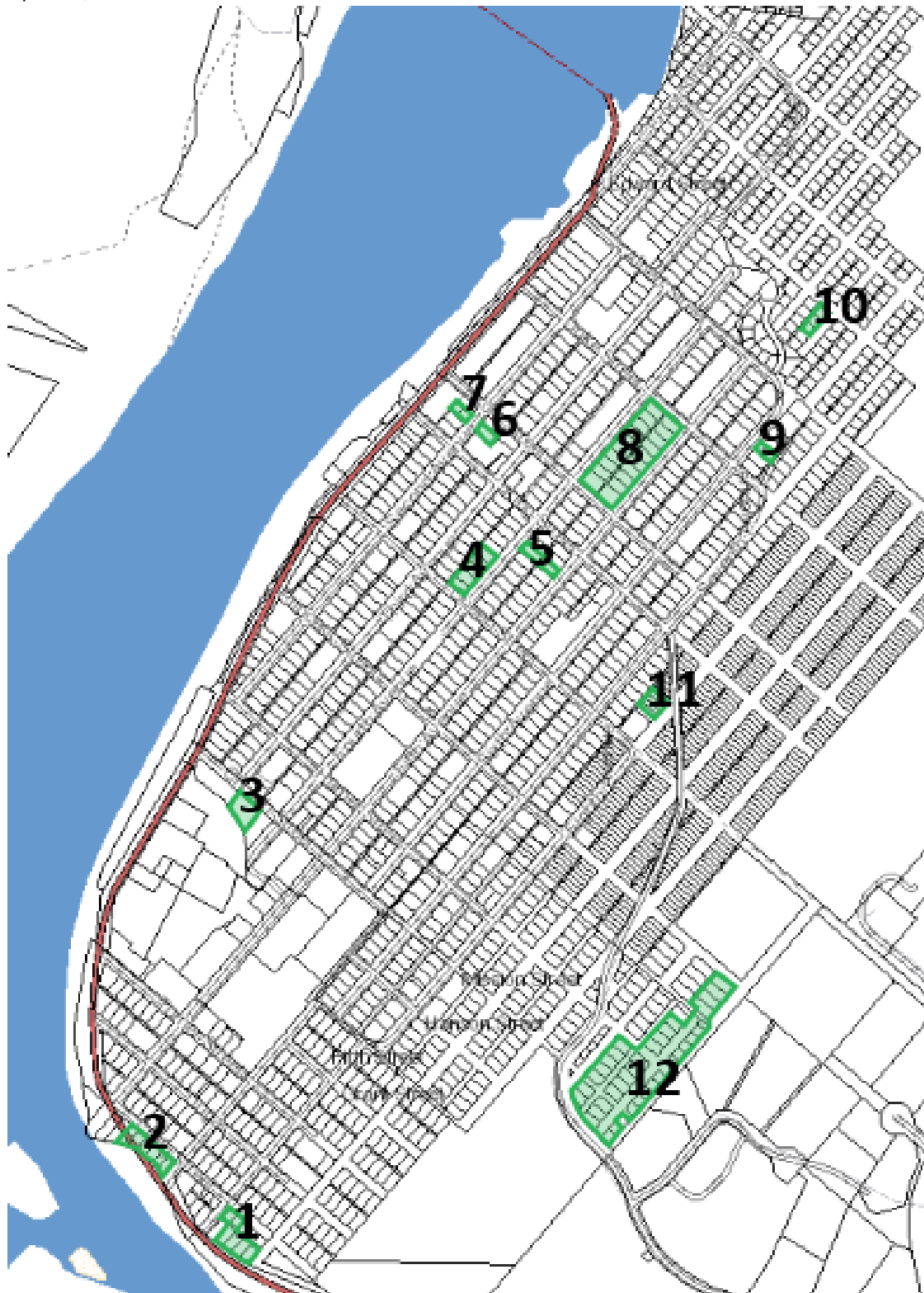
Once direction on priority lots has been received, LDB can proceed with stage 1 feasibility investigations (geotechnical, environmental, heritage), unless directed otherwise by Council (discussed below). LDB can manage and cover all costs associated with stage 1 investigations and not require these costs to be recoverable. The next stages of design (as needed) and implementation will need to be cost recoverable.

Feasibility work

The City must determine the extent of feasibility review that it is comfortable conducting on City-owned lots. The majority of these lots are City of Dawson owned (exceptions are areas 2 & 10). There are some regulations around heritage assessment work, but there are no regulations that require a municipality to conduct geotechnical or environmental investigations prior to selling land. YG's standard practice and recommendation is to conduct these assessments (geotechnical, heritage, and environmental) to better understand development potential and any constraints, potential liabilities, or risks.

