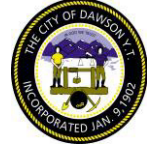


THE CITY OF DAWSON



COMMITTEE OF THE WHOLE MEETING #CW23-17

DATE: Tuesday December 5, 2023

TIME: 7:00 PM

LOCATION: City of Dawson Council Chambers

Join Zoom Meeting

<https://us02web.zoom.us/j/83716149101?pwd=NUQ0OGthUmhqcTJHMU55OHE2cXNOQT09>

Meeting ID: **837 1614 9101**

Passcode: **843815**

- 1. CALL TO ORDER**
- 2. ACCEPTANCE OF ADDENDUM & ADOPTION OF AGENDA**
 1. Committee of the Whole Meeting CW23-17
- 3. DELEGATIONS AND GUESTS**
 1. Jacob Hanlon, Food Cycle Science Corporation RE: Food Waste Diversion
- 4. BUSINESS ARISING FROM DELEGATIONS & GUESTS**
- 5. MINUTES**
 1. Committee of the Whole Meeting Minutes CW23-14 of November 7, 2023
 2. Committee of the Whole Meeting Minutes CW23-15 of November 14, 2023
 3. Committee of the Whole Meeting Minutes CW23-16 of November 28, 2023
- 6. BUSINESS ARISING FROM MINUTES**
- 7. SPECIAL MEETING, COMMITTEE, AND DEPARTMENTAL REPORTS**
 1. CBC Building Project Update
 2. North End Project Multi-Unit Proposals Summary
 3. Zoning Bylaw Amendment No.28 (Bylaw #2023-18)
 4. Solid Waste Management
 5. Rec Centre Project Update
- 8. PUBLIC QUESTIONS**
- 9. IN CAMERA-LAND RELATED MATTER**
- 10. ADJOURNMENT**



FOODCYCLER™ MUNICIPAL SOLUTIONS

The Future of Food Waste.



ABOUT US

Food Cycle Science

- **Canadian company** based out of Ottawa, ON
- Founded in Cornwall in 2011 – Company is 100% focused on **Food Waste Diversion Solutions**
- Products available in North America through **FoodCycler Municipal / Vitamix** and internationally through network of distributors & OEM partners
- **Finalists** in Impact Canada/AAFC's **Food Waste Reduction Challenge**
- **Globe & Mail** Canada's **Top Growing Companies** (2021 & 2022)
- **Deloitte Fast 50 CleanTech** award winners (2021)
- **Approved supplier** with Canoe Procurement Group of Canada



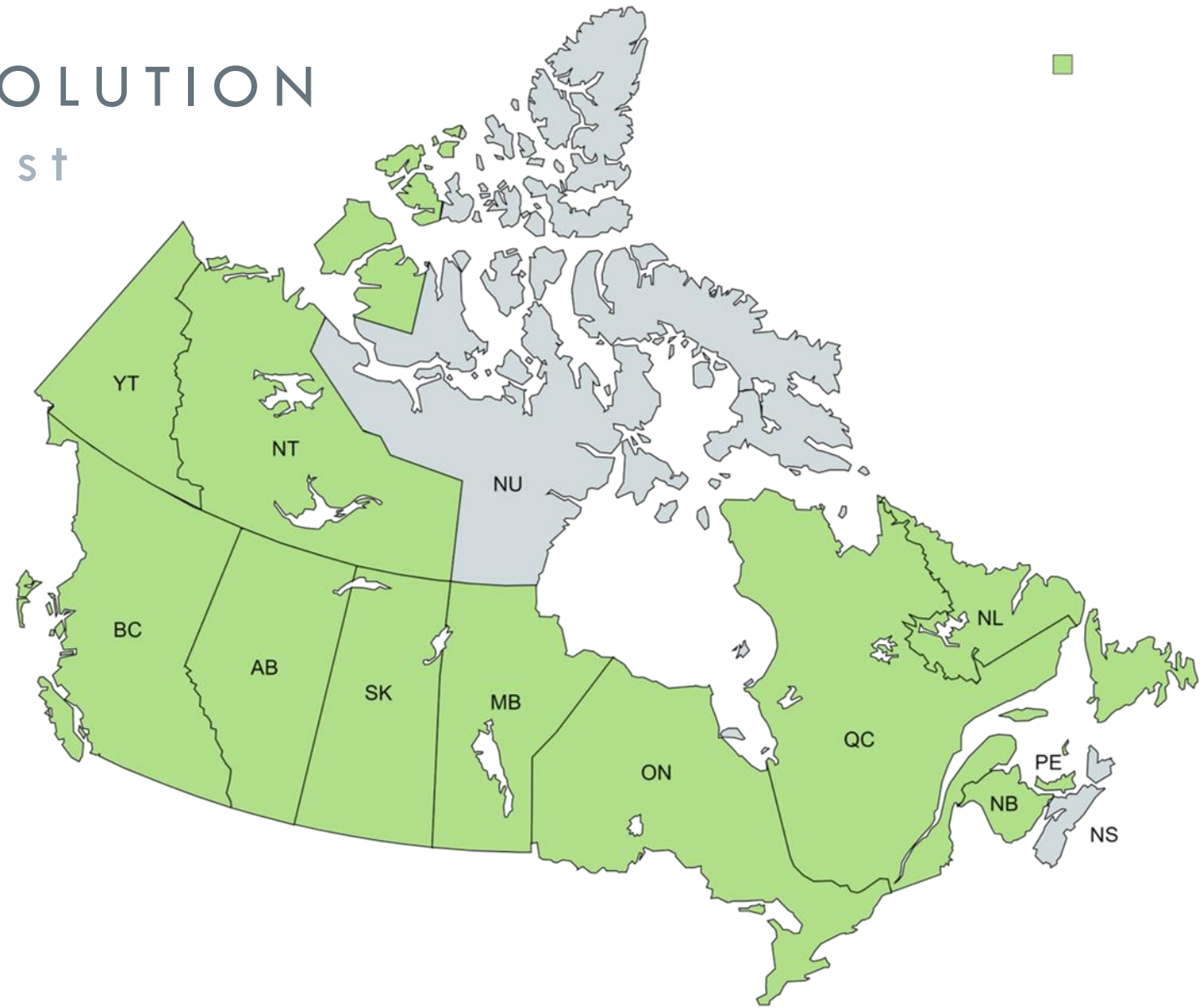
TRUSTED CANADIAN SOLUTION

Coast to Coast to Coast

115
Canadian
Municipal
Partnerships

○ **9 Provinces**

○ **2 Territory**



THE PROBLEM – FOOD WASTE

- **63%** of food waste is avoidable
- Household waste is composed of **25-50%** organic waste
- Food waste weight is up to **90%** liquid mass (which is heavy)
- The average Canadian household spends **\$1,766** on food that is wasted each year
- Each year food waste in Canada is responsible for **56.6 Million tonnes of CO2** equivalent of GHG



MUNICIPAL IMPACT

Waste is a municipal responsibility

LANDFILL + WASTE COSTS

- ~**25-50%** of household waste is organic waste
- Landfills are filling up fast, creating cost and environmental issues
- Hauling, transfer, and disposal services are a major cost factor and environmental contributor

ENVIRONMENT

- Landfilled organic waste produces methane, which is **25 times** more harmful than CO₂
- 1 tonne of food waste is equivalent to 1 car on the road for one year



COMMUNITY

Food in the garbage:

- More frequent collection or trips to the disposal site
- Unpleasant odours
- Animals, pests & other visitors



Removing food waste from garbage:

- Volume is reduced by up to 50%
- Less frequent collection, fewer trips to disposal site, save on bag tags
- Keeps odours out, makes garbage much less “interesting” for animals

HAVEN'T WE SOLVED THIS ALREADY?



GREEN BINS

- Major **capital expenditure** to invest in **processing & collection infrastructure**
- **Contamination** is an ongoing challenge
- **GHG emissions** and **safety concerns** from collection vehicles
- **Participation rates** are often lower than desired, particularly in **multi-residential dwellings**

BACKYARD COMPOST

- **Space, ability, and know-how** are limiting factors
- Most users **do not compost in winter** or inclement weather
- May **attract pests/animals** or create unpleasant **odors**
- **Participation rates** are relatively low and stagnant
- Can produce **methane** if done incorrectly

LANDFILL

- **Easiest solution** and often perceived as the most cost-effective in the short term
- Waste is typically **out of sight and out of mind** for consumers
- High levels of GHG emissions, particularly **methane**
- Long-term **environmental hazard** requires monitoring / maintenance
- **Landfill capacity** is quickly running out

THE SOLUTION? THE FOODCYCLER



THE FOODCYCLER PRODUCT FAMILY

**FOODCYCLER™
FC-30**



**FOODCYCLER™
Eco 5**



2.5 L	VOLUME CAPACITY	5.0 L
30.5 L	UNIT VOLUME	28.9 L
4-8 HOURS	PROCESSING TIME	6-8 HOURS
0.8 kWh	POWER CONSUMPTION PER CYCLE	1.3 kWh
2 REFILLABLE FILTERS	ODOUR CONTROL	1 REFILLABLE FILTER
BACK	VENT LOCATION	TOP

90% FOOD WASTE REDUCTION

Full bucket of wet,
smelly food waste

2.5L / 5L



Handful of dry, sterile, odourless
& nutrient-rich by-product

100 g / 200 g



4-8 HOURS
(Overnight)

0.8-1.5 kWh
(Equivalent to a laptop)

\$0.10-\$0.15 per cycle
(\$2-4 per month)

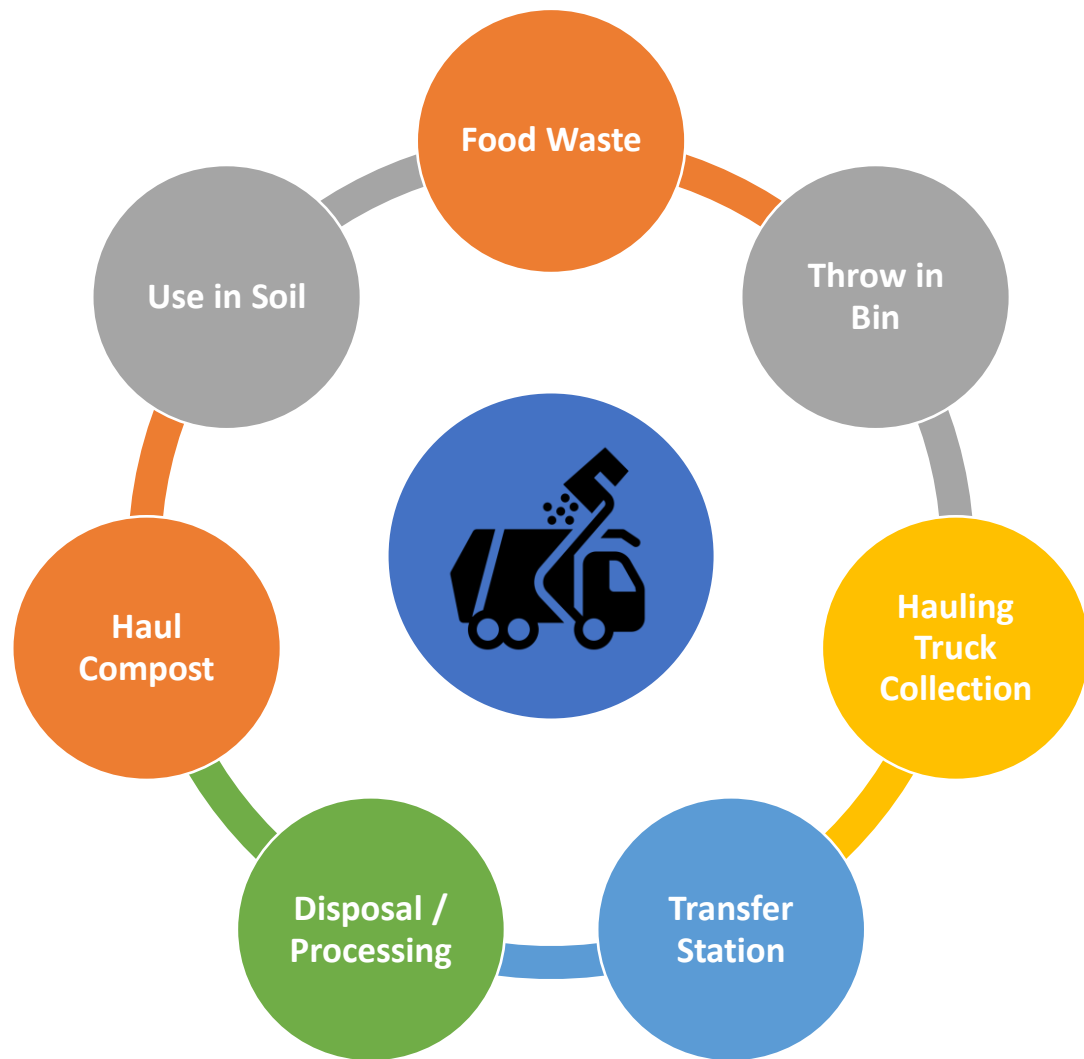
FOODILIZER™ : BENEFICIAL USES

The FoodCycler by-product is a dry, sterile, odourless and nutrient-rich biomass with many beneficial uses and practical applications:

