THE CITY OF DAWSON

COMMITTEE OF THE WHOLE MEETING #CW21-11

DATE: TUESDAY May 11, 2021
TIME: 7:00 PM
LOCATION: City of Dawson Council Chambers – Safe Spacing rules apply

1. **CALL TO ORDER**

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

3. **MINUTES**
   a) Committee of the Whole Meeting Minutes CW21-09 of April 21, 2021
   b) Special Committee of the Whole Meeting Minutes CW21-10 of April 26, 2021

4. **BUSINESS ARISING FROM MINUTES**
   a) Committee of the Whole Meeting Minutes CW21-09 of April 21, 2021
   b) Special Committee of the Whole Meeting Minutes CW21-10 April 26, 2021

5. **SPECIAL MEETING, COMMITTEE, AND DEPARTMENTAL REPORTS**
   a) Request for Decision: Billy Bigg's Municipal Historic Site Designation
   b) Request for Decision: Harrington's Store Municipal Historic Site Designation
   c) Request for Decision: Front Street Lease with Yukon Government
   d) Information Report: Dome Road What We Heard Report
   e) Rec Centre Location

6. **BYLAWS AND POLICIES**
   a) Council Remuneration Bylaw 2018-10 Review

7. **CORRESPONDENCE**
   a) Tr'ondëk Hwëch'in RE: Emergency Act
   b) Heritage Advisory Committee Meeting Minutes #HAC 21-03, HAC 21-05 and HAC 21-06

8. **PUBLIC QUESTIONS**

9. **IN CAMERA**
   a) Land and Legal Related Matters

10. **ADJOURNMENT**

MINUTES OF COMMITTEE OF WHOLE MEETING CW21-09 of the Council of the City of Dawson called for 7:00 PM on Wednesday, April 21, 2021, City of Dawson Council Chambers

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

Agenda Item: Call to Order

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

Agenda Item: Agenda

CW21-09-01 Moved by Mayor Potoroka, seconded by Councillor Johnson that the agenda for Committee of the Whole meeting CW21-09 be accepted as presented.
Carried 5-0

Agenda Item: Minutes

a) Committee of the Whole Meeting Minutes CW21-08 of March 24, 2021

CW21-09-02 Moved by Councillor Johnson, seconded by Councillor Kendrick that the minutes of Committee of the Whole meeting CW21-08 of March 24, 2021 be accepted as presented.
Carried 5-0

Agenda Item: Business Arising from Minutes

a) Committee of the Whole Meeting Minutes CW21-08 of March 24, 2021

- Is there new information on the Lagoon? Not at this time
- When is a decision being made on Block Q and the new rec centre location? Should there be a Townhall meeting, Public Hearing, Special COW meeting, etc.? Administration will work on a format to ensure public awareness and participation at this meeting.
- With the lagoon option, what will be the footprint size of the wastewater infrastructure? Unknown at this time
- When is the Wastewater Treatment Plant being closed down/decommissioned? YG has said they aim to stop operating this plant by 2026.

Agenda Item: Special Meeting, Committee and Departmental Reports

a) Lands Branch Development Updates Presentation

Ben Campbell, Kevin Fischer, Laura Prentice and Pierre Marchand from Yukon Government Lands Branch gave an overview of 9 project areas in Dawson.

Project 1: Commercial/Industrial Infill #1
Project 2: Commercial/Industrial Infill #2
Project 3: Commercial/Industrial Infill #3
Project 4: Dredge Pond II
Project 5: Dome Road
Project 6: 3-4 Vacant Lots (For Release)
Project 7: Vacant Lots Review
Project 8: North End
Project 9: 7th Avenue

CW21-09-03 Moved by Mayor Potoroka, seconded by Councillor Johnson that meeting CW21-09 be extended not to exceed one hour.
Carried 5-0

Agenda Item: Bylaws and Policies

a) Civic Addressing Amendment No. 2 Bylaw (2021-05)

CW21-09-04 Moved by Councillor Johnson, seconded by Mayor Potoroka that Committee of the Whole forward Bylaw 2021-05 being Civic Addressing Amendment No. 2 to Council for first reading.
Carried 5-0

Council asked that the spelling of the road name be verified by the Hän Language Department of Tr'ondëk Hwëch'in to confirm that it is accurate.

Agenda Item: Correspondence

CW21-09-05 Moved by Mayor Potoroka, seconded by Councillor Kendrick that Committee of the Whole acknowledges receipt of correspondence from:
a) Roberta Cope RE: Closing of Downtown Campground
b) Sue Lancaster RE: Purchase Request for Lot Beside Little Blue Day Care
provided for informational purposes.
Carried 5-0

Agenda Item: In Camera

CW21-09-06 Moved by Mayor Potoroka, seconded by Councillor Kendrick that Committee of the Whole move into a closed session for the purposes of discussing a legal related matter as authorized by section 213 (3) of the *Municipal Act*.
Carried 5-0

CW21-09-07 Moved by Mayor Potoroka, seconded by Councillor Shore that Committee of the Whole reverts to an open session of Committee of the Whole and proceeds with the agenda.
Carried 4-0

Agenda Item: Adjournment

CW21-09-08 Moved by Mayor Potoroka, seconded by Councillor Johnson that Committee of the Whole meeting CW21-09 be adjourned at 11:00 p.m. with the next regular meeting of Committee of the Whole being May 11, 2021.
Carried 4-0

THE MINUTES OF COMMITTEE OF WHOLE MEETING CW21-09 WERE APPROVED BY COMMITTEE OF WHOLE RESOLUTION #CW21-10-__ AT COMMITTEE OF WHOLE MEETING CW21-10 OF MAY 11, 2021.

Wayne Potoroka, Chair

Cory Bellmore, CAO

MINUTES OF SPECIAL COMMITTEE OF WHOLE MEETING CW21-10 of the Council of the City of Dawson called for 12:00 PM on Monday, April 26, 2021, City of Dawson Council Chambers

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

Agenda Item: Call to Order

The Chair, Wayne Potoroka called the meeting to order at 12:01 p.m.

Agenda Item: Agenda

CW21-10-01 Moved by Mayor Potoroka, seconded by Councillor Johnson that the agenda for Special Committee of the Whole meeting CW21-10 be accepted as presented.
Carried 3-0

Agenda Item: In Camera

CW21-10-02 Moved by Mayor Potoroka, seconded by Councillor Johnson that Committee of the Whole move into a closed session for the purposes of discussing a legal related matter as authorized by section 213 (3) of the *Municipal Act*.
Carried 3-0

Councillor Ayoub arrived at the meeting at 12:06 PM
Councillor Ayoub left the meeting at 12:57 PM

CW21-10-03 Moved by Mayor Potoroka, seconded by Councillor Johnson that Committee of the Whole reverts to an open session of Committee of the Whole and proceeds with the agenda.
Carried 3-0

Agenda Item: Adjournment

CW21-10-04 Moved by Mayor Potoroka, seconded by Councillor Johnson that Special Committee of the Whole meeting CW21-10 be adjourned at 1:07 p.m. with the next regular meeting of Committee of the Whole being May 11, 2021.
Carried 3-0

THE MINUTES OF SPECIAL COMMITTEE OF WHOLE MEETING CW21-10 WERE APPROVED BY COMMITTEE OF WHOLE RESOLUTION #CW21-11-__ AT COMMITTEE OF WHOLE MEETING CW21-11 OF MAY 11, 2021.

Wayne Potoroka, Chair

Cory Bellmore, CAO

Report to Council

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

☐ In Camera

AGENDA ITEM:	**21-018 Billy Bigg's – Municipal Historic Site Designation**	
PREPARED BY:	Stephanie Pawluk, CDO and Charlotte Luscombe, Planning Assistant	**ATTACHMENTS:** - Bylaw #2021-08 - Municipal Designation Nomination Form - Building Condition Report - Yukon Heritage Resources Board Evaluation Criteria
DATE:	May 3rd, 2021	
RELEVANT BYLAWS / POLICY / LEGISLATION: ZBL 2018-19 OCP Heritage Bylaw Historic Resources Act		

RECOMMENDATION

It is respectfully recommended that:

1. The Billy Bigg's Municipal Historic Site nomination package and Bylaw #2021-08 be forwarded to Council for First Reading.

ISSUE / PURPOSE

A nomination was submitted by Parks Canada for the designation of Billy Bigg's (Lot 10 Block HE Ladue Estate) as a Municipal Historic Site.

BACKGOUND SUMMARY

As per S. 8 of *Heritage Bylaw 2019-04*, Council, may by petition by any person or group of persons, designate any site as a Municipal historic Site if it determines that the site 'is an important illustration of the historic development of the Klondike Valley, or the natural historic of the peoples and cultures of the Klondike Valley Cultural Landscape'.

The nomination for Billy Bigg's was presented at Heritage Advisory Committee meeting 21-06 and the application was accepted unanimously (resolution 21-07-14) and forwarded to Committee of the Whole for review.

Heritage Bylaw 2019-04 outlines the required steps for designation of a Municipal Historic Site once a nomination has been received. The steps for Municipal Historic Site designation is as follows:

1. Nomination received by Administration
2. Heritage Advisory Committee convene to review the nomination
3. Committee of the Whole convene to review the nomination
4. 1st Reading of the Bylaw
5. Public Hearing scheduled for 1st June 2021
6. 2nd and 3rd Reading of the Bylaw

ANALYSIS / DISCUSSION

The suitability for Harrington's Store becoming a Municipal Historic Site was assessed using the Yukon Heritage Resources Board evaluation criteria for designation of historic sites. For more details on what each

ranking means, please see the Evaluation Criteria in the attachments. The majority of this analysis can be found within the original application as HAC accepted this as written, noting that it was comprehensive and required little additional comment.

Age

Excellent

Comments

Billy Biggs was erected in 1899, but there were subsequent additions added to the back between 1907 and 1924.

The first ownership information dates back to 1902. The proprietor of the Great Northern Hotel (Billy Biggs), at the time, was Douglas Hamilton. In 1907 the building was purchased by William Oakden. Following the death of William Oakden, Alexander Arkins "Billy" Biggs purchased the building by 1924. After Billy Biggs death in 1955, Fred Caley purchased the building no earlier than 1956. The Dawson City Museum and Historical Society looked after the building until it was purchased in 1970 by Parks Canada.

Composition

Very Good

Comments

The Great Northern Hotel, was a two-and-a-half-storey gabled building with a partial false front, its parapet wall stepping up to reveal the upper floor gable, creating a triangular pediment. This false front with applied black lettering for signage and large grade-level windows, created an arresting section of streetscape. The building possessed a balloon frame and horizontally assembled wood siding on its exterior. Between 1907 and 1924, one frame annex and two log annexes were added to the rear of the building, likely existing structures moved there from another location.

Observations Envelope:

- The building ‘envelope’ and exterior wall assembly is generally in poor condition.
- The siding on the west elevation is generally in good condition with minor deterioration of paint at select areas. The paint finish is generally absent except at the front façade.
- There is notable deterioration of the exterior wall cladding and it is absent where adjacent to grade. A galvanized metal skirting covers the majority of the perimeter of Areas 2, 3 and 4 where bottom cladding and logs have deteriorated beyond repair.
- Daylight is visible between the boards of all elevations with the exception of the front façade indicating deficiencies in the detailing at the intersection of the roof as well as the siding.
- Gaps in the exterior wall assembly are the main source of snow and moisture infiltration at the sides and rear elevations of the building throughout.
- Exterior cladding is missing in multiple areas exposing the wood studs to the exterior.
- Exterior logs exhibit extensive checking and horizontal cracks.
- Water stains and deterioration inside the building can be attributed to leaks in the roof around chimneys and vents. Water stains below windows and doors indicate the presence of leaks at or around windows.
- The building has no eavestroughs and decay is located at the base of the wall where the cladding is less protected by minimal roof overhangs and where snow build up is inevitable.
- There is evidence of noticeable settling that has been temporarily stabilized; walls are sloping and water penetration is evident. As well a large crack exists in the dirt floor indicating ongoing movement of the soil.
- Areas at the horizontal wood bracing contain moss growth that requires remediation.
- A selection of doors remain along with some original hardware, although the majority of these openings are blocked off.

Observations Windows and Doors

- Many of the windows are of rudimentary construction and have experienced deterioration from water entry. Some of the sashes have been removed or are falling apart, while others are being over-stressed because of deformation of the frames. However, some of the glazing survives especially in those on the south elevation.
- On a few windows, there are multiple glazing segments missing.
- Multiple windows openings are boarded in with plywood.
- Second floor windows and sills show heavy deterioration.
- There are gaps around all windows allowing moisture penetration.
- The exterior surface of the main entrance doors is in fair condition exhibiting deterioration and cracking of the tongue and groove diagonal boarding.
- The second floor doors on the south elevations have likely been re-purposed and poorly repaired over the years. Most of the door hardware survives in place.
- All ground floor doors are shorter than original due to extensive decay.
- Window and door frames, and exterior trim are generally in poor condition with some localized decay.

Observations Roof

- There are penetrations through the roof assembly where water infiltration has occurred.
- There are local deficiencies around roof penetrations such as the chimneys, and at the intersection of the shed and front façade.
- Flashings and other water shedding details are not implemented resulting in deterioration of cladding below the roofs and down the face of the structure.
- Dormers at the roof edge exhibit deterioration.

Integrity

Very Good

Comments

Character defining elements are:

- The building's relationship with Princess Street and Third Avenue, exemplified by it sitting flush to the sidewalk along Third Avenue, this sitting reflects the grid street layout and orientation of buildings typical of the 1897-98 survey;
- The building's low-height, and agglomeration of volumes that creates a largely continuous open volume of space and illustrates the building's evolution over time;
- The 'boomtown' type storefront and roof configuration in the single storey back portion of the building, that reflect the vernacular approach to building design typical of Dawson City in the years 1897-1913;
- The building's simple rustic wood exterior, wall and roof systems, the use (and reuse) of logs, rough-sawn planking, and other unadorned and minimally crafted materials, evidencing vernacular construction techniques and materials typical of utilitarian buildings in Dawson City in the years 1897-1913 and within the Dawson Historical Complex as a whole;
- The simple, symmetrical treatment of the Third Avenue façade, featuring large centrally-placed double doors flanked by pairs of multi lite windows.

Some alterations are acknowledged as part of the application:

- Three rear log and frame additions were affixed to the original structure in 1913, comprised of one frame and two log annexes. These were likely existing structures moved to this site and fitted together. The first annex, which had double shed doors in both the north and south facades, is believed to have served as a wagon repair shop. The second annex, a log structure with saddle notch construction, was a machine shop. The easternmost addition, built of half-lapped logs, dressed flat on the interior, but retaining the round on the exterior, possessed a door on its north end of the structure, opening onto Princess Street. The original building stands on a series of foundation

piles, embedded deeply into the frozen ground. While no evidence of a wall sill was found in this area, remnants of the skirting at the base of the building was exposed. The first rear addition, stood on short round posts which were shallowly set into the ground. These posts have since deflected to the east. Evidence of skirting and a wall sill were also found here. The second rear addition rests directly on original ground surface. Under the last rear addition a deeply set foundation pile was found in the south east corner while no other piles, posts or sleepers were found elsewhere along its south wall.

- It is unknown how the building was affected by the 1944 flood. At some time in or after 1944, Biggs had much of the upper portion of the building removed and a shed roof sloping to the north replaced the original gabled roof, while the top half-storey was removed and the false front's height was reduced. The reasons for this alteration are unknown. It has been speculated that with the decline of blacksmithing, and with Bigg himself residing across the street, the upper floors were no longer needed. It has also been suggested, that the upper floors were removed when the original roof may have needed repairs. Supplementary shoring was first installed before the building was abandoned as a blacksmith and machine shop, perhaps in the 1940s. During the 1960s, the Dawson City Museum and Historical Society installed interior and exterior diagonal shoring. Additional raking shores were installed along the south wall, and bracing frames were erected in the middle sections of the building. Following Parks Canada's 1970 purchase of Billy Biggs' Blacksmith Shop, bracing frames and raking shores were altered and added to prevent the building from further deterioration due to settling and heaving permafrost.
- Flooring was removed in a 1980 building stabilization project. Small roof repairs also occurred during this earlier period of Parks Canada ownership of the building to reduce the entry of water, especially around the dormer windows on the second annex. Another stabilization occurred in 1983, correcting changes in grade; the north wall of the second annex was reconstructed in 1983. (Prior to work in these years on building stabilization, the original building and first annex foundations may have rested on joists on top of piles; the second annex had rested on grade, along with the log floor joists; and the final annex's perimeter walls bore on timber piles.) That same year the building was stabilized and geotextile cloth and fresh gravel were laid down. In 1989 plans were produced to replace the foundation. At that time, plans were also produced to alter the building's front façade sidewalk-facing windows were altered to house display window boxes.
- In 2005, due to permafrost damage, the building was moved and a layer of gravel (approx. 1.5' high and 6" above the road) was installed and the sidewalk raised. That year some asbestos remediation also occurred. In 2006 an interior walkway was added, some electrical work occurred, and a log restoration workshop occurred replacing three logs on south side of rear addition. The following year roof work occurred: removing extant tin, securing the plywood beneath it, adding a rubber membrane, and reinstalling the tin, while strips of spruce wood were used to cover the ends of plywood. Work conducted within the last five years includes: repairs to the windows; basic painting of the front of the building; and the spraying of exterior of logs and old wood with linseed oil/turpentine mix to prevent deterioration in wooden components. Tin skirting has also been added around the rear of the building to keep animals from entering it.

Context

Excellent

Comments

Billy Biggs is one of the few remaining structures from the Klondike Gold Rush. The heritage value of the building lies in:

- Its connections and services to the goldfields;
- The agglomeration of additions and modifications to the original structure, typical of the many and varied uses to which the building was put.
- Its ongoing historic relationship to the corner of Third Avenue and Princess Street, given the proximity of the building to the lot lines and boardwalk;

- Its visibility given its prominent location at a major Dawson intersection
- Townscape features of the 1896-1910 era including the orientation of lot lines and buildings, and the spatial relationship of built groupings of similar form, age and /or function within the townsite, for example, the grouping, Mme. Tremblay's, Klondike Kate's, Old Post Office or the grouping Klondike Thawing Machine Company, Westminster Hotel on the same block.
- Its relationship to the surrounding retail stores, hotels, and bars;
- Its form, materials and details, particularly on the street frontage, which reinforce nearby historic buildings such as Harrington's Store, Third Avenue Complex, West Boilershop and others.