APPROVAL		
NAME:	Paul Robitaille, A/CAO	SIGNATURE: 
DATE:	June 10, 2021	

April 15, 2021



1. Informal Park Area

Lots 2 to 5, Block 2, Days Addition

- CoD considering maintain area for public use (formalizing park use), however potential for 2 lots for development

2. City Welcome Sign Area

Lots 3 to 8, Block 18, Government Reserve

- Currently a small park area
- potential for 2-4 lots for development

3. 302 Church Street

Block 20, Government Reserve

- Adjacent Day Care
- potential for 2-3 lots for development

4. Vacant Land across from Gerties (corner of 4th & Queen)

Lots 16 to 20, Block L, Ladue Estate

- current parking area for Gerties (CoD confirming if formal agreement/lease in place)
- potential for 3-5 lots for development

5. Vacant Lots adjacent existing Rec Centre

Lots 8 & 13, Block S, Ladue Estate

- current parking for Rec Centre (may become available pending decision on new Rec Centre)
- potential for 2 lots for development

6. Adjacent Vacant Lands near Parks Canada Building

Lot 3, Block H, Ladue Estate

- Potential parking area?
- potential for 1 lot for development

7. Proposed New Lot adjacent York Street Lift Station

New Lot 'B', Block C, Ladue Estate

- Commercial lot being created through subdivision
- potential for 1 lot for development

8. Existing RV Park

Lots 1 to 20, Block Q, Ladue Estate

- Current use as RV Park
- Future use pending Council decision
- potential for 20+ residential lots for development

9. Vacant Lot off 6th Ave

Lot 3, Block Z, Ladue Estate

- potential for 1 lot for development

10. Lots behind Private Block 4 Development, North End

Lots 9 to 11, Block U, Government Addition

- Likely has access constraints
- potential for 3 lots for development

11. Lots behind 7th Ave

Lots 21 to 24, Block LI, Ladue Estate

- Anticipate access constraints
- potential for 2-3 lots for development

12. Larger area off Mary McLeod Road

Various Lots: Blocks A, V, W, X, Y, Z, Stewart Menzies Addition, & Block 13, Government Addition

- Potential Country Residential lots
- potential lot yield to be determined

Typical YG Workplan (may vary based on specific site and constraints/opportunities)

STAGE 1

- title confirmation
- zoning conformance review
- site inspection
- encroachment review
- review for other land uses (ie. dispositions, adjacent compatible uses, etc.)
- survey monument review
- access review
- servicing review (City services and telecommunications)
- feasibility review (geotechnical, environmental, heritage investigations)

STAGE 2

- planning
- civil design
- encroachment resolutions
- zoning amendments
- subdivision approval
- market value appraisals
- environmental remediation or other follow up from feasibility investigations

STAGE 3

- implementation of civil works (access or servicing)
- subdivision / survey / registration of new plan(s)