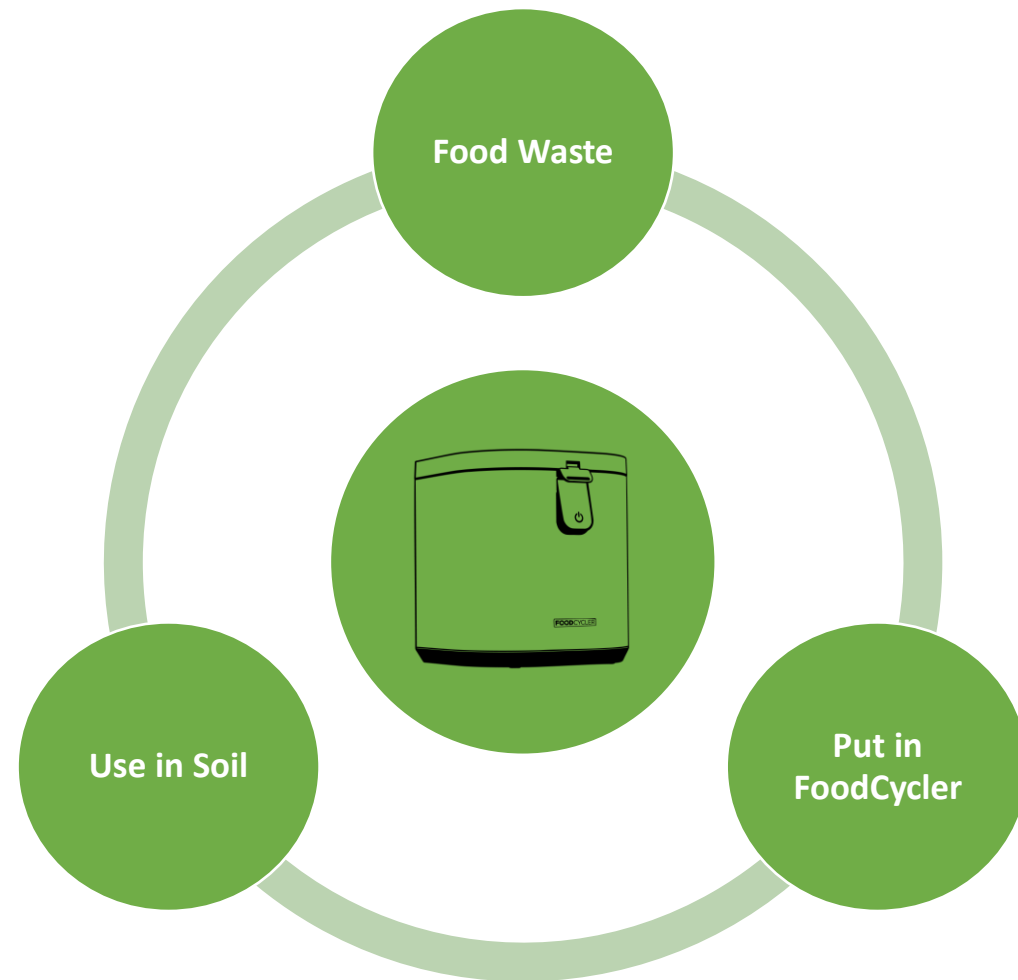
- Add to garden soil
- Add to backyard composter/tumbler/green cone
- Integrate to existing Leaf & Yard waste systems
- Pelletize/briquette as home heating alternative
- Drop off at compost site
- Drop off to a local farm
- Drop off to a community garden
- Add to Green Bin (where available)



IMPACT: ECONOMIC



Traditional Waste Management



FoodCycler

IMPACT: PRESSURE

Regulatory + Social

THE TIME IS NOW

- Constituents want **solutions** to reduce their environmental impact
- Waste is perceived as a government problem and **regulations** are coming
- Food waste is “low-hanging fruit” to achieving higher **diversion** and addressing the environmental impact of waste



"I've received a number of positive messages from residents saying, "sign me up, where can I get mine." I'm 100 per cent in favor of it."

Deputy Mayor Lyle Warden, (South Glengarry ON)

"We were extremely happy with this program and loved that it made us aware of our daily waste."

Pilot participant in South Glengarry

"It's a great tool to reduce household waste. Appreciate that the municipality is being innovative and piloting different solutions."

Pilot participant in Hornepayne

"It alleviates a lot of the concerns that people might have with backyard composting. The time commitment, the location, pests and animals..."

**Kylie Hissa, Strategic Initiatives Officer
(Kenora, ON)**

THE FOODCYCLER PILOTS

The results are in.

Completed pilots in:

6000+
Households

50+
Municipalities



Participation Rate **98%**

- 98% of pilot participants will continue using the FoodCycler after the pilot period

Recommendation Rate **96%**

- 96% of users would recommend the FoodCycler to friends/family/neighbours

User Experience Rating **4.6/5**

- 4.6 out of 5 star rating for the overall user experience of the FoodCycler

Net New Diversion **300 kg**

- Each participating household is estimated to divert approximately 300 kg of food waste per year

Awareness + Prevention **77%**

- 77% of pilot participants resolved to waste less food as a result of increased awareness

FOOD WASTE REDUCTION CHALLENGE

Impact Canada Finalists

Federal Funding

- ✓ Semi-Finalists in Stage 1 received **\$100,000**
- ✓ Finalists in Stage 2 received **\$400,000**
- Finalists will compete in Stage 3 to win one of two Grand Prizes of up to **\$1,500,000**

IN PARTNERSHIP WITH:



PILOT PROGRAM

12 Weeks from Start to Finish

PILOT TIMELINE

START

Residents purchase FoodCycler at a subsidized rate from Municipal Office (or other designated location)

12 WEEKS

Participants use the unit for a period of 12 weeks.

Number of cycles per week are tracked to estimate total diversion achieved.

END

Participants fill out an exit survey, providing their review of the program and any other feedback.

Survey results used to evaluate program success.

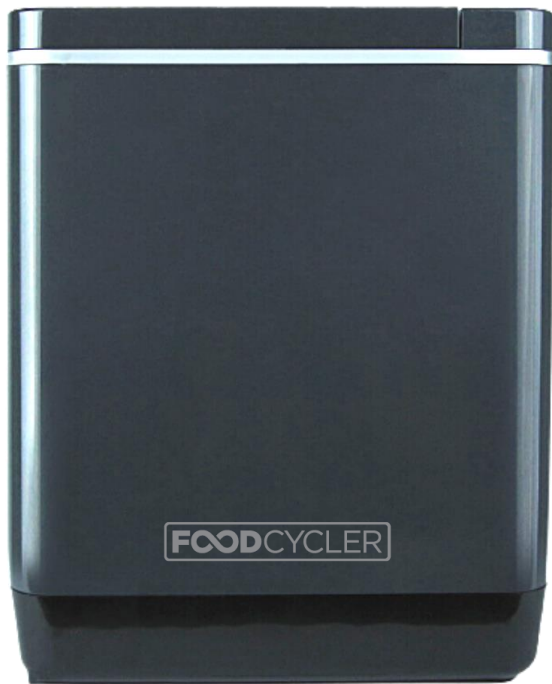
NEXT STEPS

Tailored program design and implementation.

Grants may be available, with support from Food Cycle Science.

FUNDED PILOT PROGRAM OPTIONS

Municipal Subsidy Model



FOODCYCLER™
FC-30

\$ 500

-\$ 200

-\$ 50

\$ 100

\$ 150

RETAIL PRICE

MUNICIPAL
DISCOUNT

IMPACT CANADA
INVESTMENT

* MUNICIPAL
SUBSIDY *

RESIDENT
COST

\$ 815

-\$ 265

-\$ 150

\$ 100

\$ 300



FOODCYCLER™
Eco 5

FUNDED PILOT PROGRAM OPTIONS

Pilot Scope Recommendations

Municipality Population	Pilot Scope	Municipal Investment
< 2,500 Residents	50 Households	\$5,000
2,500 – 10,000 Residents	100 Households	\$10,000
10,000 – 20,000 Residents	200 Households	\$20,000
> 20,000 Residents	250+ Households	\$25,000+

- **Plus shipping costs and applicable taxes**



PARTNERSHIP BENEFITS

Why pilot with us?

- 🍃 Opportunity to trial a food waste diversion solution at a **cost well below market prices**
- 🍃 Immediate impact of reduced residential waste volumes thus **increasing diversion rates**
- 🍃 **Reduced costs** associated with waste management (collection, transfer, disposal, and landfill operations)
- 🍃 The **reduction of greenhouse gas (GHG)** emissions from transportation and decomposition of food waste in landfills
- 🍃 Extend the **life of your landfill(s)**
- 🍃 Opportunity to support **Canadian innovation** and clean tech
- 🍃 Opportunity to provide **residents** with an innovative solution that reduces waste and fights climate change, at an affordable price
- 🍃 Obtaining **data** that could be used to develop a **future organic waste diversion program**

Next Steps:

- 🌱 Receive presentation as information.
- 🌱 If interested in partnering, refer to Staff for a recommendation to Council.



MINUTES OF COMMITTEE OF THE WHOLE MEETING CW23-14 of the Council of the City of Dawson held on Tuesday, November 7, 2023 at 7:00 p.m. via City of Dawson Council Chambers

PRESENT:

Mayor Kendrick
Councillor Somerville
Councillor Pikálek
Councillor Lister

REGRETS:

Councillor Spriggs

ALSO PRESENT:

A/CAO: Paul Robitaille
MC: Elizabeth Grenon
PDM: Farzad Zarringhalam
A/PWM: Owen Kemp-Griffin

	1	Call To Order	The Chair, Mayor Kendrick called Committee of the Whole meeting CW23-14 to order at 7:00 p.m.
CW23-14-01	2	Acceptance of Addendum & Adoption of Agenda Moved By: Councillor Somerville Seconded By: Councillor Pikálek	That the agenda for Committee of the Whole meeting CW23-14 of November 7, 2023 be adopted as presented. CARRIED 4-0
	3	Delegations & Guests	
	3.1	Poppy Presentation	John Mitchell, Royal Canadian Legion #1, presented the First Poppy Ceremony to Council.
	3.2	Gerrard Dinn, Emergency Medical Services, Yukon Government RE: EMS Presentation	Ryan Soucy, Yukon Emergency Medical Services (EMS), presented on the Yukon EMS program.
	3.3	Lester Balsillie, Yukon Housing Corp. RE: Korbo Apartment Complex	Lester Balsillie, Yukon Housing Corporation and architects from Kobayashi and Zedda presented on their Multi-Family Residential Housing Project for 954-6th Avenue.
	4	Business Arising from Delegations & Guests	
	5	Minutes	

- CW23-14-02** **5.1** **Committee of the Whole Meeting Minutes CW23-11 of August 30, 2023**
Moved By: Councillor Pikálek
Seconded By: Councillor Somerville
- That the minutes of Committee of the Whole Meeting CW23-11 of August 30, 2023 be approved as presented.
- CARRIED 4-0
-
- CW23-14-03** **5.2** **Committee of the Whole Meeting Minutes CW23-12 of September 13, 2023**
Moved By: Councillor Somerville
Seconded By: Councillor Pikálek
- That the minutes of Committee of the Whole Meeting CW23-12 of September 13, 2023 be approved as presented.
- CARRIED 4-0
-
- CW23-14-04** **5.3** **Committee of the Whole Meeting Minutes CW23-13 of October 25, 2023**
Moved By: Councillor Somerville
Seconded By: Councillor Pikálek
- That the minutes of Committee of the Whole Meeting CW23-13 of October 25, 2023 be approved as presented.
- CARRIED 4-0
-
- 7** **Special Meeting, Committee, and Departmental Reports**
-
- CW23-14-05** **7.1** **Recycling & Solid Waste Recommendations**
Moved By: Councillor Somerville
Seconded By: Councillor Pikálek
- That Committee of the Whole forward to Council the following solid waste collection recommendations:
1. That the Municipality discontinue Commercial, Institutional, and Multi-residential property solid waste and recycling collection services.
 2. That the Municipality move to a bi-weekly Residential solid waste and recycling pickup service.
 3. That the municipality adopt a 1 bag of solid waste per household per week limit with the option to buy additional bag tags.
 4. That the Municipality entertain increasing the collection route to include the Dredge Pond, C4, and the Dome subdivisions.
- CARRIED 4-0
-
- CW23-14-06** **7.2** **Dredge Pond II Master Plan**
Moved By: Mayor Kendrick
Seconded By: Councillor Somerville
- That Committee of the Whole forward Dredge Pond II Master Plan to the next council meeting for adoption.
- CARRIED 4-0
- Ben Campbell, YG Land Development Branch, presented the Dredge Pond II Master Plan.
-

7.3 Official Community Plan Comprehensive Review**Moved By:** Councillor Pikálek**Seconded By:** Councillor Somerville

That Committee of the Whole direct administration to repeal S.16.2 of the Official Community Plan and replace it with a provision mandating a comprehensive review in five years.