Official Community Plan

Section 9 of the Official Community Plan contemplates Heritage Preservation. This proposal is in line with the identified long-term goal: "*Dawson's gold rush history is showcased by preserving key historical resources where possible."*

Zoning By-Law

The Zoning By-Law contemplates heritage management only in areas that are impacted by the Heritage Management Plan character areas. The nominated site is situated in the Downtown Core of the character areas identified and thus would be subject to Heritage Advisory Committee review.

One issue to note that the current building would be considered as non-conforming due to the absence of a rear setback (C1 zoning requires 5ft) and the encroachment into the alley. As per the *Municipal Act* and thus any structural alteration would not be permitted unless the whole property was brought into conformity with the Zoning Bylaw. Another issue to note is that there is currently an encroachment into the rear alley that would also impact any future development on the site.

Heritage Management Plan

The nominated property is situated in the Downtown area of the Heritage Management Plan. This area best depicts the commercial core of Dawson during the Gold Rush and Billy Bigg's would be considered one of the unique remaining Gold-Rush-era buildings. One of the recommendations for the Downtown Management Area is that all buildings and structures should be protected by designation under the provisions of the *Yukon Historic Resources Act*. Further, any future conservation work on Billy Bigg's would be required to follow the *Design Guidelines for Historic Dawson* and, should the building be subject to irreparable damage, reconstruction would be mandatory.

Heritage Resources Act

S. 37(1) of the *Historic Resources Act* gives municipal Councils the authority to designate by by-law a municipal historic site. Eligible sites are those which have significant historic significance as contemplated in S. 15(1) of the *Act*, as follows:

A site may be designated as a historic site when Council is satisfied that the site is,

Whether in itself or because of historic resources or human remains discovered or believed to be at the site, an important illustration of

a) the historic or pre-historic development of the Yukon or a specific locality in the Yukon, or of the peoples of the Yukon or locality and their respective cultures; or

b) the natural history of the Yukon or a specific locality in the Yukon,

and has sufficient historic significance to be so designated.

Therefore, before accepting the recommendation to forward this by-law for first reading, Council must consider this definition of historic significance and determine whether the Billy Bigg's nomination meets this definition sufficiently to warrant designation.

OPTIONS

Council may consider one of the following options regarding this application:

1. Forward the designation to Council for First Reading of 2021-08 Billy Bigg's Municipal Historic Site Bylaw, as recommended; or
2. Decline to forward the designation to Council.

APPROVAL		
NAME:	Cory Bellmore, CAO	**SIGNATURE:** 
DATE:	May 6, 2021	

THE CITY OF DAWSON

Bylaw No. 2021-08

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

WHEREAS section 37(1) of the *Historic Resources Act* permits council to designate land and buildings as a Municipal Historic Site; and

WHEREAS council has given notice pursuant to Part 5, Section 39 of the *Historic Resources Act* of its intention to consider passing this bylaw; and

WHEREAS council considers that Billy Bigg's has heritage value or heritage character as defined in the *Heritage Bylaw*.

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

PART I - INTERPRETATION

1.00 Short Title

1.01 This bylaw may be cited as the ***Billy Bigg's Municipal Historic Site Bylaw***.

2.00 Purpose

2.01 The purpose of this bylaw is to designate the building known as Billy Bigg's and the land on which it stands on defined by the legal limits of Lot 10 Block HE Ladue Estate Plan 8338A CLSR.

3.00 Definitions

3.01 In this Bylaw:

(a) Unless expressly provided for elsewhere within this bylaw the provisions of the *Interpretations Act (RSY 2002, c. 125)* shall apply;

(b) "CAO" means the Chief Administrative Officer for the City of Dawson;

(c) "city" means the City of Dawson;

(d) "council" means the council of the City of Dawson.

CAO _____ Presiding Officer _____

PART II – APPLICATION

4.00 Municipal Historic Site

4.01 The building known as Billy Bigg's and the land on which it stands on defined by the legal limits of Lot 10 Block HE Ladue Estate Plan 8338A CLSR, as per Appendix 1 of this bylaw, is hereby designated as a Municipal Historic Site.

PART III – FORCE AND EFFECT

5.00 Severability

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

6.00 Enactment

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

7.00 Bylaw Readings

Readings	Date of Reading
PUBLIC HEARING	
FIRST	
SECOND	
THIRD and FINAL	

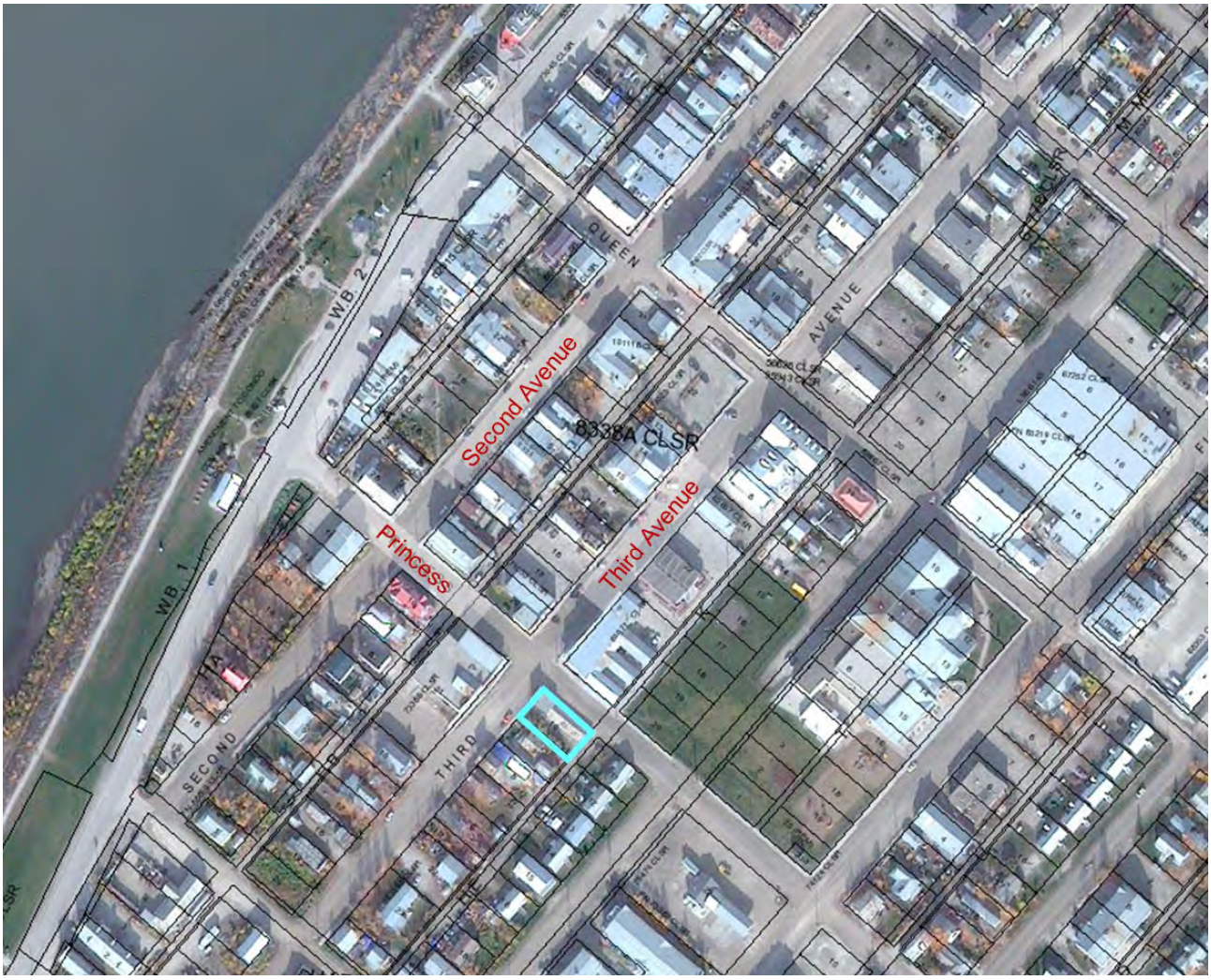
Original signed by

Wayne Potoroka, Mayor
Presiding Officer

Cory Bellmore, CAO
Chief Administrative Officer

PART IV – APPENDIX (APPENDICES)

Appendix 1. Location Map showing the Billy Bigg's Municipal Historic Site



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

OFFICE USE ONLY	
APPLICATION FEE:	$0
DATE PAID:	–
RECEIPT #:	–
APPLICATION #:	21-018

MUNICIPAL HISTORIC SITE DESIGNATION FORM

PLEASE READ THE ATTACHED INSTRUCTIONS, GUIDELINES, AND SUBMISSION REQUIREMENTS PRIOR TO COMPLETING FORM.

TYPE OF HISTORIC RESOURCE

[X] **Building** [ ] **Landscape**

LOCATION:

CIVIC ADDRESS: 894, Third Avenue **Yukon Historic Sites Inventory ID:** _____

LEGAL DESCRIPTION: LOT(S) 10 **BLOCK** HE **ESTATE** Ladue **PLAN#** 8338A

APPLICANT INFORMATION

APPLICANT NAME(S): Travis Weber, Site Superintendent, KNHS, Parks Canada

MAILING ADDRESS: Box 390, Dawson, YT **POSTAL CODE:** Y0B 1G0

EMAIL: travis.weber@canada.ca **PHONE #:** 867-993-7200

OWNER INFORMATION (IF DIFFERENT FROM APPLICANT)

OWNER NAME(S): see above

MAILING ADDRESS: _____ **POSTAL CODE:** _____

EMAIL: _____ **PHONE #:** _____

DOES THE CURRENT OWNER SUPPORT POSSIBLE MUNICIPAL DESIGNATION OF THIS PROPERTY? IF YES, PLEASE PROVIDE WRITTEN PROOF OF THIS SUPPORT ATTACHED TO THIS APPLICATION. [ ] **YES** [ ] ~~**NO**~~

Submission made by owner

DECLARATION

- I/WE hereby make application for a Municipal Historic Site under the provisions of the City of Dawson Heritage Bylaw #2019-04 and in accordance with the plans and supporting information submitted and attached which form part of this application.
- I/WE have reviewed all of the information supplied to the City of Dawson with respect to an application for a Historic Site Designation and it is true and accurate to the best of my/our knowledge and belief.
- I/WE understand that the City of Dawson will rely on this information in its evaluation of my/our application and that any decision made by the City of Dawson on inaccurate information may be rescinded at anytime.
- I/WE hereby give my/our consent to allow Council or a person appointed by its right to enter the above land and/or building(s) with respect to this application only.

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

2021-02-18 _____
DATE SIGNED

_____
SIGNATURE OF APPLICANT(S)

2021-02-18 _____
DATE SIGNED

_____
SIGNATURE OF OWNER(S)

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

OFFICE USE ONLY	
PERMIT #:	

GENERAL HISTORICAL INFORMATION

AGE OF STRUCTURE: *Please provide the age of the structure you wish to designate and attach supporting evidence.*

The building commonly referred to as "Billy Bigg's" was erected in 1899. Major additions in the back most likeley from existing structures elsewhere in town were made between 1907 and 1924.

HISTORY OF OWNERSHIP: *Please list the property's original and subsequent owners.*

The first ownership information dates back to 1902. The proprietor of the Great Northern Hotel (Billy Biggs), at the time, was Douglas Hamilton, of whom little is known. In 1907 the building was purchased by William Oakden. Following the death of William Oakden, Alexander Arkins "Billy" Biggs purchased the building by 1924. After Billy Biggs death in 1955, Fred Caley purchased the building no earlier than 1956. The Dawson City Museum and Historical Society looked after the building until it was purchased in 1970 by Parks Canada.

USES OF HISTORIC RESOURCE: *Please list the past and current uses of the historic resource.*

The building now known as Billy Biggs' Blacksmith Shop was erected as the Great Northern Hotel. The exact construction date of the hotel is unknown; however, it appears in photographs dating to just after the great fire of April 1899, so it is likely it was erected soon after this event. It has been speculated that the building may have been under construction at the time of the fire. As first erected, the hotel was a two-and-a-half-storey gabled building with a partial false front. the Great Northern Hotel ceased operation in 1905. The owner, Douglas Hamilton, resided in the hotel at least until 1906. That is all that is known for the period from 1905-1907. In 1907, the new owner William Oakden, in partnership with Joseph Picotte, turned the building into a smithy. It is assumed, that between 1907 and 1924 , one frame annex and two log annexes were added to the rear of the building, likely existing structures moved there from another location. Biggs, who had run the Third Avenue Blacksmith Shop across the street since 1914, moved his operation into the building1923 or 1924. Biggs' smithy's years of operation span the years in which there was a shift from horse to automobile transportation. As of the 1930s, Biggs' Blacksmith Shop also did repair work to automobiles and trucks. Biggs operated the blacksmith shop until his death in 1955. The Dawson City Museum and Historical Society looked after the building as caretakers, until it was purchased in 1970 by Parks Canada. Subsequently, tools and equipment were removed by Parks Canada curatorial staff. The building is currently not in use.

CULTURAL, SOCIAL, HISTORICAL INFORMATION: *Describe how the property relates to the community's past by identifying its associations with people, events, or historic uses.*

Billy Biggs' is an important component of the ensemble of surviving buildings built between 1898 and 1910 that document Dawson's early development during and immediately after the Klondike Gold Rush. It also contributes to the streetscapes of historical buildings, which as a historical complex contribute to the overall sense of place, including the frontier character of structures, and a mix of vernacular constructional techniques.

Biggs' Blacksmith Shop, the last of several smithies that had once existed in Dawson City, represents a small but important gold rush support industry. Blacksmithing was crucial in the early history of the town, supplying and maintaining the specialized equipment employed in the Klondike Goldfields, and servicing the domestic market in the fledgling community.

Dawson's blacksmiths were not restricted to traditional horseshoe and nail making, but participated in the surge of innovation that came with northern mining. The extreme and unique conditions in the North forced the mining community to develop technology specifically for their needs. Blacksmiths were asked to design and make tools to meet conditions that weren't encountered elsewhere in the world. Biggs is a fine example of the special role that blacksmithing held in Dawson's development.

The heritage value of the building lies in its connections and services to the Goldfields and the agglomeration of additions and modifications to the original structure, typical of the many and varied uses to which the building was put.

Biggs Blacksmith Shop is named in the 1967 Historic Sites and Monuments Board Canada (HSMBC) Statement of Significance for Dawson Historic Complex National Historic Site, making it essential to the City's designation by

-its evocation of the time and place of the Klondike Gold Rush;

-concentration of frontier structures, which confirm the town's early nature, diversity, northern isolation, and links to mining activity during the 1896-1910 period.

SPECIFIC HISTORIC INFORMATION: BUILDINGS

ARCHITECTURAL DETAILS: *Include a detailed description of the building, including siding, window type, roof type, decorative elements, number of storeys, etc. Also include a description of any unique design elements and quality of craftsmanship.*

The Great Northern Hotel, was a two-and-a-half-storey gabled building with a partial false front, its parapet wall stepping up to reveal the upper floor gable, creating a triangular pediment. This false front with applied black lettering for signage and large grade-level windows, created an arresting section of streetscape. The building possessed a balloon frame and horizontally assembled wood siding on its exterior. Between 1907 and 1924, one frame annex and two log annexes were added to the rear of the building, likely existing structures moved there from another location.

Character defining elements are:

• The building's relationship with Princess Street and Third Avenue, exemplified by it sitting flush to the sidewalk along Third Avenue, this sitting reflects the grid street layout and orientation of buildings typical of the 1897-98 survey;

• The building's low-height, and agglomeration of volumes that creates a largely continuous open volume of space and illustrates the building's evolution over time;

• The 'boomtown' type storefront and roof configuration in the single storey back portion of the building, that reflect the vernacular approach to building design typical of Dawson City in the years 1897-1913;

• The building's simple rustic wood exterior, wall and roof systems, the use (and reuse) of logs, rough-

sawn planking, and other unadorned and minimally crafted materials, evidencing vernacular construction techniques and materials typical of utilitarian buildings in Dawson City in the years 1897-1913 and within the Dawson Historical Complex as a whole;

• The simple, symmetrical treatment of the Third Avenue façade, featuring large centrally-placed double doors flanked by pairs of multi lite windows;

PHYSICAL CONDITION: *List any damage, repairs and/or alterations that have taken place. Please provide a date for significant alterations.*

Three rear log and frame additions were affixed to the original structure in 1913, comprised of one frame and two log annexes. These were likely existing structures moved to this site and fitted together. The first annex, which had double shed doors in both the north and south facades, is believed to have served as a wagon repair shop. The second annex, a log structure with saddle notch construction, was a machine shop. The easternmost addition, built of half-lapped logs, dressed flat on the interior, but retaining the round on the exterior, possessed a door on its north end of the structure, opening onto Princess Street. The original building stands on a series of foundation piles, embedded deeply into the frozen ground. While no evidence of a wall sill was found in this area, remnants of the skirting at the base of the building was exposed. The first rear addition, stood on short round posts which were shallowly set into the ground. These posts have since deflected to the east. Evidence of skirting and a wall sill were also found here. The second rear addition rests directly on original ground surface. Under the last rear addition a deeply set foundation pile was found in the south east corner while no other piles, posts or sleepers were found elsewhere along its south wall.

It is unknown how the building was affected by the 1944 flood. At some time in or after 1944, Biggs had much of the upper portion of the building removed and a shed roof sloping to the north replaced the original gabled roof, while the top half-storey was removed and the false front's height was reduced. The reasons for this alteration are unknown. It has been speculated that with the decline of blacksmithing, and with Bigg himself residing across the street, the upper floors were no longer needed. It has also been suggested, that the upper floors were removed when the original roof may have needed repairs. Supplementary shoring was first installed before the building was abandoned as a blacksmith and machine shop, perhaps in the 1940s. During the 1960s, the Dawson City Museum and Historical Society installed interior and exterior diagonal shoring. Additional raking shores were installed along the south wall, and bracing frames were erected in the middle sections of the building. Following Parks Canada's 1970 purchase of Billy Biggs' Blacksmith Shop, bracing frames and raking shores were altered and added to prevent the building from further deterioration due to settling and heaving permafrost.

Flooring was removed in a 1980 building stabilization project. Small roof repairs also occurred during this earlier period of Parks Canada ownership of the building to reduce the entry of water, especially around the dormer windows on the second annex. Another stabilization occurred in 1983, correcting changes in grade; the north wall of the second annex was reconstructed in 1983. (Prior to work in these years on building stabilization, the original building and first annex foundations may have rested on joists on top of piles; the second annex had rested on grade, along with the log floor joists; and the final annex's perimeter walls bore on timber piles.) That same year the building was stabilized and geotextile cloth and fresh gravel were laid down. In 1989 plans were produced to replace the foundation. At that time, plans were also produced to alter the building's front façade sidewalk-facing windows were altered to house display window boxes.