STAGE 4

- lot sales
- agreement for sale
- transfer title

<p align="center">City of Dawson Council Meeting Dawson Land Development Projects</p>							
PART A: Short Term Initiatives (~1-3 years)							
Commercial/Industrial Projects							
Map #	Project	Description	Summary of Work Completed to Date	Next Steps, Deliverables, and Tentative Timelines	Potential Development Options	Questions/Decisions Required from Dawson City Council	Other Notes
1	Infill Area 1	2 to 4 un-serviced commercial lots. Project is located at the corner of Rabbit Creek Road and Bonanza Road. Refer to attached concept sketch for Area 1.	<ul style="list-style-type: none"> Feasibility work Planning report submitted Consultation with TH 	<ul style="list-style-type: none"> Finalize planning report - spring 2021 Zoning amendment – spring 2021 YESAA – spring 2021 Detailed design, subdivision, surveying – summer 2021 Construction and lot sales – target fall 2021/ backup - summer 2022 	<ol style="list-style-type: none"> Pursue development of portion on west side of road access. Will get two 1 acre (0.4 hectare) lots in short-term. Two lots on east side will be considered as a future phase. RECOMMENDED OPTION. Create a larger four lot development, which includes two lots on the east side of road access. Do not proceed with project. 	<ul style="list-style-type: none"> Which option should LDB pursue further? Should LDB advance a zoning amendment application to the City to rezone lots to C2? Do you have any additional questions on this project? 	<ul style="list-style-type: none"> Lots on east side of road have more constraints (tailing ponds, lots below minimum lot size, encroachments). Development will take longer and can be a future phase. Development costs mainly associated with road and intersection upgrades, power upgrades, and grading. TH have expressed concerns with M1 zoning due to impact to their nearby parcel. Approximate costs to develop the lots is \$90,000-\$135,000 per lot (based on 4 lots).
2	Infill Area 2	~9 to 22 lot serviced or un-serviced commercial subdivision. Project is located near NAPA between the Klondike Highway and Klondike River. Refer to attached concept sketches for Area 2.	<ul style="list-style-type: none"> Feasibility work Planning report submitted Work Plan and Roles & Responsibilities with COD finalized. 	<ul style="list-style-type: none"> Finalize boundary and initiate TH consultation. Finalize planning report – spring 2021 Public engagement? – spring 2021 Zoning amendment – summer 2021 YESAA – summer 2021 Detailed design, subdivision, surveying – start fall 2021; complete by spring 2022 Construction and lot sales – tentatively 2022 	<ol style="list-style-type: none"> Pursue further planning and engineering work and consult with TH for possible joint development. 2a. Serviced development: ~22 lots (0.3-1.0 acres in size). RECOMMENDED OPTION. 2b. Un-serviced development: 9 lots (~1.0 acres in size). Do not proceed with this project. 	<ul style="list-style-type: none"> Which option(s) are supported by the CoD? What is the vision for this development? Serviced small lot live/work development or large unserviced lots? To date, no public engagement has occurred on this project. Should public engagement occur or just include it during the rezoning/YESAA processes? Do you have any additional questions on this project? 	<ul style="list-style-type: none"> Planning report resulted in options and cost estimates to determine whether servicing is feasible. Setback required from Klondike River due to TH concerns, heritage site, ponds, hydrology, and OCP. Tailings ponds in the area also limit developable building footprints. Highway access to be reviewed. Recommend C2 zoning as nearby parcels are zoned C2 (not M1). The most cost-efficient concept is the 22 serviced lot development (~\$69,000-\$231,000 per lot depending on size). Unserviced 9 lot development is approx. \$136,000-\$221,000 per lot.
3	Infill Area 3	1 un-serviced lot for commercial/industrial development	<ul style="list-style-type: none"> Desktop geotechnical feasibility assessment and heritage resources overview assessment completed. 	<ul style="list-style-type: none"> Phase 1 Environment Site Assessment – spring/summer 2021. Access considerations & ROW being examined. Make a decision on next steps following feasibility work – spring 2021 	<ol style="list-style-type: none"> Pursue potential option of releasing raw land parcel to the private sector for development. RECOMMENDED OPTION. Consider lot expansions of existing privately owned industrial lots. Do not proceed with development. 	<ul style="list-style-type: none"> Which option(s) should LDB pursue further? Do you have any additional questions on this project? 	<ul style="list-style-type: none"> The geotechnical study flagged poor development potential due to wet/ swampy areas within the study area which would require significant imported fill. There are mining claims that intersect a portion of the parcel. Access to the parcel will be challenging and may have to involve working with adjacent property owners and looking at different access options. HPW won't accept the construction of a new access road from the Klondike Highway.

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5	Dome Road	Future serviced residential development in four different areas along the Lower Dome Road.	<ul style="list-style-type: none"> Previous planning work for other development proposals Significant feasibility work – geotechnical, heritage, ESAs, tailing ponds, terrain studies Dome Road visioning charrette Master Plan underway. 	<ul style="list-style-type: none"> Draft concepts – spring 2021 Complete Master Plan – summer 2021 YESAA – fall 2021 LDB work with MRB & Others to address overlapping mining claims Zoning amendments – summer 2021 Detailed design – fall 2021 Construction tender (Phase 1) – tentatively 2022 Construction and lot sales (Phase 1) – tentatively 2022 or 2023 	<ol style="list-style-type: none"> Continue pursuing and developing the master plan for serviced residential development. RECOMMENDED OPTION. Explore potential country residential development if serviced development cost prohibitive. BACKUP OPTION. Do not proceed with project. 	<ul style="list-style-type: none"> Do you have any questions on this project? 	<ul style="list-style-type: none"> An update to Council will occur later in the spring on draft concepts/servicing options. Notable considerations and issues include: mining claims in area, costs associated with serviced development, access considerations, and parallel planning processes such as recreation centre option at bottom of Dome Road February 2021 engagement included public sessions and online survey. Approx. 140 survey respondents and attendees participated. Results will be in a What we Heard report. Initial findings include: <ul style="list-style-type: none"> 74% of respondents felt the draft vision captured their vision for the development. Efficient infrastructure, housing diversity, and sustainable design were the most important goals.
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8	North End	16 lot development (including 2 lease only lots)	<ul style="list-style-type: none"> Project Charter Significant feasibility work – geotechnical (desktop, intrusive investigations), heritage assessments, Phase I ESA, multiple Phase II ESA's & additional investigations, service expansion assessment, Preliminary Risk Assessment, Comprehensive Risk Assessment (underway) Geohazard investigation; eg. Moosehide Slide monitoring & assessments. Conceptual Planning Market Analysis (internal) civil design contracts Tel/Communications designs Topo survey, encroachment reviews ICIP funding application Public communications on encroachments Cancelled tender YGS-initiated Moosehide Slide Modelling, Risk Assessment & Monitoring/Warning system design near completion 	<ul style="list-style-type: none"> Finalize encroachment resolutions - NOW Finalize lot layout - NOW Finalize civil design - NOW Update/Revise YEC/NWtel designs – April 2021 Finalize extent of clearing / lot development, and interior servicing (LDB preparing costing to facilitate decision) Finalize implementation approach (YG or CoD to implement?) – NOW Finalize Environmental Risk Assessment – April 2021 Issued Environmental Permitting – June 2021 Tender project – May 2021 Construction complete – August/Sept 2021) Legal survey – August 2021 Lot Appraisals – July 2021 Lot sales –Sept/Oct. 2021 Moosehide Slide Risk Assessment Work underway – Once received, to be reviewed by COD Safety Committee & relevant YG depts. & new YG gov. 	<ol style="list-style-type: none"> Proceed with full implementation and development of 16 lots RECOMMENDED OPTION Proceed with implementation and development of proposed lots 1-7, with servicing provided to all lots. Future release of remaining lots based on demand Do not proceed with the development 	<ul style="list-style-type: none"> CoD to finalize encroachment resolutions and finalize lot layout CoD to approve final civil design and extent of clearing/interior servicing CoD to confirm if they will tender/implement this project 	<ul style="list-style-type: none"> Environmental issues to investigate/ address (metals contamination & associated risks) Heritage Resource constraints Geotechnical constraints (underlying permafrost, ground movement and geotechnical setback) Geohazard constraints (Moosehide Slide, erosion gully) Encroachments from existing private development Concept planning resulted in un-implementable concept