DEFEATED 1-3

CW23-14-07

7.3.1 Official Community Plan Comprehensive Review-Amendment**Moved By:** Councillor Somerville**Seconded By:** Councillor Pikálek

That Committee of the Whole direct administration to bring to Council a plan to establish a methodology for conducting the Official Community Plan comprehensive review and schedule it for the following year.

CARRIED 3-1

CW23-14-08

7.4 Zoning Amendment – Fifth Avenue C1 to R1 Rezoning**Moved By:** Mayor Kendrick**Seconded By:** Councillor Somerville

That Committee of the Whole accept this report as information and forward Zoning Bylaw Amendment No.25 (Bylaw #2023-14) to the next council meeting for Second Reading.

CARRIED 4-0

CW23-14-09

8 Correspondence**Moved By:** Mayor Kendrick**Seconded By:** Councillor Somerville

That Committee of the Whole acknowledge receipt of the following correspondence:

1. Minister Silver RE: Five-Year Review of the Cannabis Legislation, for informational purposes.

CARRIED 4-0

CW23-14-10

9.1 Extend Meeting**Moved By:** Mayor Kendrick**Seconded By:** Councillor Somerville

That Committee of the Whole Meeting CW23-14 be extended not to exceed one hour.

CARRIED 4-0

10 Public Questions

Charlotte Luscombe had a question regarding the Official Community Plan comprehensive review resolution.

Kim Biernaskie had questions regarding garbage pickup.

11 In Camera-Land Related Matter

- CW23-14-11** **11.1** **Move to In Camera**
Moved By: Councillor Somerville
Seconded By: Councillor Pikálek
- That Committee of the Whole move into a closed session of Committee of the Whole, as authorized by Section 213(3) of the Municipal Act, for the purposes of discussing a land related matter.
- CARRIED 4-0
-
- CW23-14-12** **11.1.1** **Recess**
Moved By: Mayor Kendrick
Seconded By: Councillor Somerville
- That Committee of the Whole take a five-minute recess.
- CARRIED 4-0
-
- CW23-14-13** **11.2** **Revert to Open Session**
Moved By: Mayor Kendrick
Seconded By: Councillor Pikálek
- That Committee of the Whole revert to an open session of Committee of the Whole to proceed with the agenda.
- CARRIED 4-0
-
- CW23-14-14** **12** **Adjournment**
Moved By: Councillor Pikálek
Seconded By: Mayor Kendrick
- That Committee of the Whole Meeting CW23-14 be adjourned at 10:32 p.m. with the next regular meeting of Committee of the Whole being December 5, 2023.
- CARRIED 4-0
-

THE MINUTES OF COMMITTEE OF THE WHOLE MEETING CW23-14 WERE APPROVED BY COMMITTEE OF THE WHOLE RESOLUTION #CW23-17-XX AT COMMITTEE OF THE WHOLE MEETING CW23-17 OF DECEMBER 5, 2023.

William Kendrick, Chair

Paul Robitaille, A/CAO

MINUTES OF COMMITTEE OF THE WHOLE MEETING CW23-15 of the Council of the City of Dawson held on Tuesday, November 14, 2023 at 7:00 p.m. via City of Dawson Council Chambers

PRESENT:

Mayor Kendrick
Councillor Somerville
Councillor Pikálek
Councillor Lister
Councillor Spriggs

REGRETS:

ALSO PRESENT:

CAO: David Henderson
MC: Elizabeth Grenon
PDM: Farzad Zarringhalam

	1	Call To Order The Chair, Mayor Kendrick called Committee of the Whole meeting CW23-15 to order at 7:01 p.m.
CW23-15-01	2	Acceptance of Addendum & Adoption of Agenda Moved By: Councillor Somerville Seconded By: Councillor Pikálek That the agenda for Committee of the Whole meeting CW23-15 of November 14, 2023 be adopted as presented. CARRIED 5-0
	3	Budget & Financial Reports
	3.1	Budget Presentation CAO Henderson presented the budget.
	4	Public Questions
CW23-15-02	5	Adjournment Moved By: Councillor Pikálek Seconded By: Councillor Spriggs That Committee of the Whole Meeting CW23-15 be adjourned at 9:25 p.m. with the next regular meeting of Committee of the Whole being December 5, 2023. CARRIED 5-0

THE MINUTES OF COMMITTEE OF THE WHOLE MEETING CW23-15 WERE APPROVED BY COMMITTEE OF THE WHOLE RESOLUTION #CW23-17-XX AT COMMITTEE OF THE WHOLE MEETING CW23-17 OF DECEMBER 5, 2023.

William Kendrick, Mayor

David Henderson, CAO

MINUTES OF COMMITTEE OF THE WHOLE MEETING CW23-16 of the Council of the City of Dawson held on Tuesday, November 28, 2023 at 7:00 p.m. via City of Dawson Council Chambers

PRESENT:

Mayor Kendrick
Councillor Somerville
Councillor Lister
Councillor Spriggs

REGRETS:

Councillor Patrik Pikálek

ALSO PRESENT:

CAO: David Henderson
MC: Elizabeth Grenon
PDM: Farzad Zarringhalam
A/PWM: Owen Kemp-Griffin

- | | |
|-----|---|
| 1 | <p>Call To Order</p> <p>The Chair, Councillor Somerville called Committee of the Whole meeting CW23-16 to order at 7:00 p.m.</p> |
| 2 | <p>Acceptance of Addendum & Adoption of Agenda
Moved By: Councillor Somerville
Seconded By: Councillor Spriggs</p> <p>That the agenda for Committee of the Whole meeting CW23-16 of November 28, 2023 be adopted as amended.
CARRIED 4-0</p> |
| 3 | <p>Delegations & Guests</p> <p>Councillor Lister entered the meeting.</p> |
| 3.1 | <p>Diana Andrew RE: Budget Questions</p> <p>Diana presented her thoughts and suggestions on the budget. She encouraged Council to work on better ways to engage the community to gain their input.</p> |
| 3.2 | <p>Mark Mather RE: Budget Questions</p> <p>Mark Mather presented his concerns about the budget. He asked Council to postpone passing the budget and have Council put on two public meetings before putting the budget forward.</p> |
| 4 | <p>Budget & Financial Reports</p> |

CW23-16-02

4.1 Budget Presentation

Moved By: Councillor Somerville

Seconded By: Councillor Spriggs

That Council forward the 2024 Operating ,Capital and Fees & Charges Budgets to the December 19 Council meeting for adoption as the 2024 provisional Budgets.

CARRIED 5-0

5 Public Questions

Diana Andrew had a question regarding public engagement on the budget.

Kim Biernaskie had questions regarding waste management in the budget.

6 Adjournment

No adjournment was made because the meeting automatically adjourned at 11:00PM.

Alexander Somerville, Chair

David Henderson, CAO



City of Dawson Report to Council

Agenda Item	Canadian Bank of Commerce Project Update
Prepared By	Asset & Project Manager
Meeting Date	November 30th, 2023
References (Bylaws, Policy, Leg.)	
Attachments	CBC NHS Restoration Report #2

	Council Decision
X	Council Direction
X	Council Information
	Closed Meeting

Recommendation

That Council receive this report as an informational update on the status of the CBC Building project and that Council consider this report when reviewing the proposed 2024 Capital budget which identifies \$1,120,000 sourced from CCBF (Gas Tax) funds for phase 2 of the project.

Executive Summary

The City of Dawson has concluded its contract with Wildstone Construction LTD. The contractors successfully completed all the design components included in the drawings and the change orders throughout the construction phase.

Phase 2 of the project will consist of the following restoration aspects:

- Lead paint abatement on exterior cladding
- Exterior cladding heritage restoration and painting
- Structural and framing upgrades above grade
- Exterior wall and attic envelop and insulation
- Preliminary mechanical ventilation

The design team will be including the following aspects in the drawings, these items will be added to the next construction contract depending on associated costs:

- Concrete slab completion with elevator pit
- Elevator shaft
- Washroom framing
- Windows

Background

The Canadian Bank of Commerce National Historic Site has concluded its first phase of restoration. The Canada Community-Building Fund (Gas Tax) Project #2022-064 has provided \$1,493,809.18 for the following restoration aspects: Hazardous material abatement, phase 1 design, phase 1 construction and phase 2 design.

Discussion / Analysis

The lead paint abatement will be the first stage of phase 2. This work will be detailed and put to tender for completion by the end of May 2024. The lead paint will be neutralized by chemical agent and washed off. There is an existing asbestos paper layer behind the exterior cladding that will remain in place permanently (encapsulated) – costs associated with removing the asbestos paper layer are prohibitive.

The phase 2 restoration efforts will take place following the final abatement of the structure. The interior sheathing will be removed in order to place insulation and a vapour barrier on the ground and upper floor. The steel rods that support the second floor will be strengthened, the floor joist will be examined and replaced as required.

The missing exterior cladding sections will be fabricated and installed, and the exterior cladding will be painted.

Some preliminary ducting and ventilation will be installed.

The final product following phase 2 will be a completed building envelop, structurally compliant building, and restored exterior historical finish – with exception of the windows and doors depending on budget. Additional work that will be prioritised will be finalizing the concrete slab and elevator shaft as they will be incorporated into the structure

Fiscal Impact

CBBF funds will be used to continue phase 2 of the restoration, there is \$96,534.00 leftover for the designing of phase 2 and the design team is underway. The current budget for the second phase is \$1,120,000; a fund application will be made for January 2024.

Alternatives Considered

That Council direct administration to pause the project while additional funding avenues are explored.

That Council direct administration to focus on the lead abatement and exterior cladding restoration only.

That Council approve a larger budget to encompass additional works on the building.

Next Steps

Adoption of Provisional 2024 Capital Budget

Release of tender documents to remove the lead containing paint on the exterior cladding.

Presentation of preliminary phase 2 drawings to Mayor and Council, expected March 2024.

Release of tender documents for phase 2 construction. The tender will specify separating costs associated with each works to ensure the works remain within the proposed budget.

Approved by	Name	Position	Date
	<i>David Henderson</i>	CAO	Dec 2, 2023

CBC NHS Reconstruction Report #2

Project # 2022-064

TPA # T00025432

Phase 1 Construction

The CBC NHS reconstruction has cleared substantial completion, building permits, and consultant Letters of Assurance.

Attached are several pictures of the work that was completed – you may find more pictures and all invoices at the following link:

<https://www.dropbox.com/scl/fo/g8rsiv6ynb8xrdns8i9rq/h?rlkey=m7ilro33wuypued2a2q2f15we&dl=0>

During construction, an old buried fuel tank was found. The City of Dawson hired an environmental consulting team to assist with the removal and soil testing surrounding the tank. Additional work was required for the abatement of hazardous materials found while construction was underway.

Below are a series of chronological pictures of the first restoration phase.

The City of Dawson and the consultants are extremely pleased with the quality of work and the performance of the drawings.

The consultant team for the next phase of the restoration is underway with drawings. The next phase of the restoration includes the following:

- Restoration and painting of exterior cladding
- Final structural upgrades to upper portion of the building (walls and floor)
- Insulation and weather proofing of walls and roof
- Construction of interior elevator shaft

Please let me know if you require any additional information or if you have any questions.