In 2005, due to permafrost damage, the building was moved and a layer of gravel (approx. 1.5' high and 6" above the road) was installed and the sidewalk raised. That year some asbestos remediation also occurred. In 2006 an interior walkway was added, some electrical work occurred, and a log restoration workshop occurred replacing three logs on south side of rear addition. The following year roof work occurred: removing extant tin, securing the plywood beneath it, adding a rubber membrane, and reinstalling the tin, while strips of spruce wood were used to cover the ends of plywood. Work conducted within the last five years includes: repairs to the windows; basic painting of the front of the building; and the spraying of exterior of logs and old wood with linseed oil/turpentine mix to prevent deterioration in wooden components. Tin skirting has also been added around the rear of the building to keep animals from entering it.

The following observations regarding the structure were made in 2018:

- The wooden components of the interior stabilizing structure appear to be in an overall good condition.
- Cribbing appears to be in overall good condition, with miscellaneous moisture deterioration noted throughout.
- A higher concentration of shims were observed on the cribbing along the north and south elevations (compared to the cribs under the central walking aisle). Additionally, numerous shims along the north and south elevations were observed to be loose; alternately, shims along the central cribs were tight.
- No connections were observed between adjacent structures – daylight could be seen through the junction between adjacent structures.
- In general, the wood components of the first two structures was generally covered with interior boards. However, the base of localized exposed 2"x4" wall studs showed consistent moisture staining.
- The bottom three logs on the third structure are comparatively newer than the remainder of the structure, and appear to be in an overall good condition.
- In general, the logs on the north elevation appeared to be in comparatively better condition than those on the south elevation. This is likely a result of the higher sun exposure on the south elevation.
- The exposed log ends of the third and fourth structure appear to be poor condition, as the ends were observed to be dried and brittle. This is a typical condition when end grains are exposed; wood end grains wick in additional moisture and therefore undergo significant wetting and drying cycles. The extent of deterioration is unclear as there may be core decay.
- The handrails on the central aisle notably deflects with applied lateral pressure.

Observations Envelope:

- The building 'envelope' and exterior wall assembly is generally in poor condition.
- The siding on the west elevation is generally in good condition with minor deterioration of paint at select areas. The paint finish is generally absent except at the front façade.
- There is notable deterioration of the exterior wall cladding and it is absent where adjacent to grade. A galvanized metal skirting covers the majority of the perimeter of Areas 2, 3 and 4 where bottom cladding and logs have deteriorated beyond repair.
- Daylight is visible between the boards of all elevations with the exception of the front façade indicating deficiencies in the detailing at the intersection of the roof as well as the siding.
- Gaps in the exterior wall assembly are the main source of snow and moisture infiltration at the sides

and rear elevations of the building throughout.

- Exterior cladding is missing in multiple areas exposing the wood studs to the exterior.
- Exterior logs exhibit extensive checking and horizontal cracks.
- Water stains and deterioration inside the building can be attributed to leaks in the roof around chimneys and vents. Water stains below windows and doors indicate the presence of leaks at or around windows.
- The building has no eavestroughs and decay is located at the base of the wall where the cladding is less protected by minimal roof overhangs and where snow build up is inevitable.
- There is evidence of noticeable settling that has been temporarily stabilized; walls are sloping and water penetration is evident. As well a large crack exists in the dirt floor indicating ongoing movement of the soil.
- Areas at the horizontal wood bracing contain moss growth that requires remediation.
- A selection of doors remain along with some original hardware, although the majority of these openings are blocked off.

Observations Windows and Doors

- Many of the windows are of rudimentary construction and have experienced deterioration from water entry. Some of the sashes have been removed or are falling apart, while others are being over-stressed because of deformation of the frames. However, some of the glazing survives especially in those on the south elevation.
- On a few windows, there are multiple glazing segments missing.
- Multiple windows openings are boarded in with plywood.
- Second floor windows and sills show heavy deterioration.
- There are gaps around all windows allowing moisture penetration.
- The exterior surface of the main entrance doors is in fair condition exhibiting deterioration and cracking of the tongue and groove diagonal boarding.
- The second floor doors on the south elevations have likely been re-purposed and poorly repaired over the years. Most of the door hardware survives in place.
- All ground floor doors are shorter than original due to extensive decay.

Window and door frames, and exterior trim are generally in poor condition with some localized decay.

Observations Roof

- There are penetrations through the roof assembly where water infiltration has occurred.
- There are local deficiencies around roof penetrations such as the chimneys, and at the intersection of the shed and front façade.
- Flashings and other water shedding details are not implemented resulting in deterioration of cladding below the roofs and down the face of the structure.
- Dormers at the roof edge exhibit deterioration.

Observations Interior

- Exterior walls exhibit various eras of repair as the building has been raised and maintained over the

years.

- Original layouts and their interior walls in the four Areas are still recognizable.
- Interior finishes are minimal throughout the four Areas. Where interior finishes exist, they are in fair condition such as the ceiling in Area 1 with areas of cracked wood planks.
- There are visible penetrations around windows and exterior doors where daylight is visible.
- Water stains are evident on the underside of the exposed roof sheathing boards.
- On the second floor, inaccessible as the interior stairway was removed, the walls are uninsulated.
- Chimney penetrations are evident at the second floor where they are suspended from the roofing.
- No flooring exists throughout other than the exposed ground.

SETTING AND CONTEXT: *Has the historic resource been moved? How does it fit with the neighbourhood? Include details on gardens, lawns, fences, trees, and how the building is sited on the lot. Is the building a landmark?*

Billy Biggs is one of the few remaining structures from the Klondike Gold Rush. The heritage value of the building lies in

-its connections and services to the goldfields;

-the agglomeration of additions and modifications to the original structure, typical of the many and varied uses to which the building was put.

-its ongoing historic relationship to the corner of Third Avenue and Princess Street, given the proximity of the building to the lot lines and boardwalk;

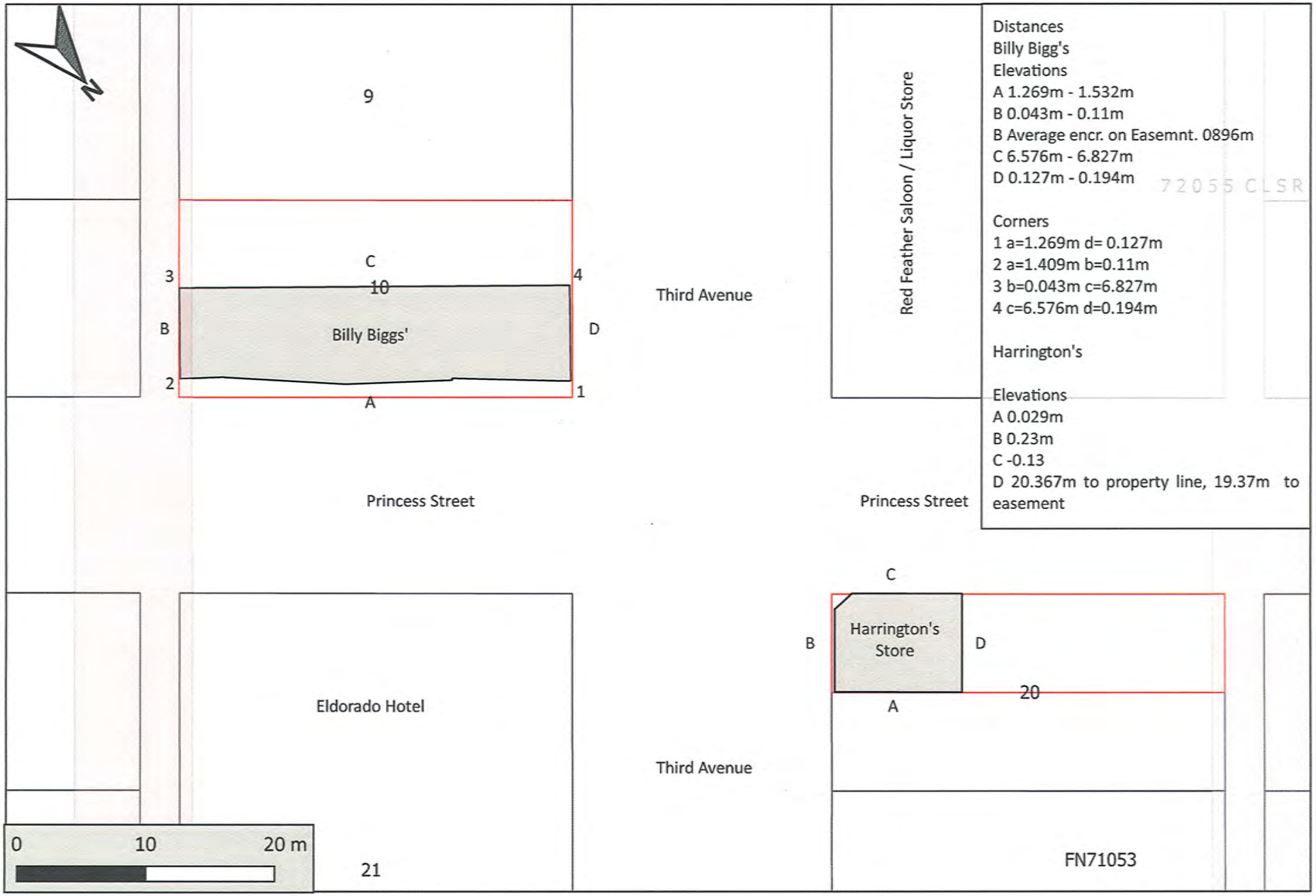
-its visibility given its prominent location at a major Dawson intersection, kitty corner from another Gold Rush aera building, Harrington's store and the Red Feather Saloon replica.

- townscape features of the 1896-1910 era including the orientation of lot lines and buildings, and the spatial relationship of built groupings of similar form, age and /or function within the townsite, for example, the grouping, Mme. Tremblay's, Klondike Kate's, Old Post Office or the grouping Klondike Thawing Machine Company, Westminster Hotel on the same block.

- its relationship to the surrounding retail stores, hotels, and bars;

- its form, materials and details, particularly on the street frontage, which reinforce nearby historic buildings such as Harrington's Store, Third Avenue Complex, West Boilershop and others;

Billy Biggs' and Harrington's Store
Location and Distances



Distances
Billy Bigg's
Elevations
A 1.269m - 1.532m
B 0.043m - 0.11m
B Average encr. on Easemnt. 0896m
C 6.576m - 6.827m
D 0.127m - 0.194m

Corners
1 a=1.269m d= 0.127m
2 a=1.409m b=0.11m
3 b=0.043m c=6.827m
4 c=6.576m d=0.194m

Harrington's

Elevations
A 0.029m
B 0.23m
C -0.13
D 20.367m to property line, 19.37m to easement

Parks Canada | Parcs Canada

February 18, 2021
c/o City Council
City of Dawson
Box 308
Dawson YT, Y0B 1G0

Dear Mayor and Council,

Please find attached two applications for municipal historic site status.

Both buildings described within the applications are owned by the government of Canada and administered by Parks Caanda. Harrington's Store is a recognized federal heritage building and Billy Biggs' Blacksmith Shop is a component building of the Dawson Historical Complex National Historic Site.

The designation of the Canadian Bank of Commerce as a municipal historic site set an important precedent. The City of Dawson has been demonstrating its leadership role in heritage conservation in various ways. By purchasing the Canadian Bank of Commerce, restoring it, and designating this constituent building of the Dawson Historical Complex National Historic Site as a municipal historic site, the municipality recognized and validated the duality of the importance of Dawson's historic buildings on the national and the regional level.

Some of Parks Canada's buildings are currently not in optimal use, Harrington's Store, and Billy Biggs' Blacksmith Shop among them. The Klondike Adaptive Realty Project (KARP) is assessing adaptive reuse opportunities for several Parks Canada buildings in the Klondike. This project is about finding and implementing sustainable solutions to protect and use historic structures.

Five[1] heritage buildings in various condition, with different designations and potential for adaptive reuse, were selected and have gone through detailed condition and heritage analyses. Harrington's Store and Billy Biggs' Blacksmith Shop are excellent candidates for adaptive reuse, potentially by an alternate owner.

Municipal historic site designation provides a number of benefits, including but not limited to:

- Heritage protection if Parks Canada chooses to dispose of a property.
- Increased digital footprint for these buildings.
- Better opportunities to collaborate on Dawson's living history.

Based on our experience with the process and outcomes, Parks Canada may submit more buildings for designation as municipal historic sites.

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[1] Post Office, Harrington's Store, Billy Biggs' Blacksmith Shop, KTMC, and Ruby's Place.

We are guided by community input in our strategic planning and decision making. The Klondike National Historic Site Advisory Committee meets biannually to discuss KARP and other management topics for Klondike National Historic Sites. The City of Dawson has had representation on the committee since the inaugural meeting in September 2018. We value the input representatives have provided and look forward to working together to protect and present these treasured places.

If you have any questions with regard to any of the initiatives detailed above, I'd be happy to engage further.

Sincerely,

Travis Weber
Site Superintendent
Klondike National Historic Sites
Yukon Field Unit
Parks Canada
Travis.weber@canada .ca | Phone 867-993-3326

Klondike National Historic Sites
Dawson City, Yukon

BUILDING CONDITION REPORT

BILLY BIGGS' BLACKSMITH SHOP

2020

Based on a Condition Assessment prepared for the KNHS Adaptive Reuse Initiative by various PCA units: Architectural & Engineering Services, Built Heritage, Cultural Resource Management, Project Delivery Services – East, Yukon Field Unit; 2018-2020.

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1. EXECUTIVE SUMMARY

BILLY BIGGS' BLACKSMITH SHOP – Executive Summary

1.1. Purpose Objective

As a pilot project Parks Canada intends to submit two of its buildings for designation as Municipal Historic Sites. The sites have been chosen both for their significance and their adaptive reuse potential. Billy Biggs' Blacksmith Shop is one of the two sites chosen. This document seeks to provide accurate and current information on the building but also point out where further information or investigation is required. A physical investigation of the building informed this building condition assessment.

1.2. National Heritage Value

The Dawson Historical Complex was designated a national historic site of Canada for its association with the full extent (1896-1910) and impact of the Klondike Gold Rush. Within the national historic site are privately and publically-owned buildings with Parks Canada owning 28 in total. Billy Biggs' Blacksmith Shop has been identified as a cultural resource of national historic significance by the HSMBC. According to the Commemorative Integrity Statement (CIS), the heritage value of the building lies in its connections and services to the goldfields and the agglomeration of additions and modifications to the original structure, typical of the many and varied functions of the building. Though not a federal heritage building, the heritage value and character defining elements of Billy Biggs' Blacksmith Shop have been defined in a Statement of Heritage Value (SoHV).

1.3. Condition Assessment

It must be noted that in its current state Billy Biggs is not suited to support year-round human activities. The building requires a significant amount of rehabilitation to reach that state. The following ratings of building elements is based solely on its current use of a stabilized structure, and does not reflect its ability to or preparedness to support human activities normally associated with a building.

The condition of the building elements was assessed using non-invasive techniques. Each was rated according to the following system which evaluates damage or deterioration due to normal service conditions in the short term (1 to 5 years):

- Excellent: Functioning as intended; no deterioration observed.
- Good: Functioning as intended; normal deterioration observed; no maintenance anticipated within the next five years.
- Fair: Functioning as intended; normal deterioration and minor distress observed; maintenance will be required within the next five years to maintain functionality.

- Poor: Not functioning as intended; significant deterioration and distress observed; maintenance and some repair required within the next year to restore functionality.
- Defective: Not functioning as intended, significant deterioration and major distress observed, possible damage to support structure; may present a safety risk to persons and materials; must be addressed as a priority.

Overall, Billy Biggs' is in fair condition. Investigations on site led to the following condition ratings for each building element of Harrington's:

Building Element	**Condition Rating**
Structure	
Foundation	N/A (original structure) to Good (interior frame)
Superstructure	Poor (original structure) to Good (interior frame)
Roof Structure	Fair
Building Envelope	
Exterior Wall Assembly	Fair to good
Exterior Doors and Windows	Poor to good (doors) and Fair to poor (windows)
Roof, Soffit, Parapet and Fascia	Fair to poor (only partially assessed)
Interiors	Fair to poor
Fire Protection	
Fire Alarm System	Good
Emergency Lighting/Exit Signs	Not present
Portable Fire Extinguishers	Fair
Code Compliance	Good
Mechanical and Electrical Systems	
Plumbing	Not applicable
Heating	Not applicable
Ventilation	Not applicable
Lighting	
Power	

1.4. Recommendations

In Chapter 4, preliminary recommendations are provided for each building element of Biggs' Blacksmith Shop. These should be used as a starting point for additional more detailed investigations that would lead to a major conservation project of the building.

Building Element	Recommendations
Structure	
Foundation	*Interior Frame:* It is recommended that the cribs continue to be regularly shimmed – tight to the underside of the frame structure. It is further recommended that the long-term conservation plan looks to address the permafrost movement. An archaeological assessment will be necessary before any major intervention is undertaken.
Superstructure	*Interior Frame:* It is recommended that the railing on the center walking aisle be reviewed and potentially reinforced. *Original Structural Fabric:* Interventions to the superstructure will need to carefully consider their effect on character-defining elements and mitigate any possible negative impact
Roof Structure	It is recommended that the roof structure is verified to meet current structural code and load requirements. Address deficiencies in rainwater management to ensure long term performance.
Building Envelope	
Exterior Wall Assembly	Conserve and upgrade the exterior wall assembly to improve the longevity of the envelope. Address deficiencies in rainwater management to ensure long term performance.
Exterior Doors and Windows	Conservation work should maintain the style and configuration of the windows and doors.
Roof, Soffit, Parapet and Fascia	Upgrade the roof assembly to ensure a long-term life-cycle for the building. Address deficiencies in rainwater management to ensure long term performance.
Interiors	Conserve the original agglomeration of volumes when integrating necessary upgrades. These volumes also contribute to the relationship between a building's interior and its exterior and any interventions will have an impact on the building envelope.
Fire Protection	

Building Element	Recommendations
Fire Alarm System	It is recommended the current fire alarm transmission system be maintained until the need arises to upgrade or replace it
Emergency Lighting/Exit Signs	Emergency lighting shall be provided to an average level of illumination not less than 10 lx at floor level at each exit and principal routes providing access to exit.
Portable Fire Extinguishers	Additional portable fire extinguishers must be installed in the building, along the catwalk and in the rear of the building at a maximum travel distance of 15.25 m between extinguishers.
Code Compliance	A complete design and code analysis shall be performed to detail each relevant code requirement and then clearly describe how the design meets or exceeds the requirements of relevant codes and standards.
Mechanical and Electrical Systems	Integration of new mechanical and electrical systems shall mitigate impacts to the CDEs.