Part B: Medium/Long Term Initiatives (3+ years or Unknown Timeline)							
Map #	Project	Description	Summary of Work Completed to Date	Next Steps, Deliverables, and Tentative Timelines	Potential Development Options	Questions/Decisions Required from Dawson City Council	Other Notes
Urban Residential/Commercial Projects							
9	7th Avenue	Serviced residential development.	<ul style="list-style-type: none"> Review of past (~2009) work Tenure confirmation Summary of past work and next steps identified 	<ul style="list-style-type: none"> LDB to propose extent of development boundary YG & CoD to define roles/responsibilities, extent of feasibility investigations YG to contract for concept planning once development boundary approved. <p>*Note: schedule dependent on findings from feasibility work</p>	TBD after approved development boundary and conceptual planning	<ul style="list-style-type: none"> CoD to confirm/approve development boundary CoD to confirm extent of feasibility investigations to be carried out Confirm roles and responsibilities (who will manage what and who will implement) 	<ul style="list-style-type: none"> Land is primarily CoD owned and therefore recommend CoD lead development (YG to assist as needed) 9th Avenue Trail intersects area Geohazard (Gully) & geotechnical issues
Industrial Projects							
10	Potential Industrial/Lagoon Site	Potential industrial development near future lagoon	<ul style="list-style-type: none"> This is a long-term project. No work has been completed. There is an opportunity to tie the development to the lagoon site for potential cost savings. LDB and IDB completed geotechnical studies 	<ul style="list-style-type: none"> Feasibility work – heritage, and environmental site assessments – 2021 or 2022 	1. Holding off on further work until Lagoon Site determined and boundaries/footprint of lagoon is determined.	<ul style="list-style-type: none"> Should this project be added as a long-term potential development site? 	<ul style="list-style-type: none"> Not much information on this area. There may be potential incompatibilities between the lagoon, adjacent THFN land and future development. Once Lagoon site is chosen this area may be available to potential development
11	South of Area 3	Potential long-term future industrial area.	Feasibility work started & gathering mining work/use information.	<ul style="list-style-type: none"> Feasibility work – desktop geotechnical, heritage Spring/summer 2021. Environmental site assessment Phase I will be completed later as many active mining operations within the study areas. Will present results & proposed study area in summer 2021 	1. Holding off on planning work until feasibility work and mining claims/operations are clearer.	<ul style="list-style-type: none"> Should this site be added as a long-term potential development site? 	<ul style="list-style-type: none"> There are mining claims and active mining operations that overlap much of the area. There isn't much information on this area. Very large study area
Country Residential Projects							
12	Bear Creek	Country residential development just outside City limits.	This is a long-term project outside City limits.			<ul style="list-style-type: none"> How does the City of Dawson see itself in a future planning and development process for Bear Creek considering its outside City limits? Is a project outside City limits supported by the CoD? 	<ul style="list-style-type: none"> YG LDB has two residential reserves in the Bear Creek area for potential future development. Mining claims overlap much of the area.