Thank you,

Owen Kemp-Griffin



Figure 1: Initial excavation



Figure 2: Plywood replacement



Figure 3: Plywood replacement



Figure 4: Excavation



Figure 5: Installation of waterproof membrane



Figure 6: Installation of insulation



Figure 7: Installation of dimpled membrane and foundation drain

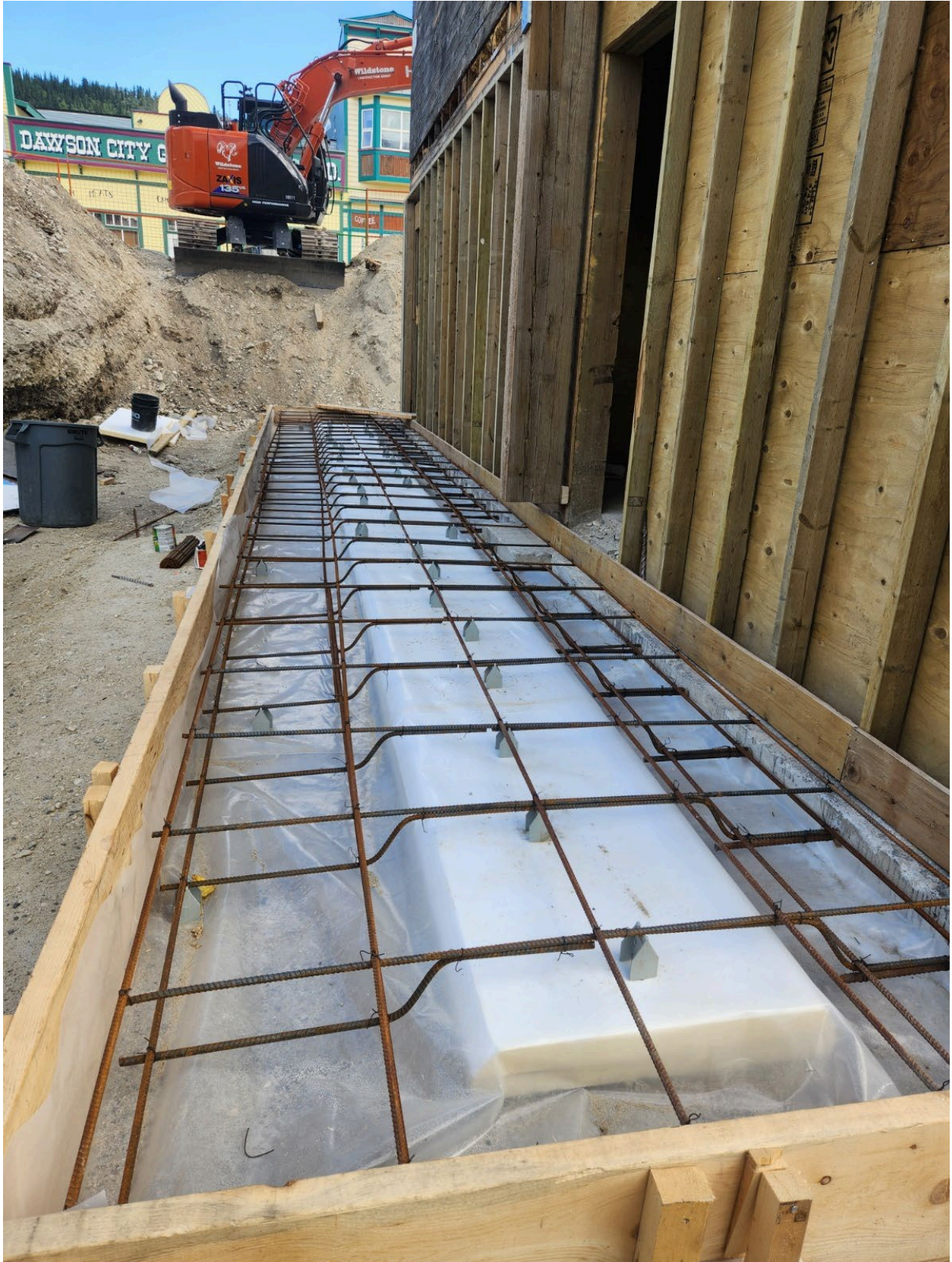


Figure 8: Concrete Cast and rebar



Figure 9: Concrete pour



Figure 10: Extension construction



Figure 11: Extension construction



Figure 12: Extension construction



Figure 13: Sump pump room



Figure 14: Backfill and skirting



Figure 15: Extension roof completion



Figure 16: Restored exterior cladding material



Figure 17: Electrical panel for lights, pumps, alarms



Figure 18: Drone footage during construction



City of Dawson

Report to Council

Agenda Item	North End Project – Multi-unit proposals summary
Prepared By	Planning and Development
Meeting Date	December 5, 2023
References (Bylaws, Policy, Leg.)	
Attachments	Multi-unit development proposals

x	Council Decision
	Council Direction
x	Council Information
	Closed Meeting

Recommendation

That Council direct the Administration to modify Zoning Bylaw Amendment No. 26 to rezone only corner parcels to R2.

Executive Summary

This report provides a summary of the proposals submitted in response to the Request for Expression of Interest for the construction of multi-unit residentials on Block B, Smith Addition (North End Project).

Background

Council directed the Administration to initiate the rezoning process and issue a Request for Proposals for the construction of multi-unit dwellings on Block B, Smith Addition during the September 13 CoW meeting. In accordance with the direction, staff issued a Request for Expression of Interest with an October 31st deadline. In addition, on October 4, Council was presented with Bylaw Amendment No.26, which rezoned the entire block (five lots) to R2, and it received its first reading.

Discussion / Analysis

A total of four proposals have been submitted. Although a few corporations and individuals expressed interest, they were unable to submit proposals at this time due to time constraints and competing priorities. A summary of the proposals is provided in Table 1.

The Administration recommends the rezoning of two corner lots to R2 in light of the proposals. This recommendation is supported by the following justifications:

- It meets the OCP's implementation methodologies by supporting the development of a variety of housing types.
- It addresses the gap identified in *Housing Needs Assessment* by providing smaller housing units.
- It aligns with the 75% of the proposals. Northern Community Land Trust and KDO do not require more than one lot. Additionally, TH needs no more than two lots for multi-unit residential development.
- In terms of urban design and streetscape, larger scale constructions on corner lots are preferred. The ornamentation of a two-story structure can be visually striking. It also gives the block a symmetrical appearance and clearly outlines its corners.

It should be emphasized that, while the recommendation is based on the proposals received thus far, it does not guarantee that the lots would be sold to only these proponents. The administration will ensure that a fair method for releasing the lots is followed. However, we know that there are at least interests in place for the development of multi-unit residential buildings, so the lots will not sit unoccupied.

Proponent Proposal	KDO	Northern Community Land Trust	TH	Marie Demers
Description	<ul style="list-style-type: none"> • 2 Story Rental Apartment • Six 1-bdrm units • 4 Units are 2 storey (stairs included in living space) • Rents at or under median rates for Dawson for at least twenty years 	<ul style="list-style-type: none"> • Identical to KDO, except with a permanent affordable home ownership model instead of rental • Homes sold at 20-40% discount from market price to ensure affordability at 30% of gross income or less • Owner cannot profit from home 	<ul style="list-style-type: none"> • Elders complex • 12 units total across multiple buildings • Main building consists of a 2-story apartment containing six 1-bdrm units • Three 2-bdrm complexes 	<ul style="list-style-type: none"> • 50 multi-unit small residential cabins • Some with one story, some with loft • Cabins are 300-600sqft each
Parcels required	1	1	5 (3 for the duplexes, 2 for the apartments)	5
Exterior design	<ul style="list-style-type: none"> • Inspired by small hotels in downtown core in the early 1900s • Multiple heritage features included • Positive feedback received from HAC 	<ul style="list-style-type: none"> • Inspired by small hotels in downtown core in the early 1900s • Multiple heritage features included • Positive feedback received from HAC 	<ul style="list-style-type: none"> • TH cultural design • Input from steering committee led by TH elders 	<ul style="list-style-type: none"> • Modelled after gold rush-era prospector cabins
Prospective tenants/purchasers	<ul style="list-style-type: none"> • Year round residents of all ages • Between low income social housing and private market rentals or home ownership 	<ul style="list-style-type: none"> • 80% median household income or less • Preference to women & children, single parent families, indigenous, newcomers to Canada and other underrepresented groups in home ownership 	<ul style="list-style-type: none"> • TH citizens only, with preference for Elders 	<ul style="list-style-type: none"> • Dawson residents, local staff, students • Families or individuals welcome
Start and completion dates	<ul style="list-style-type: none"> • Lot development start: Autumn 2024 • Construction Start: Summer 2025 • Approx. construction duration: 8 months 	<ul style="list-style-type: none"> • Timetable to build for occupancy in 1-2 years subject to financing 	<ul style="list-style-type: none"> • 2024: detailed design • 2025: duplex construction • 2026: apartment construction 	<ul style="list-style-type: none"> • May 2024 to November 2026

Table 1 – Summary of the Proposals

Fiscal Impact

1. If the application is successful, rezoning will result in more funding from the HAF program.
2. Rezoning should not materially affect the cost of servicing.
3. Multi residential units will result in greater annual taxation and Utility payments to the municipality.
4. Intensification results in higher efficiency in providing municipal services – ie service to a greater number of units and people for a lower cost per unit or person allowing cost containment.
5. Greater number of people living in the downtown core within walking distance of services and employment reducing reliance on cars, parking spaces and related municipal services.

Alternatives Considered

That the rezoning will be processed without any amendments (rezoning the entire block).
Stop the rezoning process.

Next Steps

Before the second reading of Zoning Bylaw Amendment No. 26, a public hearing will be held.

Approved by	Name	Position	Date
	<i>David Henderson</i>	CAO	Nov 30. 2023

Expression of Interest

Provision of Multi-Unit Residential Dwellings North End Development, Dawson City

Single Lot Six-Plex

Proponent:

Klondike Development Organization (KDO) was founded in 2009 as a partnership of City of Dawson, Chief Isaac Incorporated, Dawson City Chamber of Commerce, Klondike Visitors Association and Dawson City Arts Society. Our mission includes strengthening critical economic and social sectors. We have found that Dawson City's housing shortage acts as a barrier to its development and therefore the Board has prioritized working in this sector.

KDO has built and now operates apartment complexes at 1091 6th Avenue (opened 2017), and 1075 3rd Avenue (opened 2019) for 16 apartments in total. Both buildings contain six 1-bedroom units and two 2-bedroom units over two stories.

Project Description:



KDO would like to express our interest in constructing a 6-plex apartment building on a single lot in the new north end development.

In 2022 we contracted a design for a multi-plex that would fit on a single 50x100 foot lot (our 8-plexes with parking and other services require more than a single standard-sized lot). We requested a design inspired by the small hotels seen in Dawson's downtown core during the early 1900s. The resulting design was presented to the City's Heritage Advisory Committee for initial feedback, with positive results.

The north end lots are longer than a standard lot and would provide room for 6 parking stalls and potentially even some green space- such as garden boxes or shrubbery, etc.

Key characteristics:

- Only one land parcel is required
- Use: multi-residential rental housing
- 2 stories
- Building footprint: 30' wide by 72' long
- Building height: approximately 33'
- 6 apartments of one bedroom each, including one universal-access unit
- 4 units that are 2 story (with stairs included as part of tenant living space)
- Rents will be at or under the median rent rates for Dawson City
- Super-green energy-efficiency standards for construction
- Electric heat
- HRV installed individual to each unit

Heritage characteristics:

- Long, narrow buildings were common in gold rush era
- Protruding bay windows are a character-enhancing, heritage feature
- Staircases on the interior of the building are typical of historic buildings such as hotels
- Building proportions in keeping with early 1900s commercial structures
- Exterior cladding: wood cove siding, metal roof, wooden access stairs and decks
- Simple but appropriate window, door, façade, frieze and cornice trims
- Sash opening windows

Please see attached elevations and floorplans.

Note: This attached design was intended for a location in the commercial core. Understanding that the north end has a different makeup, we would be open to modifying elements of the exterior to best fit into the neighbourhood.

Historic inspiration for the building design:



Approximate start/completion dates:

If municipal water and sewer infrastructure were completed during the summer of 2024, KDO could commence lot development (backfilling a gravel foundation pad) as early as autumn 2024, with construction commencing summer 2025. Our 8-plexes were completed in approximately eight months, and we would estimate a similar timeline for this project.

Prospective Tenants:

As with KDO's existing apartments, we anticipate this project serving a broad tenancy base of year-round residents. This includes newborns (with their parents) to seniors, and generally our tenants are either folks who are working or retirees. Any KDO rental development would be in partnership with Yukon Housing, whose funding initiatives require that rents remain at or under the median rent rates for our community, for a minimum of twenty years. Operating on a cost recovery basis, our housing fills the niche between lower-income social housing, and private market rentals or home ownership. Since apartment living by nature requires that people are respectful and limit noise and other irritants, our tenants tend to be good neighbours.

Follow-up:

If you have any questions, please contact Evelyn Pollock, Project Manager:

Email: Klondikedevlopment@gmail.com or Telephone (cell): 867-993-3531

For further information about KDO and previous housing developments, please visit:

www.klondikedevlopment.com

Northern Community Land Trust – Expression of Interest

Our expression of interest is to partner with KDO and develop an identical building adjacent on a second 50*120 property. The difference being that we will apply our permanent affordable home ownership model instead of rental. Under this model homes are sold at 20-40% discount from market price to households at 80% of median income or less. The condition being that the owner cannot profit from the home - they must resell back to us at original price plus inflation.

So:

1. One 50*120 property
2. 6 homes in one condominium tenure building with units and design per the KDO proposal
3. Target market - 80% median household income or less with preference to women & children, single parent families, indigenous, newcomers to Canada and other underrepresented groups in home ownership
4. Home ownership model with permanent price protection to ensure affordability at 30% of gross income or less - typically discounted 20-40% from market pricing
5. Timetable to build for occupancy in 1-2 years subject to financing

Hope that gets you enough for now. Over a longer period if we have success we would seek to repeat too.