1.5. Options for Reuse

Several reuse options for Billy Biggs' were identified through a stakeholder workshop and with input from the Yukon Field Unit. Options considered included:

Option 1: Office AND/OR industrial use on the first floor and residential use on the second floor

Option 2: Industrial use on the first floor

Both options were assessed for their alignment with several criteria including heritage policies, guidelines and community needs and were determined to be suitable possibilities. A full record of the options analysis workshop is included in Appendix E.

2. INTRODUCTION

2.1. Background

Canada intends to submit two of its buildings for designation as Municipal Historic Sites. The sites have been chosen both for their significance and their adaptive reuse potential, Billy Biggs' being one of those two sites. This document seeks to provide accurate and current information on the building but also point out where further information or investigation is required. A physical investigation of the building informed this building condition assessment

In general, Parks Canada's objective is to identify opportunities for the rehabilitation of buildings, asset enhancement and reduction of operating costs, while increasing realty revenue for reinvestment in historic structure maintenance.

2.2. Methodology

The condition of Billy Biggs' Blacksmith Shop was assessed between 2018 and 2020 as part of an adaptive reuse pilot project for five selected buildings. The assessment consisted of a visual and partially tactile review that included:

- Inspecting and documenting the conditions of all exterior building envelope components including the roofing, the exterior cladding, and the windows and doors.
- Inspecting and documenting the condition of structural elements including: the foundation, the stud walls, and the roof structure.
- Inspecting and documenting the condition of the fire protection, mechanical and electrical systems.

On-site tactile inspections generally included probing areas of decay to determine the level and extent of deterioration. Documentation of findings generally consisted of photographs of elevations, typical details, and conditions. The exterior visual inspection was performed from ground level, with the assistance of a ladder.

In addition, to help the team understand the overall building history, interviews were held with site staff to discuss any trends or areas of concern, current maintenance practices and the recent maintenance history of the building.

All assessment work used non-invasive investigative techniques and did not include inspection openings or the removal of materials for testing.

In general, the building envelope and structural components were rated according to the following system which evaluates damage or deterioration due to normal service conditions in the short term (1 to 5 years).

- Excellent: Functioning as intended; no deterioration observed.

- Good: Functioning as intended; normal deterioration observed; no maintenance anticipated within the next five years.
- Fair: Functioning as intended; normal deterioration and minor distress observed; maintenance will be required within the next five years to maintain functionality.
- Poor: Not functioning as intended; significant deterioration and distress observed; maintenance and some repair required within the next year to restore functionality.
- Defective: Not functioning as intended, significant deterioration and major distress observed, possible damage to support structure; may present a safety risk to persons and materials; must be addressed as a priority.

2.3. Limitations

The information in this condition assessment is based on a visual and partially tactile review only and is limited only to what was visually exposed and areas that were easily accessible for tactile examination. The tactile review, which included the use of a moisture meter, targeted areas of apparent or potential deterioration based on visual observations, experience, and discussions with the site staff.

While the assessment serves to identify the causes of current conditions and current risks in order that they may be mitigated, it does not wholly eliminate such risks. Unsound surfaces and/or hidden deterioration or structural deficiencies that were not detected from the visual and tactile review may exist and may pose a threat to health and safety.

Inspections and reporting regarding designated substances that may be present is not included in this scope of work. Hazardous substance reports on the Billy Biggs' Blacksmith Shop, Ruby's Place and the Former Post Office are listed in the Parks Canada National Asbestos inventory. It is recommended that designated substance reports be undertaken for each building.

3. PCA's CONSERVATION APPROACH

3.1. National Heritage Values

3.1.1. Dawson Historical Complex National Historic Site of Canada

The Billy Biggs' Blacksmith Shop is located within Dawson Historical Complex, which was recommended for designation by the Historic Sites and Monument Board of Canada (HSMBC) in 1959-67. The Statement of Commemorative Intent is: *Dawson, a historical complex of national significance, is commemorated for its association with the full extent (1896-1910) and impact of the Klondike Gold Rush*[1].

The physical values of the commemorated historic place includes the following:

- the flat of land bounded by the confluence of the Klondike and Yukon Rivers and bordered by the hills, which established the physical boundaries of the townsite;
- the plot of the 1897-98 survey, with its grid street layout and orientation of buildings;
- the historical complex of buildings featuring those identified by the HSMBC, townscape features and landscape vestiges associated with the period of commemoration;
- streetscapes of historical buildings, which as a historical complex contribute to the overall sense of place, e.g. the frontier character of structures, unpaved streets, boardwalks, collection of boomtown facades, permanent government structures, and a mix of vernacular constructional techniques;
- the isolated wilderness setting of the town, as defined by the undeveloped and rugged terrain around Dawson, and represented in the Midnight Dome and surrounding hills, rivers and the Moosehide Slide, the viewscapes of the regional landscape from the town, and extreme climatic conditions including permafrost, and their impact on the town's development.

The historic place is characterized by the original orientation and locations of the surveyed streets, as well as a series of identified *in situ* structures built on the surveyed lots within the period of commemoration 1896-1910. These buildings document Dawson's early development during and immediately after the Klondike Gold Rush. In their hasty construction and mix of boom-town façades, they evoke the image of a gold rush town, and contribute significantly to the overall spirit of the place. The buildings document several important aspects of the town's historical development, especially its role as the administrative, financial, commercial, social and transportation centre of the territory in its formative stages.

The HSMBC specifically identified some buildings as of national historic significance, but also stated that *all of Dawson's buildings of the Gold Rush era are important to maintaining the sense of place, and to achieving the aims of commemorating Dawson as a "historical complex"*[2].

[1] Parks Canada, 1997: *Commemorative Integrity Statements National Historic Sites of the Yukon Field Unit Parks Canada*.

[2] Ibid.

Figure 3-1: Front Street, Dawson, in late 1898. [Yukon Archives, Robert P. McLennan fonds, #6480]

3.1.2. Heritage Value of Billy Biggs' Blacksmith Shop

Billy Biggs' Blacksmith Shop is one of the buildings of national historic significance identified by the HSMBC. Each of these buildings contributes to both physical and associative values important to the commemorative integrity of the national historic site.[3] According to the CIS, the heritage value of the building lies in its connections and services to the goldfields and the agglomeration of additions and modifications to the original structure, typical of the many and varied uses to which the building was put.

The heritage value of Dawson Historic Complex National Historic Site of Canada is embodied in its evocation of the time and place of the Klondike Gold Rush. The Billy Biggs' Blacksmith Shop is a cultural resource of national historic significance and it contributes to the overall commemorative integrity of the site as a component of the ensemble of buildings built between 1898 and 1910 that document Dawson's early development during and immediately after the Klondike Gold Rush. It also contributes to the streetscapes of historical buildings, which as a historical complex contribute to the overall sense of place, including the frontier character of structures, and a mix of vernacular constructional techniques.

[3] Parks Canada, 1997: *Commemorative Integrity Statements National Historic Sites of the Yukon Field Unit Parks Canada*, p. 12.

Figure 3-2: Biggs' Blacksmith Shop.

Figure 3-3: Billy Biggs' Blacksmith Shop. [Parks Canada, 2018]

Using the CIS, the CRM (Cultural Resource Management) Team, in consultation with Field Unit staff, developed a Statement of Heritage Value for the building, in order to clarify its heritage value and character-defining elements. According to the Statement of Heritage Value (see Appendix A), the character-defining elements related to the heritage values above are, but are not limited to:

- The building's relationship with Princess Street and Third Avenue, its siting flush to the site walk along Third Avenue, that reflects the grid street layout and orientation of buildings typical of the 1897-98 survey;
- The building's low-height, and agglomeration of volumes that creates a largely continuous open volume of space and illustrates the building's evolution over time;
- The 'boomtown' type storefront and roof configuration that reflect the vernacular approach to building design typical of Dawson City in the years 1897-1913;
- The building's simple rustic wood exterior, wall and roof systems, the use (and reuse) of logs, rough-sawn planking, and other unadorned and minimally crafted materials, evidencing vernacular construction techniques and materials typical of utilitarian buildings in Dawson City in the years 1897-1913 and within the Dawson Historical Complex as a whole;
- The simple, symmetrical treatment of the Third Avenue façade, featuring large centrally-placed double doors flanked by pairs of multi lite windows;
- The surviving remnants of the blacksmith shop equipment that illustrate the building's connections and services to the goldfields.

These heritage values and character-defining elements will serve as a reference to guide any project that may affect this heritage building in the future. The site also includes in-situ archaeological resources related to the history and evolution of the building that should be taken into account in any decision or action.

3.2. Historic Background

Gold was first discovered in Yukon's Klondike watershed in August 1896 after nearly two decades of largely unsuccessful prospecting in the region. This breakthrough, by the American George Carmack, and his in-laws Keish "Skookum Jim Mason" and Káa Goox "Dawson Charlie," who were members of the Tagish First Nation, occurred on Rabbit Creek; this Klondike River tributary would later be dubbed "Bonanza Creek." This discovery initiated a rush to the Klondike region which, between 1897 and 1899, saw of tens of thousands of fortune-seekers arrive via the Dalton, White Pass, and Chilkoot Trails. In anticipation, the American Joseph Ladue, a Yukon resident as of 1882, shrewdly staked out 65 hectares of land at the junction of the Klondike and Yukon Rivers near the site of Tr'ochëk, a traditional Han First Nation fishing camp. Ladue dubbed this area "Dawson" and he quickly flourished selling lots at this site, as well as building materials. Dawson rapidly became a bustling and growing community, the largest Canadian city west of Winnipeg. It possessed a population of 16,000 by the summer of 1898, with at least 14,000 living in the surrounding Klondike region; by June 1898 the city was also the capital of the new Yukon Territory. The Klondike gold rush, and at times Dawson, as the heart of it, gained widespread public attention, through guidebooks, media accounts, and later via the writing of such authors as Jack London and Robert Service.[4]

Figure 3-4: Camping Ground at Dawson, Y.T. [1898] By R.A. Hegg. National Museum of Canada / Library and Archives Canada / PA-013431

In its initial years Dawson could be described as "a city of tents" and hundreds of log cabins, its main street being "nothing more than a lane of alternate bog-holes and dust-heaps stretching for about a mile in length."[5] Unsanitary conditions encouraged the spread of typhoid, malaria, and dysentery.[6] Such makeshift circumstances would change under the auspices of Yukon's first commissioner, William Ogilvie, who initiated local improvements including a board of health and

[4] Hal Guest, *A History of the City of Dawson, Yukon Territory 1896-1920.* Parks Canada Manuscript, 1980: 1, 3, 14, 22-25. *Tr'ochëk: The Archaeology and History of a Hän Fish Camp*, Tr'ondëk Hwëch'in, 2001.
[5] Ibid. 14. Flora Shaw of the *Times of London* is quoted.
[6] Ibid. 18.

sanitation officers, a fire department, drainage, and road grading.[7] As part of these enhancements Third Avenue – the site of Billy Biggs' Blacksmith Shop – formerly a bog, was by 1899 being improved. That spring a widespread fire had also destroyed 117 Dawson buildings, spurring further rapid rebuilding and redevelopment in the community.[8] For these reasons, Dawson in 1899 began to radiate "a booster-spirit aura" and civic pride in "the orderly change of both appearance and behaviour" as it changed from a "shoddy boom town façade" to something "finer, glossier and more respectable."[9]

Figure 3-5: "Dawson Main Street - 1898" George G. Murdock / Library and Archives Canada / C-000666

It was in this context that the building now known as Billy Biggs' Blacksmith Shop was erected as the Great Northern Hotel. The exact construction date of the hotel is unknown; however, it appears in photographs dating to just after the great fire of April 1899, so it is likely it was erected soon after this event. It has been speculated that the building may have been under construction at the time of the fire. [10] As first erected, the hotel was a two-and-a-half-storey gabled building with a partial false front.[11] The proprietor of the hotel, as of 1902, was Douglas Hamilton, of whom little is known.[12]

[7] *Ibid*. 57-60.
[8] Joan Mattie, "Nineteen Buildings, Dawson, YT," FHBRO Report 1988-012: 259.
[9] Margaret Archibald, "Grubstake to Grocery Store: Supplying the Klondike, 1897-1907," *Canadian Historic Sites: Occasional Papers in Archaeology and History* No. 26.
[10] Rick Stuart, *Dawson City: Three Structural Histories*. Parks Canada Microfiche Series Number 383, 1980: 16.
[11] Mattie, "Nineteen Dawson Buildings," 317.
[12] "An Index to Dawson City, Yukon Territory and Alaska Directory and Gazetteer, Alaska-Yukon Directory and Gazetteer, and Polk's Alaska-Yukon Gazetteer and Business Directory, 1901-1912." This document lists Hamilton as proprietor of lodgings at this address in 1903 and 1905 with the 1903 occupants being: W.E. Ellis, a printer; Frank Madronic, a cook; Daniel McDonald, a miner.

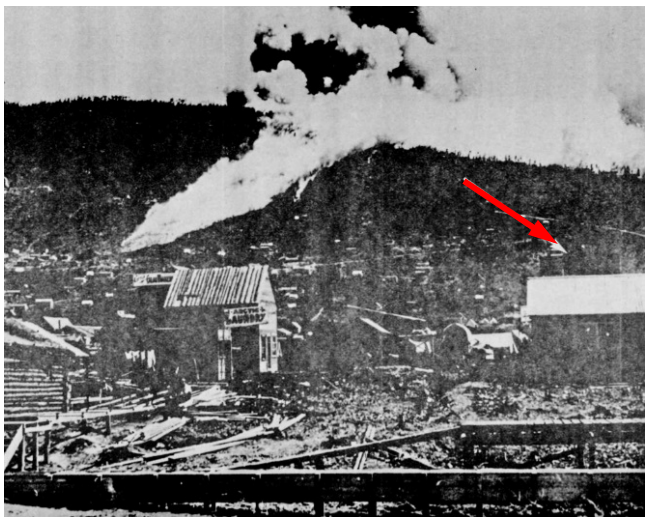


Figure 3-6: Princess Street, from Queen Street, ca. 1899-1901. Arrow indicates Great Northern Hotel. Alaska State Museum, R.N. De Armand Collection, 761-1, #126.

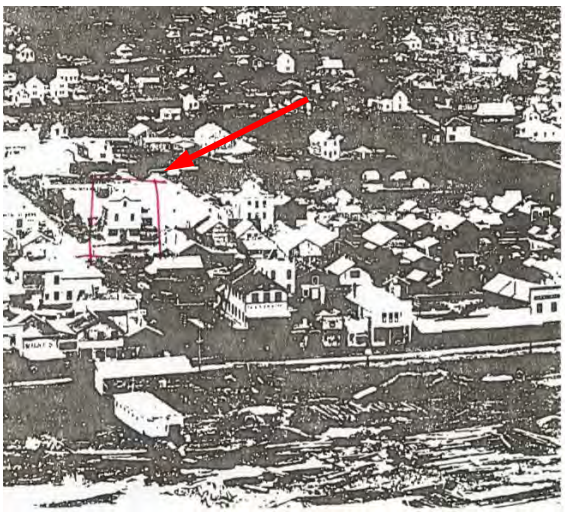


Figure 3-7: Marked up and cropped Dawson Panorama, no date, probably late 1902. Arrow indicates Great Northern Hotel. Public Archives of Canada, C-22350.

Figure 3-8: Great Northern Hotel front elevation ca. 1901, from "Dawson of Today" photo album, Dawson City Museum.

Figure 3-9: Drawing showing conjectured view of Biggs' Blacksmith Shop ca. 1901 when it was the Great Northern Hotel (Bouse, 1982)

At the time of the building's construction, Princess Street was not fully established and Third Avenue was just beginning to be developed[13] with a particular character as home to enterprises

[13] Mattie, "Nineteen Buildings," 322.

"catering to the needs of the miners and the communities on the creeks."[14] In 1900, Third Avenue progressed with the installation of a sewer system; more businesses were attracted to the area around 1902 when Third Avenue was macadamized. Once the road was thus "paved," it became the main thoroughfare leading from Dawson to the gold creeks.[15][16] 1904 saw further improvements with the installation of boardwalks and electric street lights.[17] While commercial use of the area was mixed by 1904, it retained "the character of a miner's district -a place to get equipment repaired, stock up on supplies, visit a saloon, have an inexpensive meal, and stay in a cheap room."[18]

Figure 3-10: Photograph showing conjectured view of Biggs' Blacksmith Shop ca. 1913 when it was Oakden's smithy (far left), Parks Canada Collection, Winnipeg, Box 16.

Coincident with the Hotel's construction, however, came reduced production within Dawson's mining industry. Concurrently, a gold strike in Nome, Alaska, would draw an estimated 8,000 from Dawson over the winter of 1899-1900; about another 3,000 departed for Fairbanks, Alaska, as well.[3] The introduction of sophisticated mining technology also triggered the town's decline as a service centre due to the diminished need for workers in Dawson's hinterland. Within a decade the population of the Klondike would ebb greatly from the hey-day of the gold rush. Perhaps unexpectedly, then, the Great Northern Hotel ceased operation in 1905. (A Fire Department inspection in 1905 listed the Hotel as vacant, though it was still listed as a Hotel containing lodgings for one in the 1905-06 City Directories and Hamilton still resided there as well.[19]

[14] Stuart, *Three Structural Histories*, 88.
[15] Ibid. 17-18. Mattie, "Nineteen Buildings," 322.
[16] Ibid. 13-18, 87-95.
[17] Guest, *A History of the City of Dawson,* 57-60.
[18] Mattie, "Nineteen Buildings," 323.
[19] Carter, Margaret. "Accountability of the Proposed Interpretation." Ottawa, ON: Canadian Parks Service, n.d. "An Index to Dawson City, Yukon Territory and Alaska Directory and Gazetteer, Alaska-Yukon Directory and Gazetteer, and Polk's Alaska-Yukon Gazetteer and Business Directory, 1901-1912."