From
Mark Wickham
Executive Director



October 17, 2023

Expression of Interest: Block B, Smith Addition

Proponent

The Tr'ondëk Hwëch'in Government is a self-governing First Nation, whose Traditional Territory includes Dawson City. The Tr'ondëk Hwëch'in Government strives to uphold the values of TH Citizens by valuing the relationships between people, living in harmony with the land, learning from Elders, and investing in Youth. The government is growing and evolving to support citizens in ensuring a strong and healthy future, which includes a robust affordable rental housing program alongside many other services. Through surveys with citizens, there has been a gap identified in the housing program. Citizens have expressed the need and desire to have dedicated housing for Elders with a mix of supported and independent living, including community space for gathering with family, youth, and children.

Project Description

The Tr'ondëk Hwëch'in Government (TH) has begun to explore an Elders' Complex Project, however, is lacking a suitable parcel of land on which to construct it. The parcel of land must be in town, within walking distance of Tr'ondëk Hwëch'in Government community buildings such as the Chief John Jonas Centre, Äät Nëhëjël, and Hähkè Steve Taylor Building, and would ideally have a view of the Yukon River which is of great cultural significance to the Tr'ondëk Hwëch'in. The five lots located in Block B, Smith Addition, meet all of the requirements.

The project consists of the design and construction of a multi-building, 12-unit Elders Complex that features both supported and independent living and promotes community and connection.

The main facility in the complex is a 2 storey apartment-style multi-unit residential building (MURB) would contain six 1-bedroom units. Each apartment would be approximately 850 square feet in size, for a total building floor area of around 6,000 square feet including common areas. The lower floor units would be fully accessible. The upper floor units would be partially accessible.

There will be three fully accessible, 2-bedroom duplexes. These duplexes would be approximately 2000 square feet in total (1000 square feet per unit).

The project could include indoor and outdoor central gathering spaces for community gatherings and on-the-land activities. Landscaping would attempt to preserve some of the existing trees, where feasible.



Parcels Required

This project will span all 5 lots. The apartment building would occupy two consolidated lots at the southernmost end of the parcel. The duplexes would occupy the remaining three, unconsolidated lots.

Exterior Design

It is TH's strong preference that the exterior of the project be designed with Tr'ondëk Hwëch'in history and cultural values in mind. TH would work closely with the City of Dawson Heritage Committee on this matter. It will be designed by a reputable architect with input from a steering committee led by Tr'ondëk Hwëch'in Elders.

Project Approximate Start and Completion Date

It is expected that construction will be able to begin shortly after the parcel is connected to City of Dawson water and sewer lines, which has been given the approximate timeline of summer 2025. The proposed project timeline is as follows:

Spring - Fall 2024: Geotechnical analysis, detailed design and permitting

Spring / Summer 2025: Clearing, groundworks including foundation and footings, and utility connects

Summer / Fall 2025: Construction begins on duplexes

Spring / Summer 2026: Construction begins on apartment building

Fall / Winter 2026: Duplex substantial completion and occupancy

Fall / Winter 2027: Apartment building substantial completion / occupancy

Prospective Tenants

While the primary prospective tenants of the project are Tr'ondëk Hwëch'in Elders, units will be made available to any Tr'ondëk Hwëch'in citizens through the rental housing program in the case that interested Elders do not fill all the units.

Contact

Please direct all questions to the Director of Housing & Infrastructure, Peter Marangu at peter.marangu@trondek.ca. Please also include the Housing Office Administrator, Kathleen McGarity at kathleen.mcgarity@trondek.ca on the email.

Request for Expression of Interest

Block B Smith Addition

North End Plan

Dawson City



Prospector Cabin

By Marie-Pierre Leblanc Demers

October 30, 2024

Brief presentation of the proponent

The proponent is a successful real estate investor who has made her successions by keeping on properties and house flipping. The link attached is one the house flipping executed by the proponent.

<https://vimeo.com/urbanmeasure/download/827050857/5e7ff3faa1>

Project description

The project is a prospector cabin community, which will allow multiple small units on its parcel, with the same concept as the new age tiny house community, but with the theme of the gold rush. The multi unit residential cabins will be approximately 300 to 600sqft, some only containing one level while others will also have a sleeping loft. With the total of 50 cabins occupying the lot the rest of the area will be left with trees.

The number of parcels required

All 5 parcel will be required

Description of the exterior design

The exterior will be in the inspired theme of the Gold Rush. Each unit will look like the olden day prospector cabins, filled with either wooden logs or wooden planks.

Approximate project's start and completion dates

The project will start on May 2024 and will be fully completed on November 2026

Prospective tenants or purchasers

The prospector cabins will all be rented out to the local staff, student or Dawson residents. The different sizes of cabins will be able to welcome single individuals as well as family's.





City of Dawson

Report to Council

Agenda Item	Zoning Bylaw Amendment No.28 (Bylaw #2023-18)
Prepared By	Planning and Development
Meeting Date	December 5, 2023
References (Bylaws, Policy, Leg.)	OCP, Zoning Bylaw, Municipal Act
Attachments	Proposed Zoning Amendment

	Council Decision
	Council Direction
x	Council Information
	Closed Meeting

Recommendation

That Council accept this report and the attachment as information and forward Zoning Bylaw Amendment No.28 (Bylaw #2023-18) to the next council meeting for First Reading.

Executive Summary

The Zoning Bylaw Amendment No.28 establishes a new residential zone (R4) in the City of Dawson Zoning Bylaw and governs future construction and development within the Klondike Highway Subdivision Parcel D/F.

Background

On March 1, 2023, the Klondike Highway Subdivision Parcel D/F Master Plan was adopted by resolution (C23-03-15) of the Council. In order to facilitate the Master Plan's implementation, an OCP Amendment application was submitted subsequent to its adoption, seeking to change the designation of a portion of Lot 1059, Quad 116B/03 from INT: Institutional to UR: Urban Residential. On October 4, 2023, the Amendment (Bylaw #2023-09) was granted its Third and Final Reading by means of resolution C23-16-18.

The current Zoning Amendment, prepared by Stantec, is intended to regulate future developments in the area.

Discussion / Analysis

A zoning amendment was necessary due to the unique characteristics of the new subdivision, which included varied parcel sizes compared to the historic townsite, the coexistence of various housing types adjacent to one another, and the absence of laneways for access. To do so, two options were available. The first proposal entailed making modifications to the existing zones (R1 and R2), while the second proposed the establishment of an entirely new zone. Altering the existing zones would have introduced complexity into the matter due to the potential consequences for the historic townsite. Consequently, establishing a new zone is going to be the most suitable course of action. While the design of the new zone is influenced by the proposed development pattern in Klondike Highway Subdivision Parcel D/F, it is possible that it could be extended to accommodate subdivisions beyond the boundaries of the historic townsite.

The proposed amendment is detailed in the attachment. It is noteworthy that an increase has been made to the maximum parcel coverage in order to accommodate a greater variety of housing options.

It is recommended to address the matter of the off-street parking spaces for the new recreation center during the Development Permit application process, in accordance with Section 293 of the Municipal Act:

If a zoning bylaw requires any parking facilities on land that is not part of a public highway, the council may by the same or another bylaw exempt a person from the requirement of providing the parking facilities if, in place of them, the person pays to or agrees to pay to the council a sum or other consideration that the council may, in its discretion, consider appropriate in the circumstances.

Alternatives Considered

Postpone the First Reading until the meetings of the new year.

Next Steps

The amendment will be presented for First Reading at the subsequent council meeting.

Approved by	Name	Position	Date
	David Henderson	CAO	Dec 2, 2023

Zoning Amendment – Klondike Subdivision

Proposed Zoning Amendment

1. Specific Amendments

Amendment #1 – Parking for New Dawson Recreation Centre	
Section	9.2 Table 9.1 Required Off Street Parking Spaces
Justification	<p>In the current bylaw, recreation centre requires 1 per 10m² (108ft²) of floor area. The proposed Dawson Recreation Centre has a floor area of approximately 8,212 m sq and under the current parking rates, would require 821 parking spaces. The site cannot support the number of required spaces nor is it necessary. For reference, the Whitehorse Canada Games Centre has approximately 380 stalls.</p> <p>Due to the unique nature of the proposed Dawson Recreation Centre, there may be a various options to reduce the required numbers of parking stalls.</p> <ul style="list-style-type: none"> • Review the definition of ‘Place of public assembly’ create a new use for recreation facilities; • Amend the required parking spaces for institutional uses. • Provide parking relaxation for the Recreation Facility at the time of Development/Building Permit.
Applicability	Parking requirements for the proposed Dawson Recreation Centre
Proposed Change	Provide parking relaxation for the Recreation Facility at the time of Development/Building Permit may be the most ideal option as the requirements may be seldomly used.
Amendment #2 – Add New Residential Zone	
Section	11.4 R4 - Valley, Confluence and Bowl Residential
Justification	This is a new zone to support residential development outside the historic townsite. A new zone is proposed here because the townsite zoning is designed for lots where lanes provide access to the rear of the lot. It was important that new zoning did not impact the historic nature of Downtown Dawson.
Applicability	Will apply to the area shown on the attached map; but could be used for other serviced residential development outside the historic townsite.
Proposed Change	Proposed new zoning attached below.
Amendment #3 – Amend R1 Zone (Single Detached and Duplex Residential) to R4 - Valley, Confluence and Bowl Residential	
Justification	Amend the Zoning Map to support the proposed housing as identified in the Klondike HWY Subdivision Parcel D/F Master Plan
Applicability	Parcel D/F
Proposed Change	Zoning Map

11.4 R4 Zone (Valley, Confluence and Bowl Residential)

The purpose of the R4 zone is to permit single detached, duplex and townhouse dwellings outside of the

11.4.1 Permitted Uses

The following use(s) are permitted in the R4 zone:

- .1 accessory building or structure
- .2 bed and breakfast
- .3 boarding house
- .4 duplex
- .5 family day home
- .6 garden suite – including duplex
- .7 home occupation
- .8 modular home
- .9 secondary suites - including duplex
- .10 single detached dwelling
- .11 townhouse

11.4.2 Zone-Specific Regulations

- .1 On a parcel located in an area zoned R1
 - I. no plan of subdivision shall be approved in such a way that contravenes the regulations set out in the table below unless S. 5.1.1.1 or s. 5.1.3 applies.
 - II. and no building or structure shall be constructed, altered, or located in such a way that contravenes the regulations set out in table 11-4, in which column 1 sets out the matter to be regulated and column 2 sets out the regulations.

TABLE 11-4 R4 ZONE MINIMUM PARCEL REQUIREMENTS

Column 1 – Regulations	Column 2 – Requirements	
Minimum parcel size		
-Single Detached	315.9m ²	3,400ft ²
- Duplex (Side-by-side units on separate adjacent parcels)	232.3m ²	2,500ft ²
-Aggregate parcel area for Duplex units	464.6m ²	5,000ft ²
-Townhouse (Units on separate adjacent parcels)	185.8m ²	2,000ft ²
Minimum parcel width		
- Single Detached and Duplex units on one lot	10.36m	34ft
- Duplex units on separate lot	7.6m	25ft
-Aggregate parcel width for Duplex units	15.2m	50ft
-Townhouse	6.1m	20ft
Minimum setback of buildings from Front parcel line (minimum and maximum)	6.10-8.00m	20-26.2ft

Side parcel line		
- For a dwelling	1.52m	5ft
- For a non-dwelling accessory building	0.61m	2ft
- For a duplex or townhouse with a shared wall on property line	0.00m	0ft
- Exterior side parcel line, where the building flanks a public roadway	3.05m	10ft
Rear parcel line	1.52m	5ft
Accessory buildings		
For a dwelling to dwelling	3.05m	10ft
For a dwelling to non-dwelling	0.61m	2ft
For a non-dwelling to non-dwelling	0.61m	2ft
Maximum parcel coverage	60%	
Maximum height		
-principal building	10.67m	35ft
-accessory building	6.10m	20ft

11.4.3 Zone-Specific Regulations

.1 Bed and breakfasts, boarding houses, family day home, garden suites and secondary suites are not permitted in townhouses.

.2 Duplexes (side-by-side with a shared wall) with double front attached garage shall be two stories. Townhouses with front attached garages shall be two stories.

.3 For single detached home or duplex, without an attached front garage or with a one-car attached front garage, the driveway shall not exceed a width of 5.5m (18ft). If there is a two-car attached front garage, the driveway cannot exceed the width of the garage.

.4 For townhouses, driveways are limited to 4.9m (16ft). If there is a front garage, the driveway cannot exceed the width of the garage.

.5 Attached front garages are permitted, provided that no portion of the garage protrudes past the front face of the building's first storey more than 50% of the garage's interior depth.