The history of the building is unclear between 1905 and 1907, years of further decline for Dawson, with decreased demand for rental accommodation. [20] In 1907 the building was purchased by the former Ontarian William "Fatty" Oakden, who converted it to a smithy specializing in mining tools and equipment repairs. Much of the work at the smithy would have been related to horseshoeing and work on the horse-drawn wagons which were key to operations in the goldfields. Oakden worked in partnership with a Joseph Picotte and the company operated under the name Oakden & Picotte.[21] At this time, the second floor was retained as rooms, probably for Oakden, Picotte, and their assistants.[22] It was likely during this period, as well, that one frame annex and two log annexes were added to the rear of the building, likely existing structures moved there from another location.

By 1924 Alexander Arkins "Billy" Biggs, who had run the Third Avenue Blacksmith Shop across the street since 1914, had obtained the building following the death of Oakden. Biggs' smithy's years of operation span the years in which there was a shift from horse to automobile transportation. As of the 1930s, Biggs' Blacksmith Shop also did repair work to automobiles and trucks. Biggs operated the blacksmith shop until his death in 1955.[23] A local Dawson City resident, Frank Lidstone reported that the building was taken over by Dan Grant in 1949, but receipts and invoices to and from Biggs dated through to 1956 were found in the building.[24]

The Dawson City Museum and Historical Society looked after the building and its contents after the closure of Biggs' shop. In 1967 the "A" list of Dawson buildings identified by the HSMBC included "A Blacksmith Shop [Billy Biggs']." "The building's contributions to the heritage character of Dawson are based upon its connections and services to the goldfields and the agglomeration of additions and modifications to the original structure, typical of the many and varied uses to which the building was put" – as a small-scale industrial building which embodied Dawson's role as a supply and service hub for the Klondike Gold Fields.[25] Judgments such as these spurred the acquisition of the building by the Klondike National Historic Site (KNHS) in 1970, with its former tradesman-owners collections of tools and metal by-products intact. In the wake of this purchase, most of the contents were removed by the curatorial unit.[26] The 1978 Master plan for the Development of the KNHS states Parks Canada's intention to restore the building to the 1907-15 period, with it interpreted as blacksmith shop, "either as an animated display or under concession."[27]

[20] Priess, Peter J. "Around Town: The Archaeological Investigation of Four Structures in Dawson City, Yukon," Microfiche Report, Ottawa, ON: Environment Canada, Canadian Parks Service, 1987: 39.
[21] "An Index to Dawson City, Yukon Territory and Alaska Directory and Gazetteer, Alaska-Yukon Directory and Gazetteer, and Polk's Alaska-Yukon Gazetteer and Business Directory, 1901-1912."
[22] Mattie, "Nineteen Buildings," 318.
[23] Ibid.
[24] Bouse, David, D'Amours, Guy, and Levesque, Claude, "Oakden's Blacksmith and Machine Shop (Bigg's Blacksmith Shop) Dawson City, Yukon Structural Evaluation and Stabilization Feasibility Study Report," Report #EA-PC-82-29, Ottawa, ON: Parks Canada, 1982.
[25] Parks Canada, "Master Development Plan for the Klondike National Historic Sites," Winnipeg, MB: Parks Canada. Indian and Northern Affairs, 1978. 12.
[26] Mattie, "Nineteen Buildings," 319.
[27] "Master Development Plan for the Klondike National Historic Sites," 35, 45.

3.3. Past Interventions

Billy Biggs' Blacksmith Shop has undergone many changes over its nearly 120-year history. From the time prior to its ownership by Parks Canada, there are no original architectural drawings. For this reason, most of what is known about the building's evolution is derived from archival photographic and archaeological evidence. From early photos it is known that the Great Northern Hotel, was a two-and-a-half-storey gabled building with a partial false front, its parapet wall stepping up to reveal the upper floor gable, creating a triangular pediment. This false front, alongside with applied black signage lettering and large grade-level windows, dramatized the hotel's relationship with the streetscape. The building possessed a balloon frame and horizontally assembled wood siding on its exterior. Archaeological investigations into the history of the building occurred in 1982 and 1983. These investigation found evidence of a crawl space beneath the building in its early days.[28] Investigations also reveal there was a single storey lean-to attached to the back of the building by 1903, and possibly as early as 1900. The same width as the hotel, it was probably about 3.5 metres long. A doorway centrally located in the rear (east) wall of the main building gave access to this addition. In Dawson these structures often served as the hotel kitchen.[29]

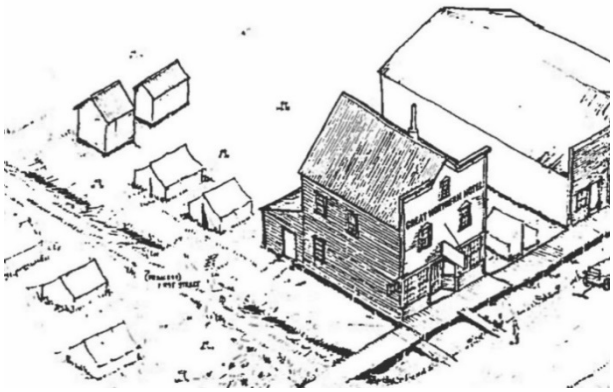


Figure 3-11: Drawing showing conjectured view of Biggs' Blacksmith Shop in 1900 when it was the Great Northern Hotel (Bouse, 1982)

Figure 3-12: Photo showing sign for the Great Northern Hotel, 96/83 #13, Yukon Archives, A.K. Schellinger fonds, n.d. Photo, likely from the late 19th century, reveals that an earlier location of the Great Northern Hotel may have been on the opposite, west, side of Third Avenue.

[28] Arthurs, David, "Summary Report on the Year 2000 Bigg's Blacksmith Shop Archaeological Assessment Project, Dawson City, Yukon," Winnipeg, MB: Parks Canada, 2000. 6.
[29] Ibid. 5.

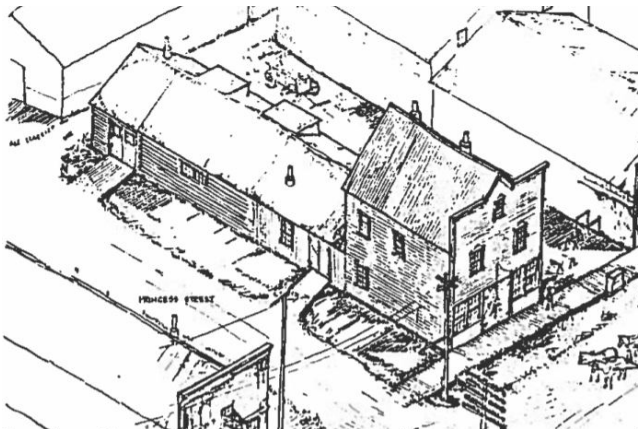


Figure 3-13: Drawing showing conjectured view of Biggs' Blacksmith Shop ca. 1913 after annexes were appended at rear (Bouse, 1982)

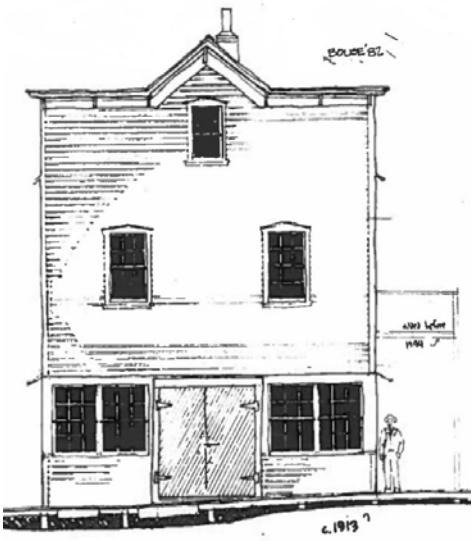


Figure 3-14: Drawing showing conjectured view of Biggs' Blacksmith Shop after façade alterations as Oakden & Picotte's (Bouse, 1982)

As mentioned earlier, it appears that it was during Oakden and Picotte's occupation of the building that three rear log and frame additions were affixed to the original structure, in 1913. These additions are comprised of one frame and two log annexes likely existing structures moved to this site and fitted together.[30] In fitting them together, each of the structures was altered somewhat; gable roofs were added or altered and walls were shortened or left out entirely. It has been suggested that at least one of the additions was a building that had previously stood on the property, and the other additions were merely added to in-fill the gap between the buildings to form one long complex.[31] Indeed, historical photographs show that contemporaneous with the hotel were two small buildings on the lane at the east end of the lot. The function of these buildings, and their relationship to the hotel, are uncertain. A 1924 description of the property makes reference to a cabin and shed adjacent to the main building, but this may refer to the additions made to the old hotel to expand the blacksmithing business in 1913.[32] The first annex, which had double shed doors in both the north and south facades, is believed to have served as a wagon repair shop. The second annex, a log structure with saddle notch construction, was a machine shop. The easternmost addition, built of half-lapped logs, dressed flat on the interior, but retaining the round on the exterior, possessed a door on its north end of the structure, opening onto Princess Street. Archaeological work revealed evidence of a possible boardwalk along the building's south wall, to the double doors located in the southwest section of the first rear addition. Also, the remains of what might be a ramp leading up to these doors were exposed and recorded. Archaeology has also revealed information concerning the building's foundation system(s). Three to four different foundation systems were utilized underneath the overall structure. The original building stands on a series of foundation piles, embedded deeply into the

[30] Mattie, "Nineteen Buildings," 318.
[31] Arthurs, "Bigg's Blacksmith Shop Archaeological Assessment," 7.
[32] Ibid, 6.

frozen ground. While no evidence of a wall sill was found in this area, remnants of the skirting at the base of the building was exposed.[33] The first rear addition, stood on short round posts which were shallowly set into the ground. These posts have since deflected to the east. Evidence of skirting and a wall sill were also found here. The second rear addition rests directly on original ground surface. Under the last rear addition a deeply set foundation pile was found in the south east corner while no other piles, posts or sleepers were found elsewhere along its south wall.[34]

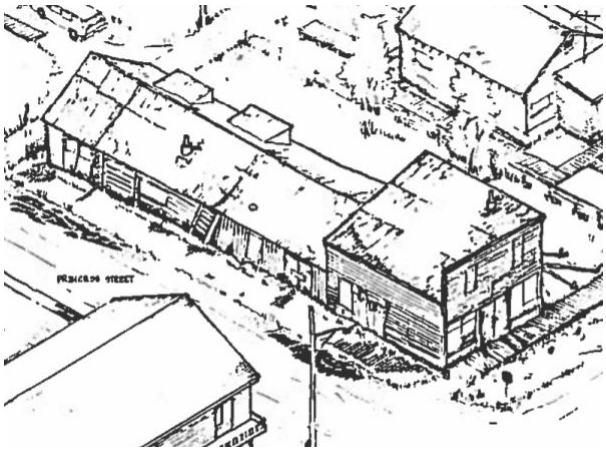


Figure 3-15: Drawing showing conjectured view of Biggs' Blacksmith Shop after roof and façade alterations (Bouse, 1982)

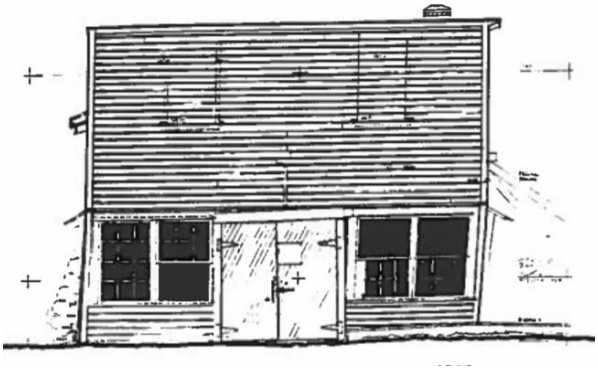


Figure 3-16: Drawing showing conjectured view of Biggs' Blacksmith Shop after roof and façade alterations (Bouse, 1982)

At some time after 1944 Biggs had much of the upper portion of the building removed and a shed roof sloping to the north replaced the original gabled roof, while the false front's height was reduced.[35] Supplementary shoring was first installed before the building was abandoned as a blacksmith and machine shop, perhaps in the 1940s. During the 1960s, the Dawson City Museum and Historical Society installed interior and exterior diagonal shoring. Additional raking shores were installed along the south wall, and bracing frames were erected in the middle sections of the building.[36] Following Parks Canada's 1970 purchase of Billy Biggs' Blacksmith Shop, bracing frames and raking shores were altered and added to prevent the building from further deterioration due to settling and heaving permafrost.

In the late 1970s, Parks Canada created a master plan for the Klondike National Historic Sites. Within this document Billy Biggs' Blacksmith Shop was considered as part of the Princess Street cluster, which was intended for intensive development and interpretation. Due to its highly advanced state of deterioration, stabilization plans identified the need for a major overhaul of

[33] Ross, Brian D. "The 1983 Field Season of Archaeological Investigations at the Klondike National Historic Sites, Dawson City, Yukon," Ottawa, ON: Parks Canada, 1985. 11.
[34] Ibid.
[35] Ibid, 9.
[36] Bouse, et al, "Oakden's Blacksmith and Machine Shop," 2, 10.

the entire building. Flooring was removed in a 1980 building stabilization project.[37] Small roof repairs also occurred during this earlier period of Parks Canada ownership of the building to reduce the entry of water, especially around the dormer windows on the second annex. Another stabilization occurred in 1983, correcting changes in grade; the north wall of the second annex was reconstructed in 1983. (Prior to work in these years on building stabilization, the original building and first annex foundations may have rested on joists on top of piles; the second annex had rested on grade, along with the log floor joists; and the final annex's perimeter walls bore on timber piles.) That same year the building was stabilized and geotextile cloth and fresh gravel were laid down. In 1989 plans were produced to replace the foundation. At that time, plans were also produced to alter the building's front façade sidewalk-facing windows were altered to house display window boxes. In 2001 the creation of an elaborate foundation to allow an interior display of artifacts for visitors was investigated but went uncompleted due to archaeological concerns.

Figure 3-17: View of Biggs' Blacksmith Shop after roof and façade alterations (Photo by Chris Grant, 1970)

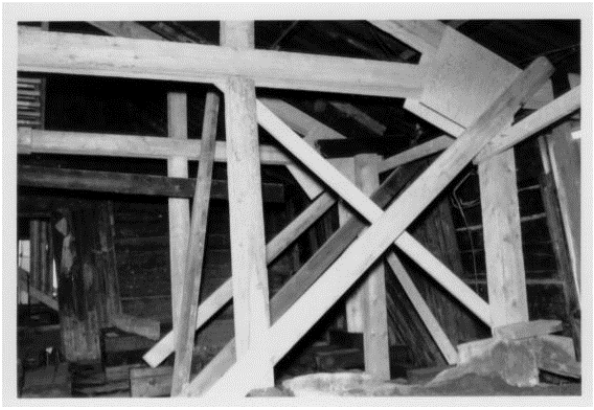


Figure 3-18: Image showing Parks Canada bracing of Biggs' Blacksmith Shop prior to foundation replacement (Parks Canada, n.d.)

[37] Excavation in the blacksmith shop revealed areas of badly decomposed wood flooring under the soil, perhaps an earlier floor to the shop. Arthurs, "Bigg's Blacksmith Shop Archaeological Assessment," 22.

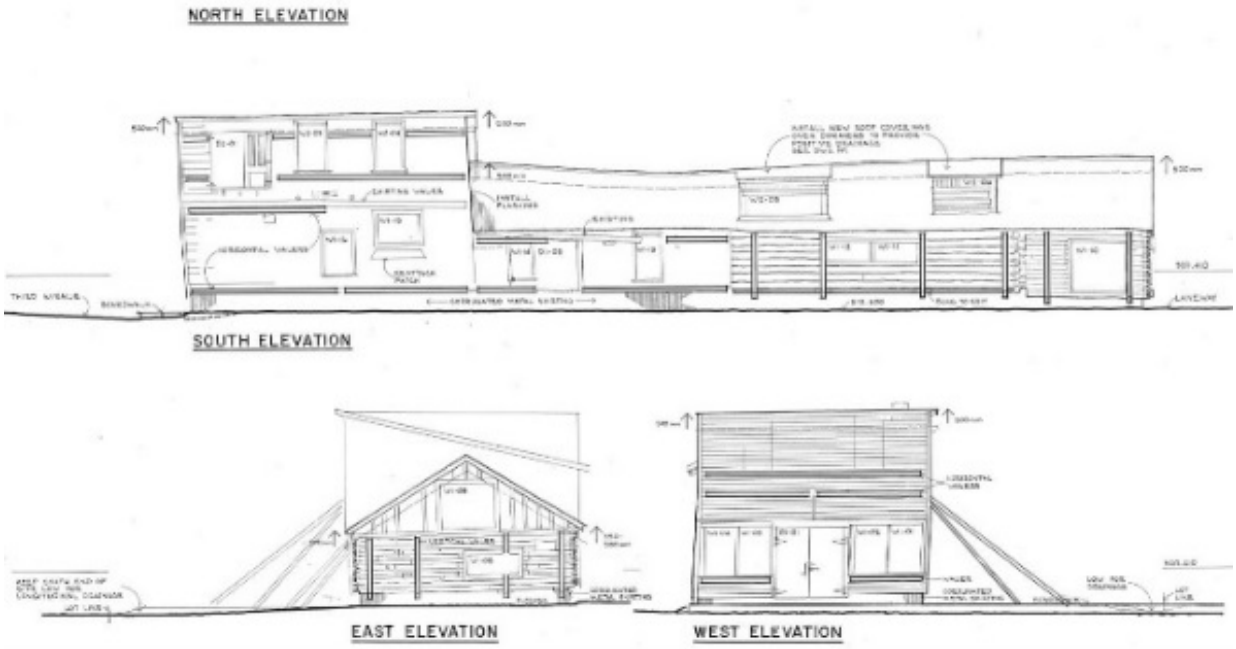


Figure 3-19: South, east, and west elevations of Biggs' Blacksmith Shop, after structural stabilization project (Parks Canada, 1983)

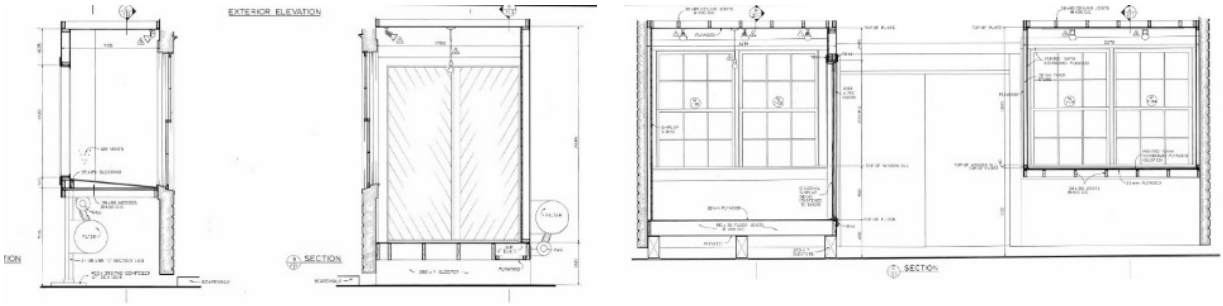


Figure 3-20: Biggs' Blacksmith Shop display window boxes, sections and elevations (Parks Canada, 1989)

In 2005, due to permafrost damage, the building was moved and a layer of gravel (approx. 1.5' high and 6" above the road) was installed and the raised sidewalk. That year some asbestos remediation also occurred.[38] In 2006 an interior walkway was added, some electrical work occurred, and a log restoration workshop occurred replacing three logs on south side of rear addition. The following year roof work occurred: removing extant tin, securing the plywood beneath it, adding a rubber membrane, and reinstalling the tin, while strips of spruce wood were used to cover the ends of plywood. Work conducted within the last five years includes: repairs to the windows; basic painting of the front of the building; and the spraying of exterior of logs

[38] Not all asbestos was removed, only that which was sticking out between the logs. Asbestos filaments are situated between logs, though only asbestos fibers, not chinking with fibers.

and old wood with linseed oil/turpentine mix to keep wood alive. Tin skirting has also been added around the rear of the building to keep animals from entering it.[39]

[39] Lisa Forbes, Corporate Memory on Dawson Historical Complex Buildings, Notes from meeting of December 21, 2018, (Interview of Irwin Gaw prior to his retirement. Employee with Klondike NHS Technical Services Team from 1993 to January 2019).

4. CONDITION OBSERVATIONS AND ASSESSMENT

4.1. Structure

4.1.1.1. Description

Billy Biggs' Blacksmith shop consists of four (4) distinct wooden structures placed in series (see Figure 1), and is located at the corner of Third Avenue and Princess Street – this area is within the permafrost zone. Access to the structure is granted through a central walking aisle, which is elevated off the dirt floor and runs the entire length of the structure. The west façade of the first building presents the main boomtown entrance, and consists of a two story wooden façade, clad in wooden siding. The remaining three structures are placed in succession (east of the main building), and consists of single-storey structures of either light-frame wood construction, or log construction.

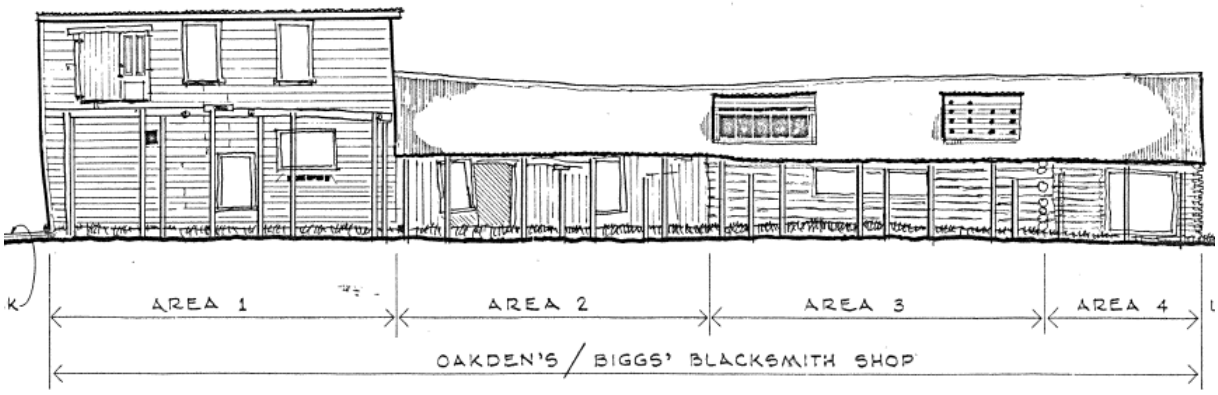


Figure 4-1: North elevation of structure. Note that "areas" signify a wooden structure – therefore, "Area 1" is referred to as the first structure; "Area 2", the second structure; "Area 3" the third structure; and "Area 4" as the fourth structure,

The first structure is one and a half stories, and is of light-frame construction. In general, the walls are constructed of 2x4" wooden studs places at approximately 24" on-centre, with 7/8 x 8" horizontal boards nailed on the interior and exterior. The exposed exterior surfaces are thereon further finished with wood siding, with the main boomtown façade painted blue – this is the only painted façade. The shed roof is constructed of 2"x8" rafters placed at approximately 24" centres, and in alignment with the wall studs. Note that no interior access was available to the second storey attic space – access was granted through an exterior ladder.

Similar to the first structure, the second structure is of light wood-framed construction and consists of 2"x4" wood studs, placed at approximately 24" on-centre, with two layers of 7/8" thick horizontal boards installed on the exterior face. The gabled roof is constructed of light-frame construction; however, the precise sizing and spacing of wood components could not be verified as the space was not accessible.

Both the third and the fourth building are single storey log structures with gabled roofs. The diameter of the exterior logs varied in size, but appeared to typically range between 8"-9" in diameter. Two window dormers are also present along the south elevation of the third structure.

Due to safety concerns, the entirety of the Billy Biggs' structure (all 4 wooden structures) underwent a stabilization program in the 1980s. This program of work general consisted of constructing an interior timber framed structure which would act to alleviate the loading demand on the original structure (see Figure 4-2 and 4-3). The interior frame structure consisted of a series of 6"x6" timber beams and columns, connected with plywood gussets, and supported on timber cribbing. Diagonal bracing was provided within each timber frame and between adjacent frames. In particular, the stabilization of the exterior walls included the installation of exterior and interior walers, which were thereon connected to the new interior frame.

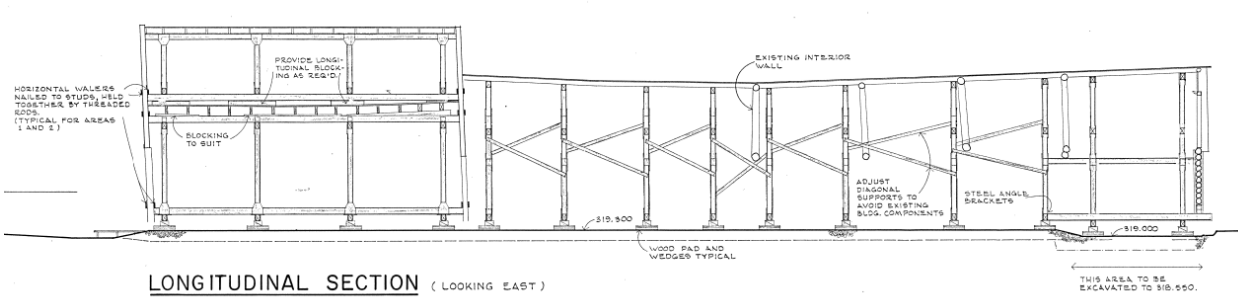


Figure 4-2: Longitudinal section, depicting the diagonal bracing between timber frames.

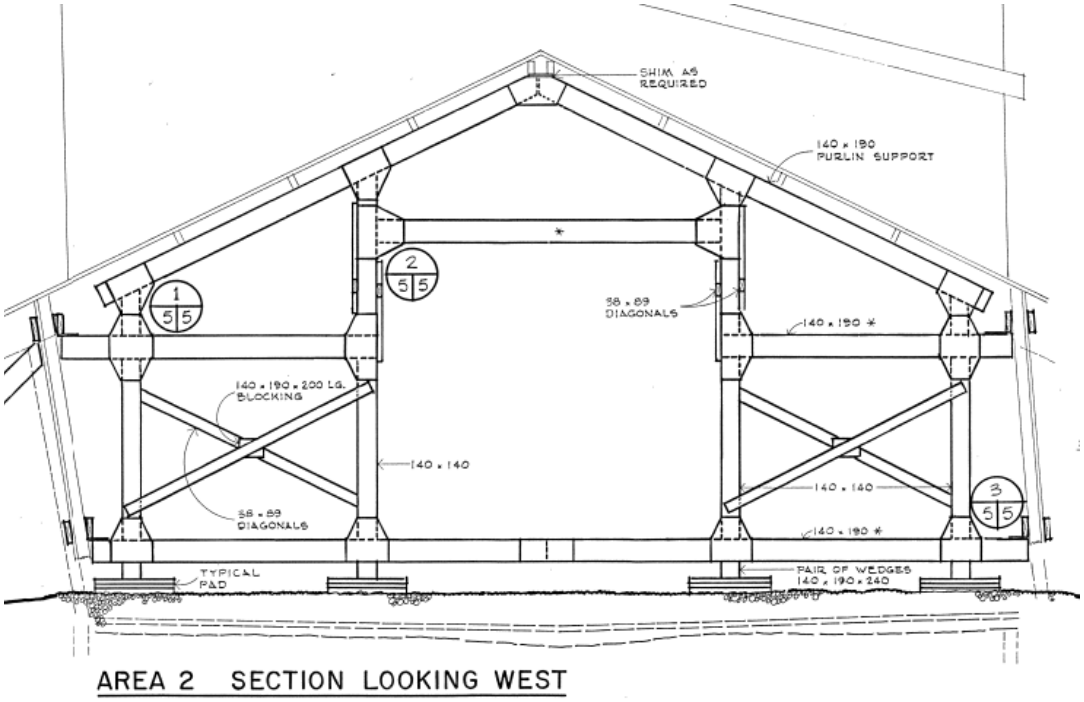


Figure 4-3: Cross-section, depicting the general configuration of a single frame. Note that the central aisle does not have diagonal bracing to allow for the central walking aisle.

4.1.1.2. Observations:

The following observations were made following an on-grade inspection of the structure. The inspection consisted of a visual and partially tactile review, and did not include destructive investigations or openings. Additional observations on the exterior walls can also be found in the building envelope section.

Interior Frame:

- The wooden components of the interior frame appear to be in an overall good condition (see Figure 4-4).
- Cribbing appears to be in overall good condition, with miscellaneous minor moisture deterioration noted throughout.
- A higher concentration of shims were observed on the cribbing along the north and south elevations (compared to the cribs under the central walking aisle). Additionally, numerous shims along the north and south elevations were observed to be loose; alternately, shims along the central cribs were tight (see Figure 4-5 to 4-7).
- Several longitudinal cracks in the top soil, located adjacent to and beneath the center aisle, were observed (see Figure 4-10).
- The handrails on the central aisle notably deflects with applied lateral pressure; it is recommended that the railings be reviewed, and potentially reinforced.

Original Structure:

- No connections were observed between adjacent structures; there does not appear to be any evidence which suggests that the original structures were tied together to behave as a single structural entity (see Figure 4-8 to 4-9).
- In general, the wood components of the first two structures were generally covered with interior boards. However, the base of localized exposed 2"x4" wall studs showed consistent moisture staining. Ends of select studs also appeared to be rotting – likely a result of extended water exposure (with water wicking up the exposed end grains).
- The bottom three logs on the third structure are comparatively newer than the remainder of the structure – indicative of recent repair work. These logs are in an overall good condition.
- In general, the logs on the south elevation appeared to be in comparatively better condition than those on the north elevation. This may be a result of the higher sun exposure on the south elevation.
- Radial checking was observed on numerous logs on both the third and fourth buildings.
- Separation between stepped joints were observed on various logs.
- The exposed log ends of the third and fourth structure appear to be poor condition, as log ends were observed to be dried and brittle (see Figure 4-11). This may be attributed to the exposed end grains, wicking in additional moisture and undergoing significant wetting and drying cycles. Note that the extent of deterioration within each log is unclear, as there may be core decay present. It is recommended that minimal destructive testing

(such as through the use of a resistograph) be undertaken in order to determine the extent of deterioration of each log, and that localized repairs be completed on deteriorated logs.

- In general, the original structure has undergone significant displacement; this can be observed through the roofline and the out-of-plumb walls. This observed displacement is likely what necessitated the stabilization project in the 1980s.

4.1.1.3. Photos

Figure 4-4: General overview of interior frame and central walking aisle.

Figure 4-5: Minimal shimming along the center of the interior frame.

Figure 4-6: Concentration of shims along the south elevation of the interior frame.

Figure 4-7: Shimming along the south and north elevations was observed to be loose. Note the gap between the shims and the underside of the interior frame.

Figure 4-8: No connection between the exterior wall structures was observed between the first and second structure.

Figure 4-9: No connection between the exterior wall structures was observed between the third and fourth structure.

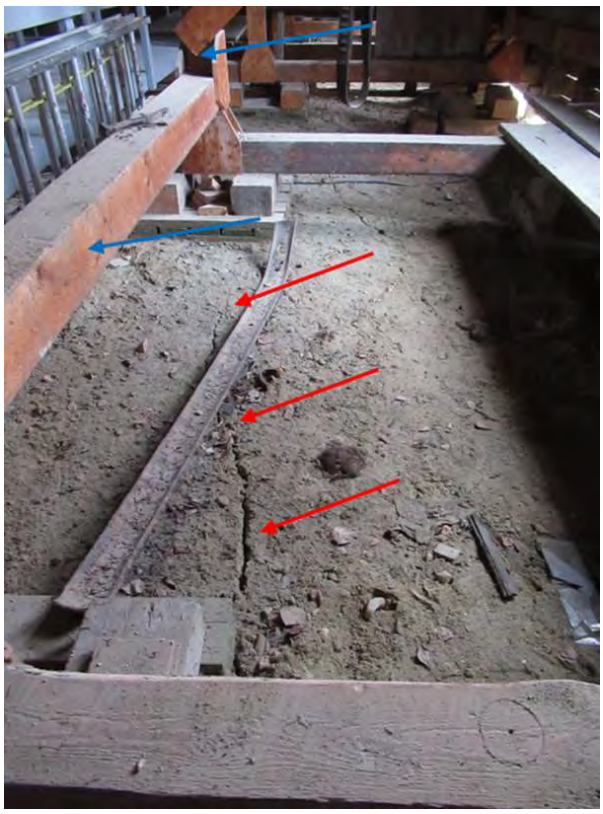


Figure 4-10: Longitudinal cracking observed along the center of the structure (see red arrows). The center walking aisle is indicated with a blue arrow for reference.

Figure 4-11: Deteriorated log ends on the fourth structure.

4.1.1.4. Assessment

The structure of Billy Biggs can be separated into two main components: a) the original structure; and b) the interior frame.

The original structure is in a defective condition; the structural integrity of the original structural fabric is severely compromised, and it is reliant on the 1980s stabilization work to maintain its current form. Future endeavors to rehabilitate the original structure will likely require a significant intervention to the existing fabric in order to reinstate its structural integrity. Careful discussions and considerations should be carried out as to determine the long-term structural conservation plan for this asset, including: looking at foundation solutions to address the permafrost movement, and careful consideration as to how the original structural systems are incorporated / presented.

In general, the interior frame is in good condition. The cracking in the topsoil, running down the center of the structure (under the walkway) appears to indicate that there is frost heaving. This is also supported by the presence of loose shims on the cribbing along the north and south walls, in conjunction with tightly shimmed cribs along the center walking aisle; this appears to indicates that there is central heaving. Currently, as the shims along the east and west walls are loose, the

transverse base beams along each timber frame is cantilevering out from the supported central cribs. While there is no evident deterioration or apparent stress failures observed, it is to be noted that the interior frame was originally built to sustain gravity loads with support points at each of the crib locations; as the cribbing along the north and south walls are not shimmed tight, the interior frame is likely experiencing sustained loading in which it has not been specifically designed for. Subsequently, it is recommended that regular shimming – where cribs are shimmed tight to the underside of the interior frame – be undertaken.

4.2. Building Envelope

4.2.1. Exterior Wall Assembly

4.2.1.1. Description

Billy Biggs' Blacksmith Shop is composed of a series of four wood structures (cumulatively are roughly 7.5 m x 30.6 m) with a shed or gable roofs and with an exposed dirt floor. A contemporary central elevated boardwalk of painted plywood traverses the long length of the structure above the dirt floor allowing escorted access to the public for interpretive purposes. On the elevated boardwalk clearance at junctions of the various building areas is limited as the structure extends below the 1500 mm mark and these hazards are marked by tape to prevent users from bumping into bottom chords/trusses/beams. On either side of the boardwalk is a network of heaving timber internal braces that is providing Billy Biggs with a new structural system. The building is uninsulated and not presently heated other than through space heaters as required. The building was the subject of a stabilization program conducted circa 2006 that has mitigated collapse. The current investigation was limited to surface examination and a detailed assessment of the building was not possible given time constraints. The information gathered was enhanced by information contained within a previous report (Oakden's Blacksmith and Machine Shop report) and as built information from this report was used to supplement this assessment.

Previous heritage recordings of Billy Biggs' identified a sequence of Areas numbered 1 through 4 (moving from the partial boomtown front at the west end to the east end of the building). Each is quite identifiable from one another as they have their own unique character and qualities.

The front of Billy Biggs', the former hotel, is Area 1 and is now one and a half storeys complete with a shed roof sloping down toward Princess Street. Area 1 has balloon framed walls consisting of wood studs spaced at 610 mm on centre. Horizontal boarding measuring 22 x 150-250 mm is used on the interior and exterior. The west façade is covered with cove siding. Most of the walls within this area are filled with wood chips used for insulation purposes. This Area is 7.4 m x 9.2 m totaling approximately 68 sq. m. There is no interior access to the second storey of Area 1, although physical evidence supports a stair location in the southeast corner. There is also evidence of a central post for the existing longitudinal beam spanning the structure. The storefront has been painted and constitutes the building's only painted surface. The rest of the Area 1 is unpainted and features several single glazed wood double hung windows and a curious configuration of a doors to the second floor on the south elevation.

The next structure in sequence moving from west to east, Area 2, is one storey in height and is gable roofed. The building envelope consists of wood stud walls with two layers of exterior boarding. The gable roof consists of one layer of wood planks supported by nine purlins. They bear on a ledger nailed to the former exterior wall of Area 1 (west), on the first truss in Area 3 to the east, and originally on another truss at the centre (cut and no longer supporting roof loads). Area 2 is approximately 7.5 m x 8 m and totals 60 sq. m. There is a set of double doors and a couple of single glazed wood double hung windows.

The next structure in sequence, Area 3, is a one storey log structure of approximately 7.3 m x 9.6 m totalling 70 sq. Area 3 has log walls which are saddle notched on the east end and un-notched on the west. Many of these logs exhibit extensive splits. No evidence has been found to indicate if the north and south walls were originally tied together below the roof line. There are two dormers on the south side of the roof, but the windows are missing glazing and have been boarded over.