.6 Fences, landscape and buffers along the Klondike Highway are to be constructed by the developer in a consistent manner to the satisfaction of the Development Officer.

.7 Townhouses shall be constructed in blocks or units not to exceed six (6) dwelling units in a row.

.8 Identical or near identical house elevations and exterior colours may not be repeated on the adjacent lots on each side and one lot directly across the street. Proposed building colour must be included in the Development Permit and will be approved by the Development Officer. Townhouse and duplex units will reviewed based on the entire building and not individual units.

FIGURE 11-6 R4 ZONE MINIMUM PARCEL REQUIREMENTS - SINGLE DETACHED

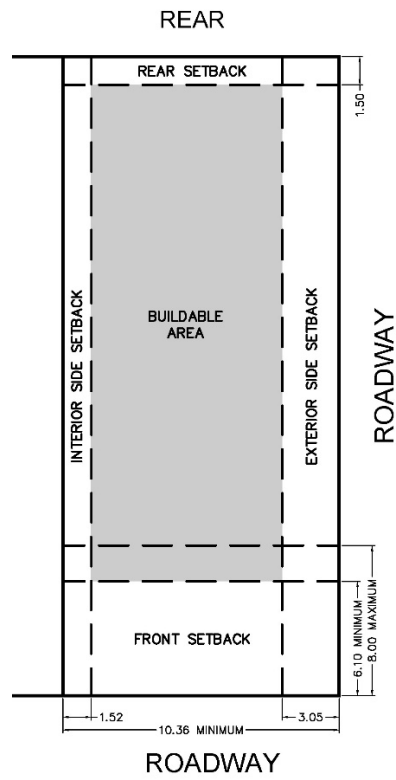


FIGURE 11-7 R4 ZONE MINIMUM PARCEL REQUIREMENTS – DUPLEX

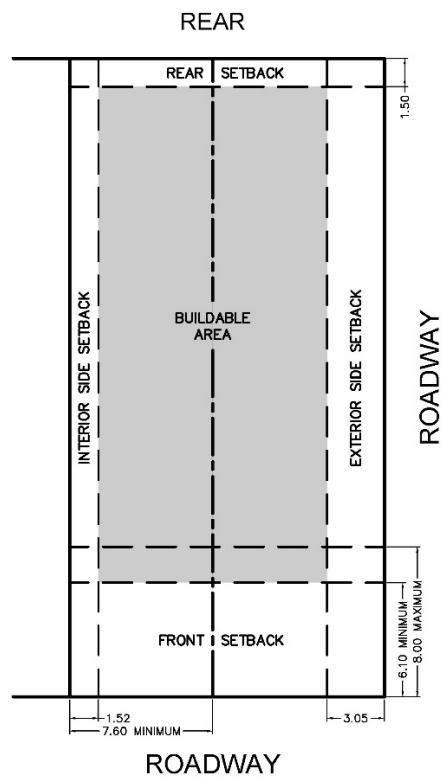
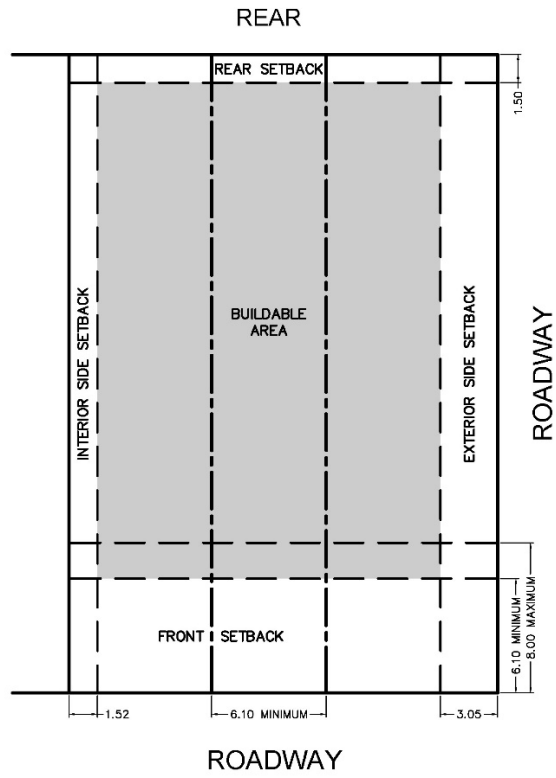
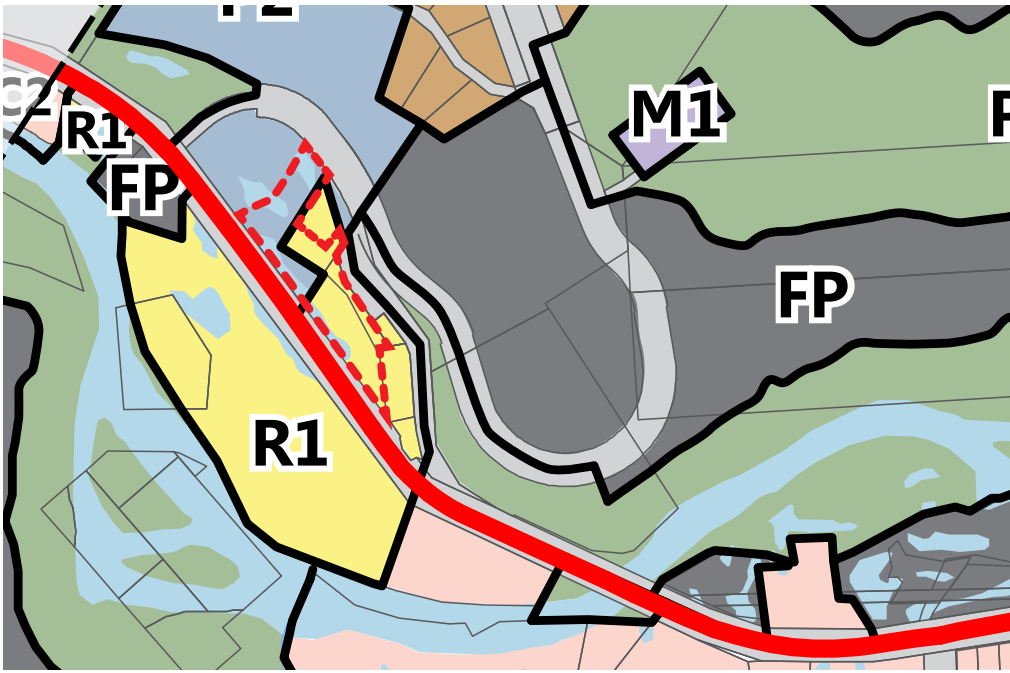


FIGURE 11-8 R4 ZONE MINIMUM PARCEL REQUIREMENTS – TOWNHOUSE

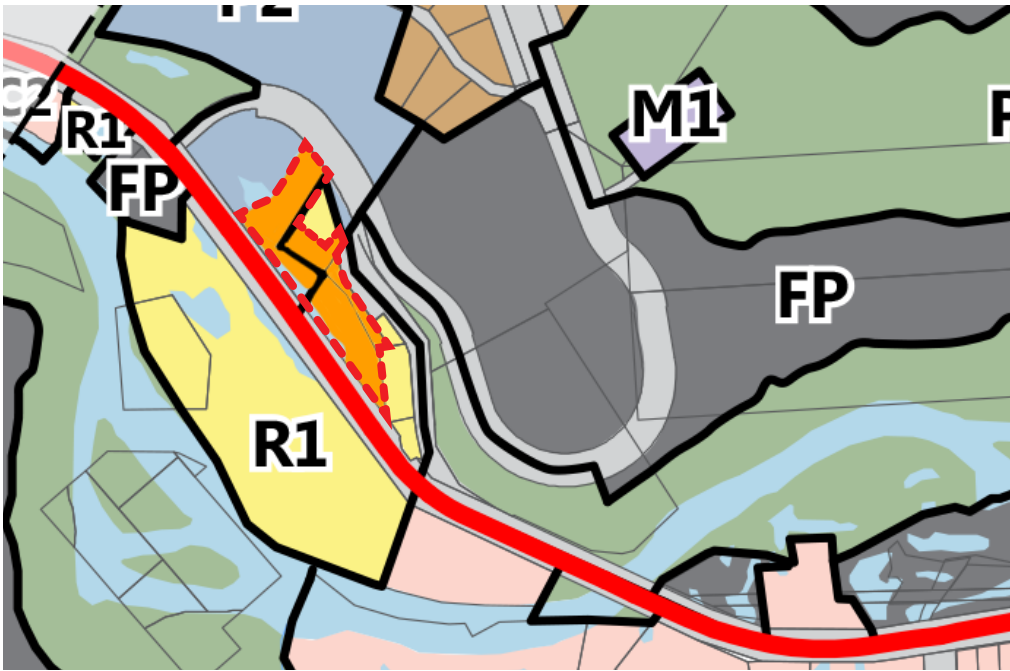




Zones

- R1:** Single-detached/duplex residential
- R2:** Multi-unit residential
- R3:** Country residential
- C2:** Commercial Mixed Use
- M1:** Industrial
- A1:** Agriculture
- P1:** Parks and natural space
- P2:** Institutional
- FP:** Future Planning

Figure 1. Location Map



Zones

- R1:** Single-detached/duplex residential
- R2:** Multi-unit residential
- R3:** Country residential
- R4 - Valley, Confluence and Bowl Residential**
- C2:** Commercial Mixed Use
- M1:** Industrial
- A1:** Agriculture
- P1:** Parks and natural space
- P2:** Institutional

Figure 2. Amended Area



City of Dawson Report to Council

Agenda Item	Solid Waste Management
Prepared By	PW department
Meeting Date	November 2 nd , 2023
References (Bylaws, Policy, Leg.)	"Garbage Bylaw" Environment Act
Attachments	

	Council Decision
X	Council Direction
X	Council Information
	Closed Meeting

Recommendation

That Council move forward with the following Solid waste collection recommendations:

1. That the Municipality sign a regional waste agreement with YG whereby
 - a. YG will install a weigh scale and attendant hut at the landfill site.
 - b. YG will fund Dawson for Regional users at approx. \$50/yr
 - c. City of Dawson will institute Universal Residential Tipping Fees at the Landfill site.
 - d. City of Dawson will institute Commercial tipping fees at the Landfill site
2. That the Municipality discontinue Commercial, Institutional, and Multi Residential solid waste and recycling collection services.
3. That the Municipality discontinue Commercial, Institutional, and Multi-residential waste charges and incorporate the fee into tipping fees.
4. That the Municipality extend residential collection to include the Dredge Pond, C4, and the Dome subdivisions.
5. That the Municipality move to a bi-weekly Residential solid waste and recycling pickup service.
6. That the municipality adopt a 1 bag of solid waste per household per week limit with the option to buy additional bag

Executive Summary

Regional Agreement

- The Yukon Government is moving to Regional Waste Agreements across the Yukon and wishes to do so in Dawson. YG will install weigh scales and related infrastructure (Attendant Hut) that enables the collection of tipping fees. The agreements require that the municipality implements universal residential tipping fees that are applied equally to residents and non residents alike. YG will partially compensate the municipality for non resident users.
- Commercial Tipping fees must also be put in place but can vary for residents, non residents, or special circumstances.
- The City will hire an attendant to man the scales and administer the tipping fees.
- When the infrastructure is in place and the attendant hired, the City can then implement tipping fees and implement changes to Commercial Waste services

Commercial Waste

- Commercial, Institutional, and Multi residential properties will be required to contract with a private company to pick up solid waste and recyclables or transport such waste themselves to the landfill site or diversion centre. They will be charged tipping fees for waste dropped off at the Landfill.
- Annual Commercial waste Charges would be eliminated and recovered through Tipping Fees
- City of Dawson Resources freed up will be applied to extending Residential services to areas not currently serviced.

Curbside Recycling Pickup

- Subject to changes in Raven Recycling services, Producer Pay Legislation, and an additional attendant at the diversion centre, Residential waste pickup would move to biweekly service with recyclables picked up on alternate weeks.

Background

The City of Dawson and the Yukon Government are working towards a Regional Waste Agreement. The anticipated changes include upgrades to our facilities (weight scale and attendant Hut), financial support for unincorporated residents within the “regional boundary”, introduction of universal tipping fees for all accessing the landfill facility, and reducing greenhouse gas emissions through diversion.

Extended Producer Responsibility is a Federal policy that the Government of Yukon committed to implement by 2025. The primary goal of this policy are:

- Reduce the costs of waste management for the territorial government, municipalities and taxpayers
- Provide financial stability for recycling
- Increase diversion of waste from landfills
- Help reach the waste diversion and greenhouse gas reduction targets under Our Clean Future
- Encourage a circular economy

The two categories of materials the Yukon will be affected by are:

- Paper products and packaging
- Hazardous and special products including: Toxic, corrosive, and flammable materials

Discussion / Analysis

The Regional Waste Agreement is designed to be approx. cost neutral to the municipality and to establish effective tipping fees which recover the costs of Landfills and incent the reduction of waste production.