The final structure, Area 4, is also of log construction with a gable roof. Area 4 consists of log walls that are squared and half lapped at the corners. The east elevation of this Area has multiple framed openings that have been boarded in with plywood and there is a set of double doors on the north elevation. This entire structure has corrugated metal skirting running around the exterior perimeter at grade where logs have deteriorated completely. The size of this structure is approximately 27 sq. m.

4.2.1.2. Observations

- The building 'envelope' and exterior wall assembly is generally in poor condition.
- The siding on the west elevation is generally in good condition with minor deterioration of paint at select areas. The paint finish is generally absent except at the front façade.
- There is notable deterioration of the exterior wall cladding and it is absent where adjacent to grade. A galvanized metal skirting covers the majority of the perimeter of Areas 2, 3 and 4 where bottom cladding and logs have deteriorated beyond repair.
- Daylight is visible between the boards of all elevations with the exception of the front façade indicating deficiencies in the detailing at the intersection of the roof as well as the siding.
- Gaps in the exterior wall assembly are the main source of snow and moisture infiltration at the sides and rear elevations of the building throughout.
- Exterior cladding is missing in multiple areas exposing the wood studs to the exterior.
- Exterior logs exhibit extensive checking and horizontal cracks.
- Water stains and deterioration inside the building can be attributed to leaks in the roof around chimneys and vents. Water stains below windows and doors indicate the presence of leaks at or around windows.
- The building has no eavestroughs and decay is located at the base of the wall where the cladding is less protected by minimal roof overhangs and where snow build up is inevitable.

- There is evidence of noticeable settling that has been temporarily stabilized; walls are sloping and water penetration is evident. As well a large crack exists in the dirt floor indicating ongoing movement of the soil.
- Areas at the horizontal wood bracing contain moss growth that requires remediation.
- A selection of doors remain along with some original hardware, although the majority of these openings are blocked off.

4.2.1.3. Photos

Figure 4-12: West elevation of Area 1. [PCA, 2018]

Figure 4-13: View of the west and south elevations. [PCA, 2018]

Figure 4-14: View of the south and east elevations. [PCA, 2018]

Figure 4-15: View of the east and north elevations. [PCA, 2018]

Figure 4-16: South elevation of Area 1. [PCA, 2018]

Figure 4-17: North elevation of Area 1. [PCA, 2018]

Figure 4-18: South elevation illustrating the different construction styles between Area 2 and Area 3. [PCA, 2018]

Figure 4-19: North elevation of Area 4. [PCA, 2018]

Figure 4-20: Detail of the building envelope condition on the south elevation of Area 1. [PCA, 2018]

Figure 4-21: Detail of the building envelope on the south elevation depicting various construction styles, previous repairs and materials (at Area 3 and Area 4). [PCA, 2018]

Figure 4-22: Detail of the building envelope condition on the east elevation of Area 4. [PCA, 2018]

Figure 4-23: Detail of the building envelope condition on the north elevation of Area 4. [PCA, 2018]

4.2.1.4. Assessment

- The walls are generally in poor to fair condition.
- The upper cladding at the west elevation (Area 1) is in fair condition and the ground floor cladding is in fair condition with lower areas to be monitored for increased deterioration due to lack of eaves troughs and buildup of snow on boardwalks.
- There are multiple cracked cladding boards that require splicing in of new material.
- The exterior wall assembly appears to be at significant risk of long-term deterioration. The noted deficiencies are leading to deterioration that may compromise the integrity of the exterior and interior components.
- There are extensive checks and splits in horizontal logs that require repair.
- Overall, the condition of the paint is poor and is most areas absent with the exception of the front facade. Where there is a chance for wear (such as along areas at grade), the exterior paint is in poor condition and requires scraping, sanding and repainting or is absent.

4.2.2. Exterior Doors and Windows

4.2.2.1. Description

There is a more extensive collection of early and contemporary windows found within Area 1. The storefront on the west elevation consists of single glazed double-hung multi-lite storefront windows flanking the central pair of wood doors. Parts of the 6/6 sashes survive in the frames. Glazing size is 305 x 356 mm and sash profiles for all windows appear to be the same. These ground floor windows appear to have newer glazing that has an applied protective film. Area 1 has two additional ground floor single glazed double-hung multi-lite windows on the south

elevation (one has been installed horizontally) and one on the north. Billy Biggs' main entrance dates from circa 1907 and consists of double-leaf wood doors 2.4 m in height and located on the west elevation. The right door constitutes the active panel that is used by Parks Canada staff while the left door is also operable but specifically used to create a larger clear opening providing ease of access and movement of equipment. Hardware on these doors is intact. The entrance doors are flush with the façade and boardwalk. The two front entry doors are clad on the exterior with tongue and groove diagonal boarding that is deteriorated and cracked and on the interior with vertical boarding.

Within the remnants of the second floor boomtown storefront of Area 1 are the ghosts of two former windows that have been in-filled with cove siding salvaged from higher up on the façade. The second floor of the south elevation features two single glazed double-hung multi-lite windows as well as a curious configuration of doors consisting of a repurposed panel door and a simple plank door. When compared to archival photos, it seems that that the opening for the panel door may have been a window. The frames and trim survive for the double hung windows constructed in 1899.

Area 2 contains two double hung windows on the south elevation. On the north elevation a window opening has been infilled with plywood. Next to the window opening is a set of wood double-leaf doors complete with steel hinges. These doors are fixed in place by the courage metal skirting on the exterior that helps to disguise the extensive missing lower section of the doors.

Area 3 has three single glazed multi-lite sliding windows (double hung windows installed horizontally), one on the north and two on the south. The two dormer windows are missing their glazing but are secured from the exterior by an arrangement of wood slats for security reasons. Exterior trim still remains around all window openings. On the interior there is the one interior window in the wall between Areas 2 and 3.

Area 4 has one rectangular window opening located in the gable on the east with one below in the log wall. A very large rectangular window opening is also on the south elevation. These openings are all plywood covered and blocked. A set of double-leaf wood doors complete with single glazed multi-lite windows are found on the north elevation. They are quite skewed and are fixed in place due to the installation of the corrugated metal skirting on the exterior. Door hardware consists of a heavy steel hinges of various styles. Exterior trim still remains around all window and door openings.

4.2.2.2. Observations

- Many of the windows are of rudimentary construction and have experienced deterioration from water entry. Some of the sashes have been removed or are falling apart, while others are being over-stressed because of deformation of the frames. However, some of the glazing survives especially in those on the south elevation.
- On a few windows, there are multiple glazing segments missing.
- Multiple windows openings are boarded in with plywood.

- Second floor windows and sills show heavy deterioration.
- There are gaps around all windows allowing moisture penetration.
- The exterior surface of the main entrance doors is in fair condition exhibiting deterioration and cracking of the tongue and groove diagonal boarding.
- The second floor doors on the south elevations have likely been repurposed and poorly repaired over the years. Most of the door hardware survives in place.
- All ground floor doors are shorter than original due to extensive decay.
  Window and doorframes, and exterior trim are generally in poor condition with some localized decay in selective areas.

4.2.2.3. Photos

Figure 4-24: Pair of wood front doors on the west elevation of Area 1. [PCA, 2018]

Figure 4-25: The interior face of the wood front doors on the west elevation of Area 1. [PCA, 2018]

Figure 4-26: Construction and hardware of one of the wood front doors on west elevation Area 1. [PCA, 2018]

Figure 4-27: On the south elevation of Area 1 are remnants of the building's features from a time when Billy Biggs' had a full second floor. [PCA, 2018]

Figure 4-28: Wood double doors complete with windows found at the east end of the north elevation on Area 4. [PCA, 2018]

Figure 4-29: Wood double doors found of the north elevation of Area 2. [PCA, 2018]

Figure 4-30: The southernmost storefront windows on the west elevation of Area 1. [PCA, 2018]

Figure 4-31: An interior view of one of the display window boxes from the 1980s. [PCA, 2018]

Figure 4-32: A typical but slightly skewed double hung window on south elevation of Area 2. [PCA, 2018]

Figure 4-33: An interior view of the double hung window seen in Figure 3-27. [PCA, 2018]

Figure 4-34: This double hung window found on the south elevation of Area 1 has been installed on its side. [PCA, 2018]

Figure 4-35: A double hung window found on the north elevation of Area 1. [PCA, 2018]

4.2.2.4. Assessment

- In most cases, the windows are in fair to poor condition and will need to be rebuilt and the frame detailing improved. Extant sashes and frames should be retained until restoration so that their appearances can be replicated.
- Ground floor doors on the north elevation are in poor condition as they are shorter today than they were historically because of extensive deterioration. Each leaf will need to be extensively rebuilt.

4.2.3. Roof, Soffit, Parapet and Fascia

4.2.3.1. Description

Area 1's roof system dates from after 1944 and is now a shed roof made of 47 x 140 mm rafters spaced at 610mm on centre and inclined toward the north. Circa 2006 (at the same time as the structural stabilisation) the corrugated metal roof was removed and a 6mm plywood sheathing material was installed over the existing rafters. An armour guard membrane was the applied and the original corrugated metal roofing re-installed over top. (The assumption is that this method was applied over the entire structure rather than just Area 1 – but this information should be confirmed by the Field Unit.) Most rafters are spliced and, according to anecdotal information, these rafters may possibly be reclaimed joists from the previous upper storey that was removed. No physical access to the roof was possible at the site visit. The exterior of the corrugated metal roof appears to be in fair condition based on observation of the exposed roof edge and through small gaps between roof deck boards. Water stains exist in the attic and leakage has occurred. No gutters or downspouts exist.

Area 2's gable roof consists of one layer of wood planks supported by nine purlins. They bear on a ledger nailed to the former exterior wall of Area 1 (west), on the first truss in Area 3 to the east, and originally on another truss at the centre (cut and no longer supporting roof loads). This roof is also clad with corrugated metal roofing that exhibits some rust staining. There are no gutters or downspouts.

Area 3 has four trusses composed of log rafters and tie beams (one tie beam consists of two logs). Roofing is similar to that of Area 2. The boarding, building paper and corrugated metal are all of the same type. Architectural evidence indicates that all of the gable roof systems date from 1913 when the blacksmith shop was greatly expanded. There are two dormers on the south side of the roof. This roof is also clad with corrugated metal roofing that exhibits some rust staining. There are no gutters or downspouts.

Area 4's gable roof is partially a continuation of the purlin system from Area 3. All purlins and the ridge board continue from 2 m into Area 4. All but one of the purlins are lap jointed and continue to the east wall of the building. The other purlin is interrupted by a roof opening possible a chimney. This roof is clad with corrugated metal roofing that exhibits some rust staining. The east elevation's fascia is broken and splintered at the north end. There are no gutters or downspouts.

4.2.3.2. Observations

- There are penetrations through the roof assembly where water infiltration has occurred.
- There are local deficiencies around roof penetrations such as the chimneys, and at the intersection of the shed and front façade.
- Flashings and other water shedding details are not implemented resulting in deterioration of cladding below the roofs and down the face of the structure.
- Dormers at the roof edge exhibit deterioration.

4.2.3.3. Photos

Figure 4-36: Various roofing configurations found on the south elevation of Area 3. [PCA, 2018]

Figure 4-37: Roofing configuration found on the north elevation between Areas 3 and 4. [PCA, 2018]

Figure 4-38: Condition of the roofing and fascia on the south elevation of the two storey portion of Billy Biggs. [PCA, 2018]

Figure 4-39: Detailed view of the roofing construction as seen on the south elevation of Area 2. [PCA, 2018]

4.2.3.4. Assessment

- Most of the main roof appears to be in fair condition when viewed from a distance; however, if deficiencies are left unchecked they may compromise the roof's serviceability and the integrity of the building envelope, including the structure, interior finishes, and character-defining elements.

- The dormer windows on the building's south elevation could be only partially assessed from a distance.

4.2.4. Interiors

4.2.4.1. Description

Previous heritage recordings of Billy Biggs' identified a sequence of Areas numbered 1 through 4. Each is quite identifiable from one another as they have their own unique character and qualities.

Area 1 is at the west end of Billy Biggs' and is contained within the remains of the former hotel's shell. On the ground floor Parks Canada constructed plywood display window boxes with interpretive panels (1989). The building is selectively open for escorted tours during the visitor season. Visitors are able to walk the length of Billy Biggs by wall of a raised plywood boardwalk that allows for safe manoeuvering through the system of interior wood bracing. Interior finishes on the ground floor consist of unpainted horizontal wood planks on the walls and ceiling. The floor is simply exposed ground. Some blacksmithing artefacts remain in this Area. There is no interior access to the second floor Area 1, although physical evidence supports a stair location in the southeast corner. There is also evidence of a central post for the existing longitudinal beam spanning the structure. Interior finishes in the second floor are consistent with what is typically found in an attic – an exposed wood structural system for the roof and an exposed wall assembly. Portions of the flooring look like remnants of a finished wood floor from the time when Billy Biggs' had a proper full second storey. The rest of the flooring is the floor/ceiling assembly for the ground floor space below. Within the attic, there are remnants of former heating systems but the most prominent element is the internal wood system of bracing.

Area 2 is to the next section to the east. It is separated from Area 1 by a largely full height interior wood clad/stick frame wall. A partial wood clad/stick frame wall within the gable roof separates Area 2 from Area 3. Within this partial wall is a multi-lite wood window. Interior finishes consist of unpainted horizontal wood planks on the walls and the ceiling is the underside of the gable roof with its wood planks. The floor is also just the exposed ground.

Moving eastward through Billy Biggs' are the last two sections, Area 3 and Area 4. These are large open 'rooms' through which the boardwalk extends to the very far eastern end of the building. Interior finishes consist of the interior face of the log structural system and the ceiling is the underside of the gable roof with its wood planks. The exposed ground continues through these areas as the interior flooring surface. There is no heating system for the building, but an electrical system is in place.

4.2.4.2. Observations

- Exterior walls exhibit various eras of repair as the building has been raised and maintained over the years.
- Original layouts and their interior walls in the four Areas are still recognizable.

- Interior finishes are minimal throughout the four Areas. Where interior finishes exist, they are in fair condition such as the ceiling in Area 1 with areas of cracked wood planks.
- There are visible penetrations around windows and exterior doors where daylight is visible.
- Water stains are evident on the underside of the exposed roof sheathing boards.
- On the second floor, inaccessible as the interior stairway was removed, the walls are uninsulated.
- Chimney penetrations are evident at the second floor where they are suspended from the roofing.
- No flooring exists throughout other than the exposed ground.

4.2.4.3. Photos

Figure 4-40: Interior view looking east from the main entrance in Area 1. [PCA, 2018]

Figure 4-41: Interior view looking east from the boardwalk in Area 1. Some of the remaining blacksmith artefacts are still in place as seen in the upper right corner of the photo. [PCA, 2018]

Figure 4-42: Interior view looking west from the boardwalk in Area 2. [PCA, 2018]

Figure 4-43: Interior view looking east from the boardwalk in Area 2. [PCA, 2018]

Figure 4-44: Interior view looking east from the boardwalk in Area 4. [PCA, 2018]

Figure 4-45: Typical flooring and bracing condition as found in Area 4. [PCA, 2018]

Figure 4-46: Interior view looking south of the junction between Areas 2 and 3. Previous log repairs are seen in the lower left of the photo. [PCA, 2018]

4.2.4.4. Assessment

- The finishes of the main floor display space in Area 1 are in good condition and appear to meet the requirements of this use.
- Finishes in the main floor of Area 1 are in poor condition, given water infiltration issues.
- The second floor of Area 1 appears to be dry thereby suggesting that there are currently no active leaks.
- Several blacksmithing artefacts remain on the interior.

4.3. Fire Protection

The following section examines the fire safety equipment and systems installed in the building, in accordance with Part 9 of the National Building Code of Canada – 2015 (NBC).

4.3.1. Fire Alarm System / Fire signal receiving centres and transmitter systems

A fire alarm system is defined as a combination of interconnected devices consisting of at least a control unit, a manual station and an audible signal device, designed to warn the building occupants of an emergency fire condition. As the installed system does not include a ULC listed control unit, manual stations or an audible signalling device, the building is not currently equipped with a fire alarm system as defined under CAN/ULC S524-14:AMD1 "Standard for the Installation of Fire Alarm Systems".

Notification of a fire alarm signal to the fire department is currently provided through the ESC-8240 fire alarm signal transmitter that provides for active communication and is directly connected to the ESC Model 8100 alarm receiving unit proprietary monitoring system located at the Dawson City Fire Hall. In its current state, the fire alarm signal transmitter and monitoring system does not provide for monitoring in conformance with CAN/ULC-S561, "Installation and Services for Fire Signal Receiving Centres and Systems."

Conventional rate-of-rise and fixed temperature, restorable heat detectors (CR-135) are installed throughout the building. Every heat detector is protected from roof leaks with a sheet of plywood and poly-vapor barrier.

The circuit wiring is installed in a Class B style with an end-of-lines resistor located in junction boxes at the end of the circuit. The initiating circuits are No. 14 AWG (RW-90) cable type conductors and are installed in BX, flexible low voltage armoured cable. They appeared to be properly secured and fastened. This type of wiring method is permitted under Rule 32-102.(2) of the 2015 CEC (CSA 22.1) for buildings of combustible construction.

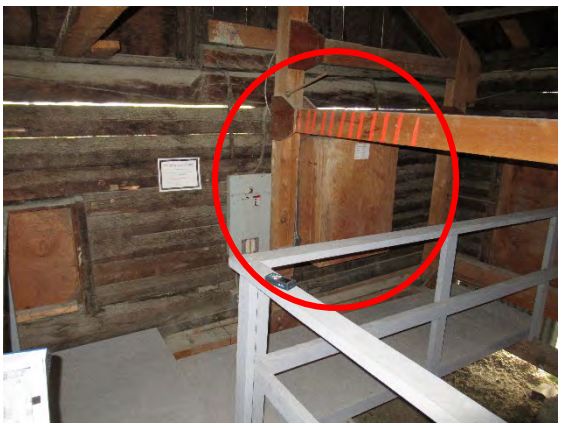


Figure 4-47: Fire Alarm Signal Transmitter / Control Unit (ESC 8240) Location

Figure 4-48: Fire Alarm Signal Transmitter / Control Unit (ESC 8240)

Figure 4-49: Heat Detector (Restorable)

Figure 4-50: Initiating Circuit End-of-Line Resistor

At the time of the inspection, the system trouble indicator was "OFF" and the power indicator lamp was "ON". Generally, the devices were free of physical damage and properly secured. The monthly and annual inspections, tests and maintenance appear to have been performed and records have been kept of these activities.