Implementation is conditional on having the appropriate infrastructure and the new attendant in place.

“Commercial “ Solid Waste volumes and pickup frequency vary across businesses, institutions and multi residential properties. Currently each such property is charged the same annual fee regardless of the volume of waste produced. Eliminating annual fees and building the charge into tipping fees ensures that these properties pay according to the volume produced and have an incentive to reduce waste.

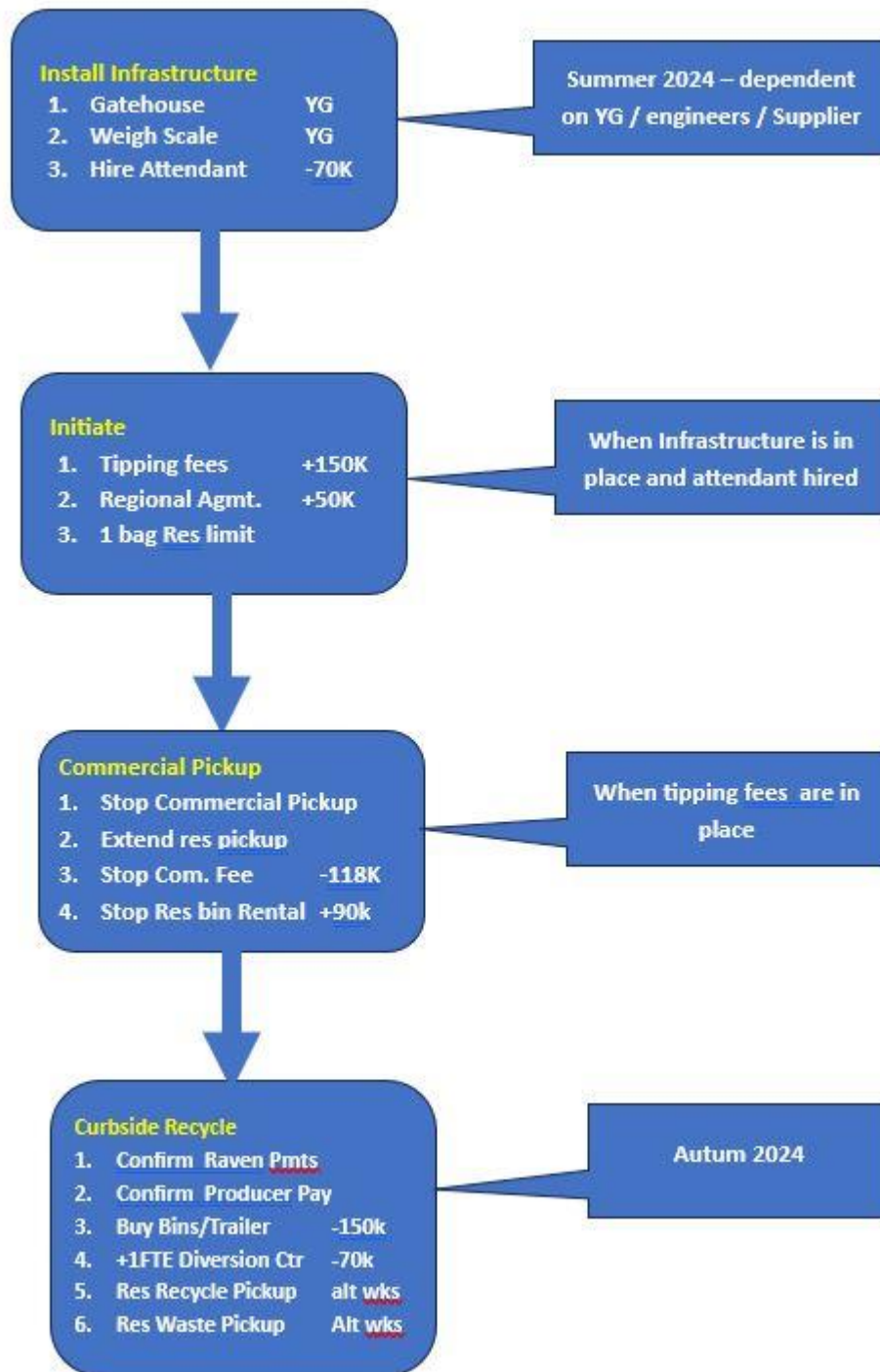
The high variability of commercial services is more compatible with private contracting where contracts can accommodate the unique needs of each property and billing can reflect actual service demands as opposed to a standing service.

If the municipality discontinues commercial pickup service, then resources can be applied to extending residential services to subdivisions that currently do not receive services. These areas currently utilize leased waste bins that would no longer be required .

The proposed changes will be implemented gradually giving commercial businesses ample time to either hire or implement self-hauling operations.

If residential waste pickup moves to bi weekly pickup, municipal staff will then pickup recyclables on alternating weeks, using a trailer designed to allow for separation of material. It is expected that the diversion centre will require an additional attendant to deal with the increase in material at the diversion Centre. The City will also purchase blue bins to be distributed to residential addresses. There is currently a great deal of uncertainty around the pickup of recyclable product by Raven Recycling and the Extended Producer pay program and the associated funding arrangements –

Visualization of implementation steps



Estimating tipping fee revenue is difficult, Watson Lake may be used to provide an estimation, Below is Watson Lake’s 2024 projections of revenue for Solid Waste:

Solid Waste Revenues		
GL Code	Acct Name	2024 Projections
1143004200	Garbage Revenue	\$ 100,000.00
1143004300	Solid Waste Tipping Fees	\$ 285,000.00
1143004301	YTG - Landfill Funding	\$ 80,000.00
1143004800	Solid Waste - Fines	\$ 10,000.00
1143004910	Solid Waste - Misc	\$ 500.00
TOTAL		\$ 475,500.00

Figure 1: Watson Lake Revenue for Solid Waste (Draft 2024 O&M expenditure breakdown)

Fiscal Impact

Removing Commercial waste pickup services. Decrease in revenue from removing the waste management fee is currently \$118,076.47 for the 2023 year.

Increasing the collection route to encompass other residential subdivisions. Decrease in expenses of approximately \$90,000 per year. No change in labour or O&M.

Bi-weekly solid waste and recycling collection services. Increase in expenses of \$78,923.53, including additional staff at the diversion center, estimated replacement recycling bins, vehicle O&M. Capital expenses estimated at \$151,000 in order to implement service.

Implementation of tipping fees. Increase in expenses of approximately \$80,000, including hiring of attendant and O&M of weight scale building. Increase in revenue from tipping fees is unknown, there is currently no mechanism in place to determine waste volumes that occur from local businesses or non-local businesses. The City of Dawson is estimating a revenue of \$150,000.

The NET change in the operational budget (including the regional agreement revenue of \$50,000) is +\$13,001.

Alternatives Considered

Please refer to Waste Management Planning report for alternatives regarding curbside collection of recycling materials.

Devise a fee schedule separating costs associated with landfill management and collection services.

Next Steps

If council adopts the recommendations as presented

1. Further fiscal analysis of chosen option and incorporation into 2024 Budget according to anticipated infrastructure upgrades
2. Full development of recycling plan and implementation plan
3. Discussions with commercial businesses regarding removing waste collection services.
4. Updating governing waste bylaw to encompass current services and regulations plus changes approved herein

Approved by	Name	Position	Date
	Dave Henderson	CAO	Dec 2, 2023



City of Dawson

Report to Council

Agenda Item	Dawson City Recreation Centre – Project Update
Prepared By	Paul Robitaille, Parks and Recreation Manager
Meeting Date	December 5, 2023
References (Bylaws, Policy, Leg.)	
Attachments	<i>Dawson City Recreation Centre – Project Update.ppt</i>

	Council Decision
	Council Direction
x	Council Information
	Closed Meeting

Recommendation

That Council accept *Dawson City Recreation Centre – Project Update* for informational purposes

Executive Summary

City of Dawson is planning a New Recreation Centre at Lot 1059, Quad 116 B/3 Designs and costing have been developed that includes the following amenities: skating rink, curling rink & lounge, gymnasium, fitness centre, running track, bouldering wall, sauna, indoor playground, canteen, multiple-purpose rooms, and offices.

The attached presentation is the final draft of Schematic Design for the project with these amenities and includes Class C Estimates of the capital and operational costs for this building.

Background

In 2017, City of Dawson Council decided to begin planning for a new recreation facility (C17-29-13).

Administration has worked with Yukon Government’s Infrastructure Branch and Tr’ondëk Hwëch’in, creating the Project Management Team, to act as project lead. Work to-date has resulted in a decision on the location of this facility (C-19-13-08) at the intersection of Dome Road and the Klondike Highway (Lot 1059, Quad 116 B/3).

Amenities to be included in this facility have been discussed within the project management team, with council, and through community engagement. The Feasibility Study, prepared by Republic Architecture and presented to Council, assisted in providing options for amenities to include, summarized community feedback, and provided six building options for council to discuss. Direction from Council was develop detailed design and costing for a facilities with the amenities included in Option 1 at Dome Road (C21-19-12), with an opportunity for further expansion or refinement in the future.

A workshop was held in July 2022, where Council and the project management team provided feedback to consultants on building design and components. The results of this workshop were for consultants to provide two schematic designs (Option A + B) and cost estimates for these designs.

At Council Meeting C23-08, two draft schematic designs (Option A+B) were presented to Council for review. Option A was a one floor building with a skating rink, curling rink, gymnasium, and offices. Option B included the same amenities, with the development of the second floor, which included the fitness centre, running track, and curling lounge. Council directed administration to pursue the finalization of Option B.

Administration, as part of the Project Management Team, worked with our contractors to finalize schematic design of Option B, and requested refinement of the cost estimates to a Class C estimate. The presentation that is attached to this document tonight is a result and reflective of the direction provided by Council and the Project Management Team to the contractor.

Discussion / Analysis

- **Capital Cost:** Yukon Government has identified a budget of sixty-five million dollars (\$65,000,000) to complete this project. Based on current estimates of approximately one-hundred million dollars (\$100,000,000), we are facing an approximate shortfall of thirty-five million dollars (\$35,000,000).
- **Other Costs:** Not included in these estimates are costs, such as the demolition of our current facility, the cost of equipment and furnishings in the new facility, and any unknown or unexpected costs
- **Operational Costs:** Current estimates are around one-and-a-half million dollars (\$1,500,000) per year. Our current actual costs for similar amenities are approximately one-million, two-hundred thousand dollars (\$1,200,000).
- **Expansion of Municipal Services:** Current schematic design and plans would include an expansion of amenities, which would result in an expansion of staff and the services we provide as a municipality.

Fiscal Impact

- Finalization of Schematic Design is paid for by Yukon Government

Capital Costs

- The Capital Cost is estimated at **\$103,000,000** +- 25% as a C level estimate . The Yukon Government has committed \$65 million to the project leaving a capital funding gap of \$38 million if the current configuration is adopted.
- The estimated cost to tear down the existing arena facility is estimated at \$4 million which is currently unfunded.
- An alternative usage will required for the existing waterfront building. If the alternative usage breaks even or generates a profit it will have a positive fiscal contribution to the decision – if the alternative usage is a net expense, it will have a negative fiscal impact on the decision.
- Capital costs to fit out the new facility are not included in this estimate or identified funding.
- The \$38 million capital funding gap will have to be covered by alternative funding sources.

Operating Costs

- The Operating costs of the facility are estimated at \$1.5 million annually. Current operating costs of facilities that will be replaced by the new facility are approx. \$1.2 million annually. there is a significant degree of uncertainty around operating costs in the new facility given the addition of facilities that the City has not operated in the past (Gymnasium)
- Recreation Facility operating costs are considered the Municipality’s responsibility and must be covered by the City’s operating budget and user fees

Current Facilities

- The operating and Maintenance costs of the current building are increasing as structural damage is incurred due to foundation and permafrost related issues. The expected lifespan of the existing facilities is uncertain and the costs to ensure safety of users is increasing year over year .

Alternatives Considered

- **Repairing the Art and Margaret Fry Recreation Centre:** Multiple Councils have considered the benefits and costs of making repairs to our current facility, as opposed to pursuing a new facility. Although this alternative remains an option, extremely high costs and uncertainty of success of repairs remain deterrents to pursuing this alternative.
- **Reconsideration of Amenities in Building:** The Yukon Government has committed \$65 million to replace the Arena and Curling rink and have expressed a desire to see the project move forward within this funding envelope in a timely fashion.

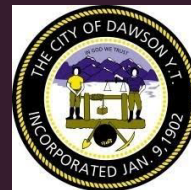
Next Steps

- Should Council wish to pursue a facility like that in the presented Schematic Design, the next steps for Council and Administration would be:
 - o Council - Forward the Schematic Design for approval to a future Council Meeting.
 - o Council/Administration - Secure an additional thirty-five-million-dollar (\$35,000,000).
 - o Administration – Work with Yukon Government to initiate the procurement process for Detailed Design of the Dawson Recreation Centre
- Should Council wish to make minor adjustments to the Schematic Design, the next steps would be to:
 - o Provide direction to Project Management Team through a resolution to make changes to Schematic Design
 - o Project Management Team would work with Contractor to adjust the Schematic Design, and Final Schematic Design would be presented to Council at a future meeting.
- Should Council wish to make major adjustments to the Schematic Design, the next steps would be:
 - o Direct Administration to work with Project Management Team to re-scope the Schematic Design, and present suggested scope and workplan for project to Council.

Approved by	Name	Position	Date
	<i>David Henderson</i>	CAO	Dec 2, 2023

Dawson City Recreation Centre

Project Update



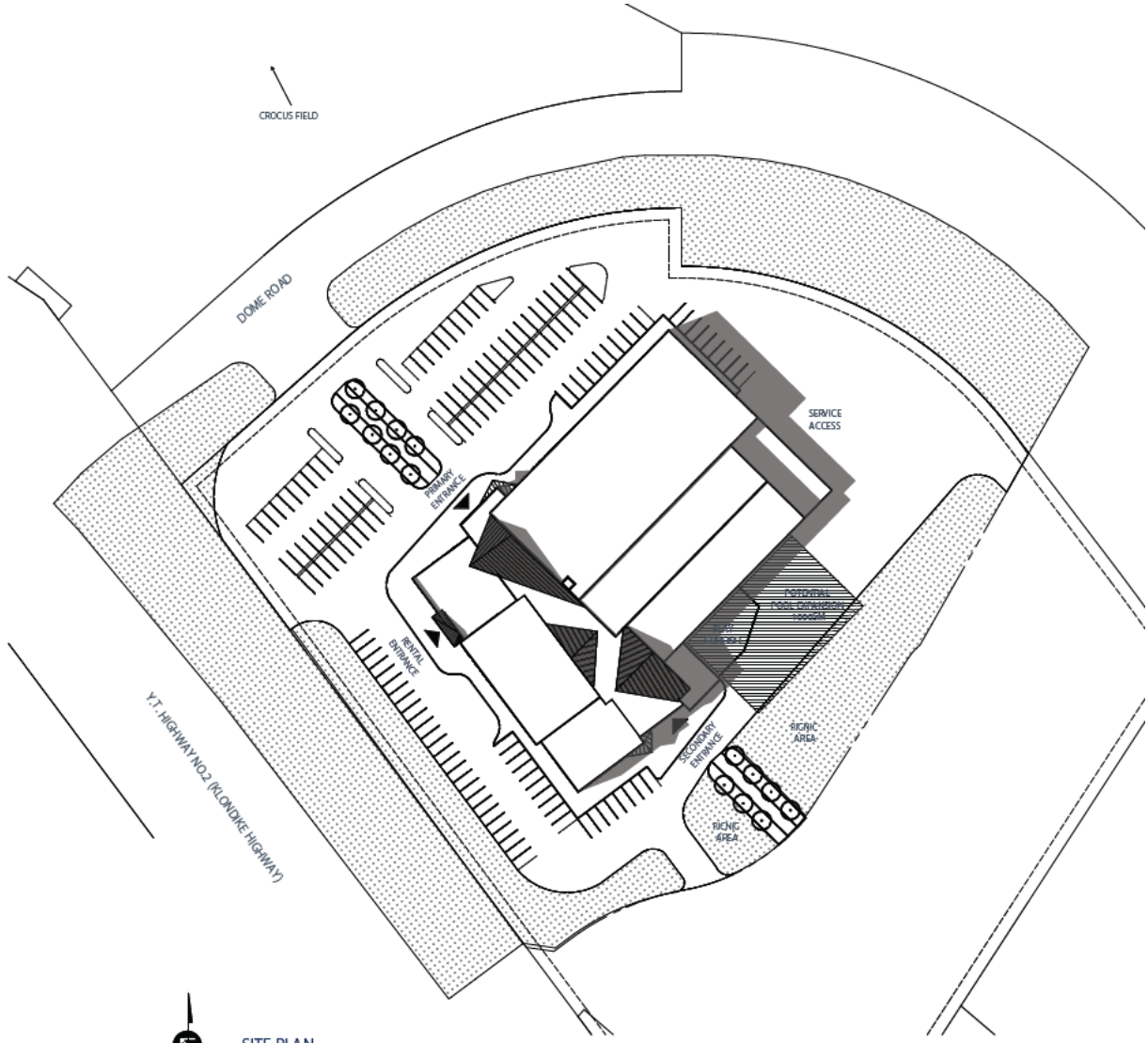


Project Process

- Feasibility and Functional Programming
- Schematic Design
- Detailed Design
- Construction
- Commissioning and Completion



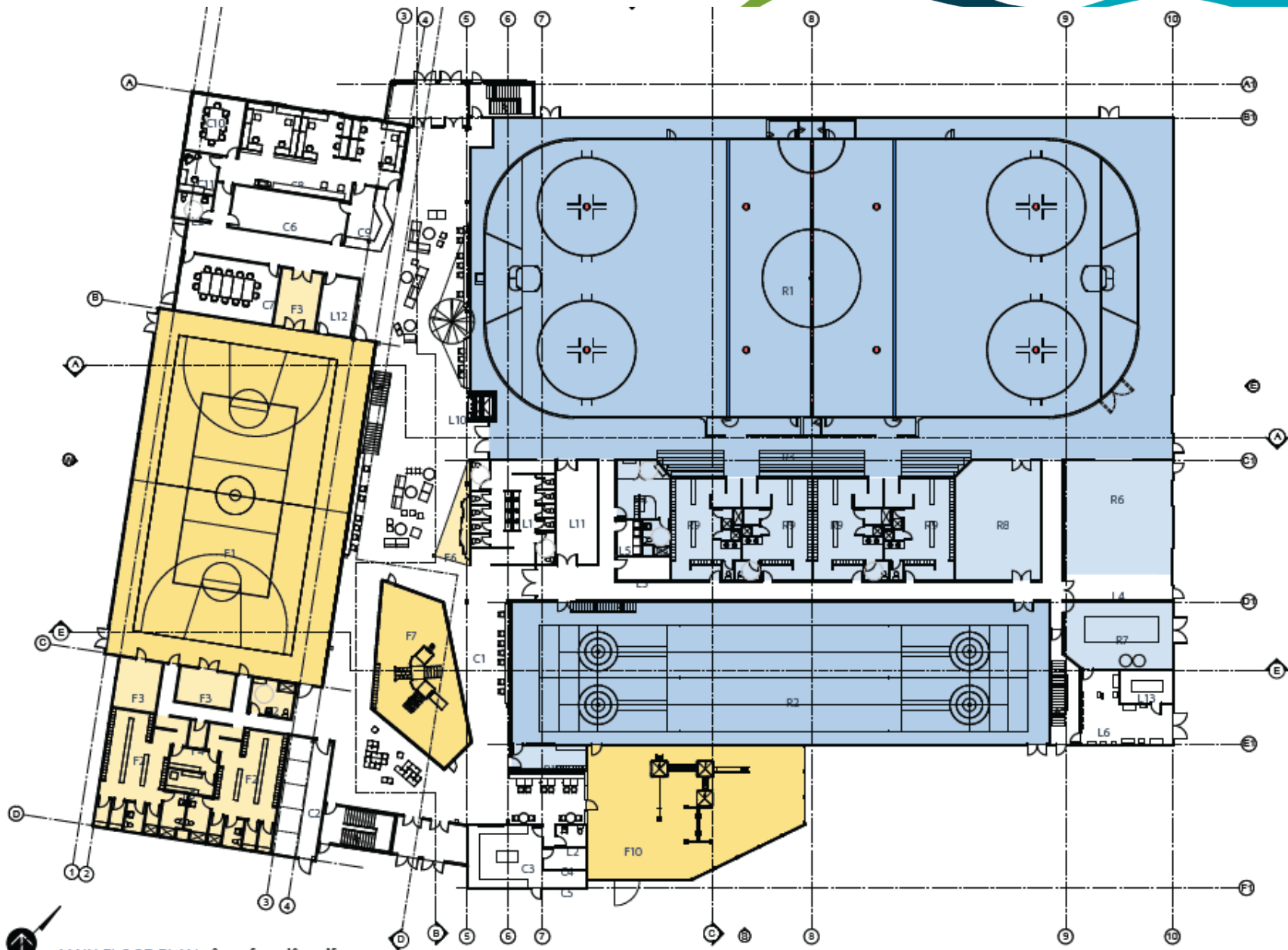
Site Layout



SITE PLAN 1:400



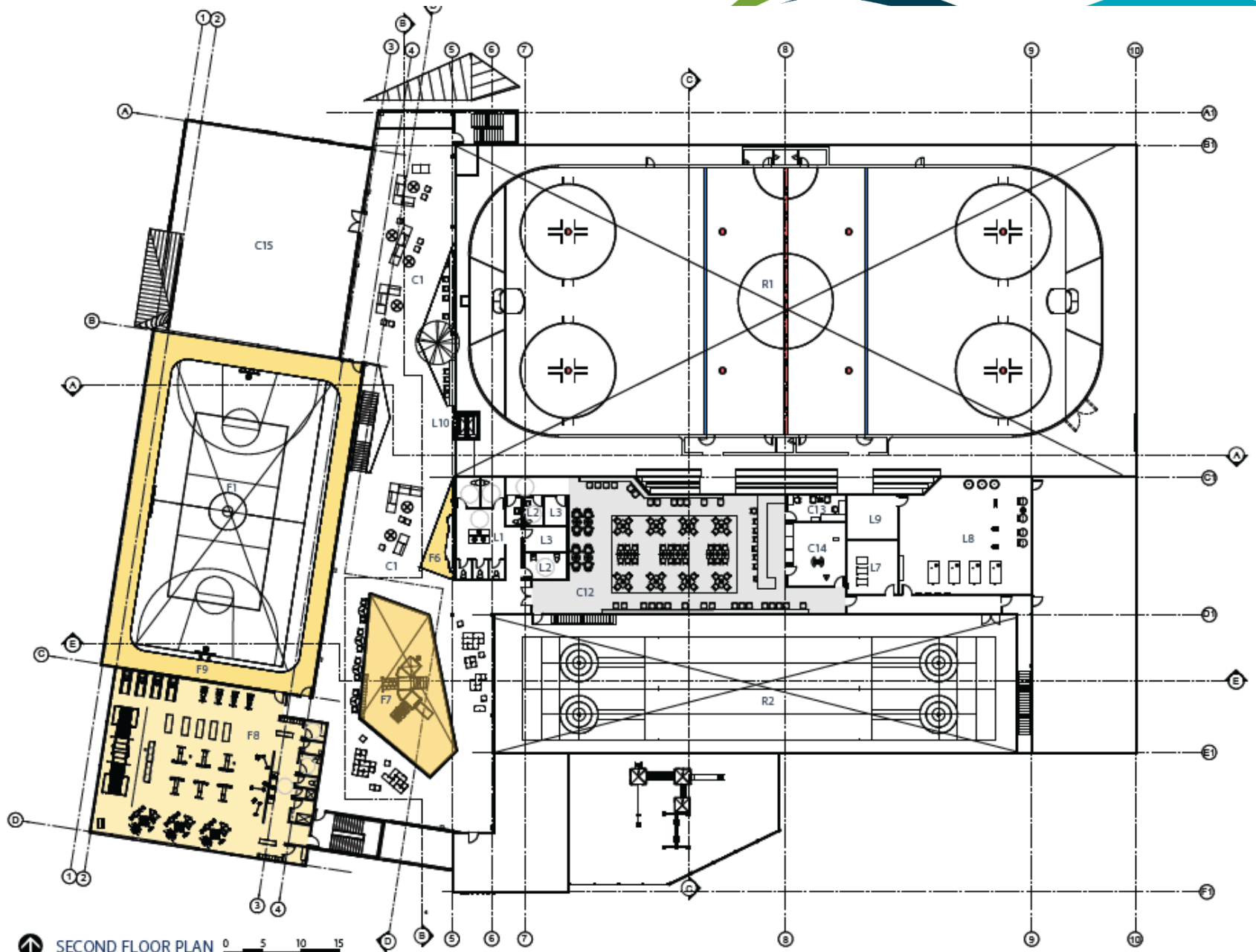
Main Floor Plan




MAIN FLOOR PLAN 0 5 10 15



Second Floor Plan



↑ SECOND FLOOR PLAN 0 5 10 15













Cost Estimates

CAPITAL

- Class C capital estimate 2025: \$95.1 million*

OPERATIONS AND MAINTENANCE

- \$1.54 million/ year*

- *Both cost estimates are Class C: $\pm 25\%$



Thank-you