Based on the size of the building's current use, area and anticipated occupant load, a fire alarm system is not required to be installed nor be monitored for alarms and supervisory signals by a CAN/ULC S561 (2013 Edition) compliant signals receiving centre.

4.3.2. Emergency lighting / exit signs

Emergency lighting is not provided nor installed on every floor of the building as required under Article 9.9.12.3. of the NBC. Emergency lighting is required at every exit or principal routes providing access to exit in the building. Exit signs are not provided, nor required under Article 9.9.11.3. of the NBC.

4.3.3. Portable fire extinguishers

The building is provided with one (1) dry chemical, stored-pressure ABC multipurpose extinguisher. The fire extinguisher is installed on the ground floor of the building and is located at the main entrance. (See Figures 4-51 and 4-52)

Portable fire extinguishers are not installed on every floor of the building, nor located along normal paths of travel, including exits as required in the NBC, the National Fire Code of Canada (NFC) and NFPA 10 "Standard for Portable Fire Extinguishers".

Figure 4-51: Portable Fire Extinguisher (Dry Chemical ABC)

Figure 4-52: Portable Fire Extinguisher (Dry Chemical ABC)

The fire extinguisher currently installed appeared to be in good operating condition and free of physical damage. The inspection tags, stickers and collars are present and signed, indicating that the appropriate inspections, tests and maintenance activities have been performed. This includes monthly, annual, 6 year and 12 year ITM activities.

4.4. Code Compliance

The following section reviews the life safety and fire protection provisions set out by the National Building Code of Canada (NBC) 2015, the National Fire Code of Canada (NFC) 2015, and applicable local codes, industry standards, and government of Canada policies. The reviewed life safety and fire protection elements include, but are not limited to fire separations, fire exposures, building construction methods, other building systems; building egress, occupancy levels and classifications as well as building floor areas and layout.

4.4.1. Applicable Codes, Standards and Regulations

The following mandatory instruments establish the criteria for the protection of Parks Canada's assets and the safety of those who occupy and use them:

Canada Labour Code, Part II

Canada Occupational Health and Safety Regulations
Treasury Board Secretariat Publications:

- Policy on Management of Real Property
- Fire Protection Standard
- Standard for fire safety planning and fire emergency organization

National Research Council of Canada Publications:

- National Building Code of Canada (NBC) 2015
- National Fire Code of Canada (NFC) 2015

4.4.2. Building Occupancy

The existing building stands vacant most of the time. It is used on occasions to house local artist collections or to host small tours.

As per the description of the building's use since 1899 and for the purposes of the Building condition report, the building may be considered as a low hazard industrial occupancy. Consequently, the major occupancy would be defined as Group F3, Low-hazard industrial occupancies.

Billy Biggs' Blacksmith Shop is two storeys in building height, has a building area of approximately 230 m^2 and faces 2 streets. The 2nd floor, or Loft Area, has a floor area of approximately 65 m^2.

If the building were to be reconstructed today and be used as a blacksmith shop, it would most likely be designed in compliance with Part 9 of the 2015 NBC for a Group F3, Low-hazard industrial occupancies, up to 2 Storeys in building height.

4.4.3. Fire Separations

4.4.3.1. Floor Assemblies

The floor assembly separating the ground and 2nd floor, (refer to Figure 4-53 and Figure 4-54), is of combustible construction and not protected for exposure to fire on the underside. The floor assembly is of combustible construction and is made from 7/8" x 3¼" tongue and grove boards. The floor assembly does not appear to provide any protection sufficient to achieve the required 45 minute fire-resistance rating and would not be considered as a fire separation. The entirety of the 2nd floor is not separated from the remainder of the building by walls or a floor assembly that creates a continuous barrier against the spread of fire or to retard the passage of smoke.

Figure 4-53: Loft Floor Assembly, Seen From the Ground Floor

Figure 4-54: Loft Floor Assembly, Seen From the Loft

4.4.4. Structural Fire Protection

In accordance with Article 9.10.8.3, the load bearing and structural elements supporting the floor assembly above the ground floor are required to have a fire-resistance rating not less than 45 minutes. The load bearing elements are wood and are therefore considered to be of combustible construction. The exterior and interior loadbearing walls and columns on the ground floor, as can be seen below, do not provide any protection nor would they be considered to achieve a specific fire resistance rating.

Figure 4-55: Loft Floor Assembly, Seen From the Ground Floor

Figure 4-56: Structural elements supporting the building and 2nd floor, Loft floor assembly

4.4.5. Occupant Load

In accordance with Sentence 9.9.1.3.(1) of the NBC, the occupant load shall be the number of persons for which such areas are designed, but not fewer than that determined from Table

3.1.17.1., unless it can be shown that the area will be occupied by fewer persons. Based on its previous use, the current occupant load for the building, in accordance with Table 3.1.17.1, for a manufacturing or process rooms (blacksmith) would be:

Based on its previous use, the occupant load for the ground floor building was calculated, in accordance with Table 3.1.17.1, as such:

Table 1: Occupant Load Calculation for Ground Floor

Floor Level/Area	Type of Use of Floor Area or Part Thereof	Area per person (m^2)	Floor Area, (m^2)	Occupant Load (Persons)
Ground floor	Manufacturing or process rooms	4.6	230	50
Total				50

4.4.6. Building Egress

The following section examines the means of egress and exits provided in the building.

4.4.6.1. Number of Exits

In accordance with Article 9.9.8.2, and based on its current use and floor area, the building must be served by a minimum of two (2) exits. An exit is defined as that part of a means of egress, including doorways, that leads from the floor area it serves to a separate building, an open public thoroughfare, or an exterior open space protected from fire exposure from the building and having access to an open public thoroughfare.

4.4.6.2. Exiting from the Building

The building is provided with one (1) exit that discharges onto Third Avenue. The minimum number of exits in this building is not met. A floor area is permitted to be served by one (1) exit if the floor area and travel distance requirements conform to those required in Article 9.9.7.4 and the total occupant load served by an exit facility does not exceed 60 persons.

Table 2: Occupant Load Calculation for Ground Floor

Floor Level/Area	Floor Area (m^2)	Maximum Distance to Exit Door (m)	Occupant Load (Persons)	Compliant
Ground floor	230	32	50	X
NBC	200	15	< 60	-

Figure 4-57: Main Entrance from West Exit from Third Ave.

4.4.6.3. Exiting from the 2nd Floor (Loft Area)

The 2nd floor measures approximately 65 m^2 and is currently not provided with a code compliant exit facility. Access to the floor is provided through a locked door that must be reached by a ladder. (See Figure 4-58 and Figure 4-59) In its current state, there is no interior access to the 2nd floor. An exterior staircase was located on the south in the past and there is physical evidence that an interior stair was located in the southeast corner.

Figure 4-58: Access to the 2nd Floor from Outside (South/West Elevation - Third Ave.)

Figure 4-59: Access to the 2nd Floor from Outside (South Elevation)

4.4.6.4. Door Swing

In accordance with Sentence 9.9.6.4.1) and 9.9.6.5.1), exit doors shall swing on its vertical axis and open in the direction of exit travel. The double exit doors on the ground floor discharging onto Third Avenue swing on their vertical access and in the direction of exit travel. In their current state, the direction which the exit doors open would appear to be code compliant.

Figure 4-60: Main Entrance on Third Ave.

4.4.7. Spatial Separation and Exposure Protection

The following table identifies the exposed building area, the limiting distance, and the construction of exposing building face requirements for the building under subsection 9.10.14 of the 2015 NBC.

Table 3: Spatial Separation and Exposure Protection

Wall	Approx. EBF Area (m^2)	L.D. (m)	Required FRR (H)	Construction Type Required	Cladding Type Required	Unprotected Opening Limits (%)
South	115	7.8	0.75	Combustible or noncombustible	Noncombustible	27.1 %
East (Rear Laneway)	27	4	0.75	Combustible or noncombustible	Noncombustible	39 %
West (Third Ave.)	46	8	0.0	N/A	N/A	100 %
North (Princess St.)	95	5	0.75	Combustible or noncombustible	Noncombustible	26 %

Figure 4-61: North / West Exposed Building Face (Princess St. / Third Ave.)

Figure 4-62: North / East Exposed Building Face (Princess St / Rear Laneway)

Figure 4-63: West / South Exposed Building Face (Third Ave.)

Figure 4-64: South / East Exposed Building Face

In its current state, the construction of the exposed building faces does not meet the requirements of Article 9.9.14.5 of the NBC. The lower extremities of the North, South and East walls on sections 2, 3 and 4 of the building are covered in noncombustible (galvanized sheet metal) cladding. Every exterior wall is considered as being constructed of combustible material and in the most part clad in combustible material. Consequently, the exposed building faces are considered as being 100% unprotected. The West building face exposed to Third Ave. is the only compliant building face. As such, no modifications are required.

4.4.8. Life Safety and Fire Hazards

4.4.8.1. Combustible Contents and Fuel Loads

The fuel load and ignition sources on the ground floor include electricity, arson, smoking, overheated materials, open flames, exposures, spontaneous ignition and chemical reactions, lightning.

4.4.8.2. Arson / Exterior Sources of Ignition

Although there have been a few reported cases of vandalism in the area, there has not been any registered unlawful entry into the building. Arson is always a risk however, the building is on a highly visible street corner and open to view on all sides. The likelihood of an incident is considered as unlikely.

Smoking is not be permitted in the building and there were no cigarette butts seen in those locations where conditions are such as to make smoking a fire or explosion hazard.

4.4.8.3. Open Flames

Devices having open flames or operations using open flames were not noticed during the time of inspection.

4.4.8.4. Use of Dangerous Goods

The use of dangerous goods within the building, was not noticed during the time of inspection.

4.4.9. Fire Department Access and Site Resources

4.4.9.1. Fire Department Access

The primary fire department access point to the building is the main entrance, located at the intersection of Princess Street and Third Avenue. The shortest unobstructed and clear access path from the road to the primary response point is approximately 1.7 m. Access to the rear of the building is only provided within the building through an elevated catwalk that measures approximately 27 m in length. The electrical panel and fire alarm transmitter are located in the rear of the building. Access to the 2nd floor, loft area, is only available by ladder through a door on the South side of the building.

Figure 4-65: Fire Department Access to Building via Third Avenue

Figure 4-66: Access to rear of building (electrical / fire alarm transmitter)

Figure 4-67: Fire Department Access to 2nd floor (Loft Area)

The provided access to the building appears to meet the requirements of Subsection 9.10.20 in the NBC for the provisions for Firefighting.

4.4.9.2. Water Supply

There are two available hydrants in vicinity of the building. The closet municipal fire hydrant is located on Third Avenue in front of Browns Harness Shop approximately 29 m away. The hydrant is located at approximately 99 m from the front entrance to the building.

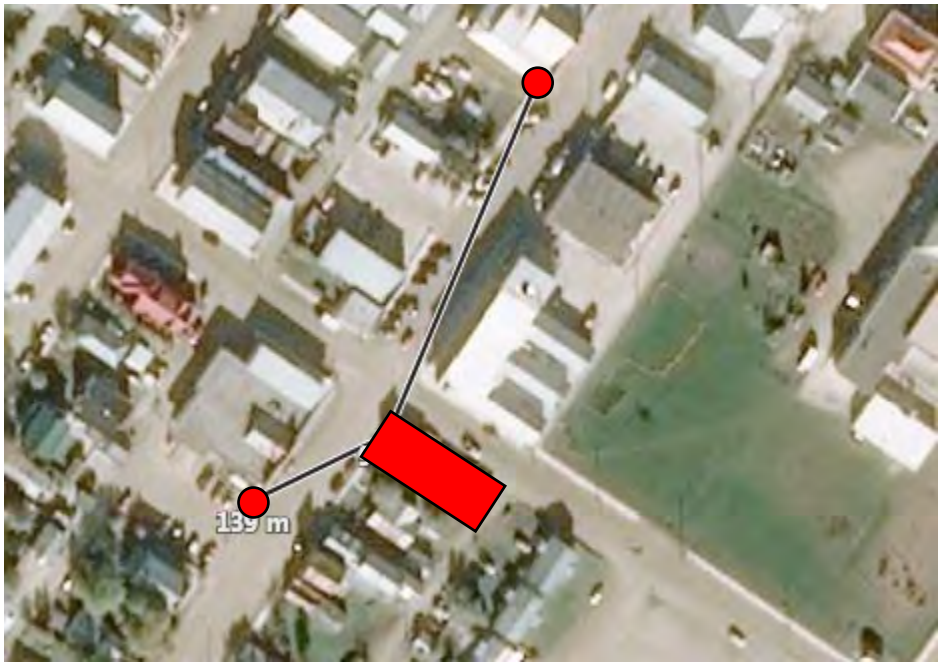


Figure 4-68: Site Layout and Building and Hydrant Location

Figure 4-69: Third Ave. Hydrant | South West (39 m)

Figure 4-70: Third Ave. Hydrant | North East (99 m)

5. CONCLUSIONS AND RECOMMENDATIONS

5.1. Heritage Conservation

- Conserve the heritage value of the building as defined in its *Statement of Heritage Value* and required under the *TB Policy on Management of Real Property*.

- Conserve the heritage value and cultural resources of Dawson Historical Complex NHS as defined in its *Commemorative Integrity Statement*, including those related to the complex of buildings, the streetscape and archeological resources of the site.

- Consider different options at the early stage of the project to help in selecting a use that will have minimal impact on the heritage value of the building and of the NHS.

- Follow the recommendations of *The Standards and Guidelines for the Conservation of Historic Places in Canada* in developing the design of the selected option.

- Involve professionals with cultural resource management expertise in all stages of the project to help in mitigating impacts to the heritage value of the building and of the NHS.

5.2. Structure

Original Structure:

- In general, the structural integrity of the original fabric is severely compromised, and is reliant on the interior frame structure to maintain its current form. Future conservation to restore the structural integrity of the original fabric will be extensive and will likely require the replacement of numerous structural members.
- It is recommended that, discussions and considerations should be carried out as to determine the long-term structural conservation plan for this asset, including: looking at foundation solutions to address the permafrost movement, and careful consideration in the as to how the original structural systems be incorporated / presented.
- As part of the long-term conservation of the asset, it is recommended that minimal destructive testing (such as through the use of a resistograph) be undertaken in order to determine the extent of deterioration of each log. This will help define the scope / extent conservation work to be completed on deteriorated logs.

Interior Frame:

- In general, the interior frame appears to be in good condition. It is recommended that the cribbing be regularly reviewed to ensure that the cribs are shimmed tight to the underside of the frame.

- It is recommended that the railings on the central walking aisle be reviewed, and potentially reinforced.

5.3. Building Envelope

4.2.1 Exterior Wall Assembly

- The exterior and interior of Billy Biggs should be fully recorded to create a 3D model of the building. From the model, as found drawings should be produced to supplement archival versions of as found drawings and to confirm if the building is structural sound.
- Billy Biggs exhibits considerable deterioration of the building envelope and will continue to deteriorate at a rapid rate if multiple issues are not rectified.
- The lower 600 mm of the exterior walls are entirely deteriorated in places and require reconstruction dependent on the proposed use. Deterioration continues and loss of original building fabric is inevitable should the structure not be rehabilitated.
- These are areas that should be monitored on a regular basis and after periods of prolonged rain and storms to confirm if there are ongoing issues with water infiltration. Areas of concern include the dormer windows and their attachment to the superstructure.
- It is recommended that a detailed physical investigation of the building envelope of Area 1 be conducted prior to implementing any changes to the building envelope or the insertion of any mechanical systems. It is further recommended that new systems be designed to address the specific deficiencies of the existing building envelope or that new solutions be designed to address current deficiencies.

4.2.2 Exterior Doors and Windows

- Rehabilitation and/or reconstruction of the windows, doors and their associated trims will be required to address a range of deficiencies.
- Further investigation is required to determine if the north, east and south elevations were ever painted.
- The ground floor storefront windows and doors require only minor repairs.

4.2.3 Roof, Soffit, Parapet and Fascia

- Access to the roofing plus the building's front façade and dormer windows was not possible during the site visit. Access should be provided to investigate and fully assess its condition along with any flashing details.
- The extent of the membrane system and its detailing around roof penetrations installed circa 2006 needs to be confirmed.
- Inspections of the roof sheathing is necessary and replacement and/or repair may be required with particular attention to areas where chimney penetrations exist.
- Roof systems are under designed, as is evident by the extensive bracing from within, and will require engineering consideration and possible redesign of current bracing to accommodate new circulation patterns.
- Roofing repairs such as the following may be required:
  - Install new perimeter flashings.

- Install through wall flashing at the base of the wall above the foundation skirting and above all window and door openings.
- If the membrane is not continuous across the entire structure the roof should be replaced with a new waterproof roof system with a minimum 50-year service life that can protect historic roof elements. The existing corrugated metal roofing can be reinstalled over this system.

4.2.4 Interiors

- If not already completed, a full regime of testing for designated substances should be completed.
- Complete rehabilitation of the building envelope of Area 1 may be necessary to accommodate future uses.
- The options analysis will drive recommendations to fully confirm the approach to the rehabilitation of the interiors.
- Any wall and floor penetrations found on the second floor should be repaired.

5.4. Fire Protection

5.4.1. Fire Alarm System / Fire signal receiving centres and transmitter systems

In accordance with Article 9.10.18.2, a fire alarm system is not required to be installed in the building. If a fire alarm system were installed in the building, it would not be required to be monitored for alarms and supervisory signals by a CAN/ULC S561 (2013 Edition) compliant signals receiving centre.

Based on the age of the buildings and its historical significance and heritage value, it is recommended the current fire alarm transmission system be maintained until the need arises to upgrade or replace it. The installation of fire detection devices (heat detectors) and a fire alarm signal transmitter should be maintained in the building to ensure the early detection of a fire and transmission of a signal to the Fire Department.

5.4.2. Emergency lighting / exit signs

Emergency lighting shall be provided to an average level of illumination not less than 10 lx at floor level at each exit and principal routes providing access to exit.

5.4.3. Portable fire extinguishers

Additional portable fire extinguishers must be installed in the building, along the catwalk and in the rear of the building at a maximum travel distance of 15.25 m between extinguishers.

In accordance with the NBC, NFC and NFPA 10 a portable fire extinguisher is required at every exit and on every floor in every building with the exception of houses or dwelling units. They shall be conspicuously located where they are readily accessible and immediately available in the

event of fire and shall be located along normal paths of travel, including every exit from the floor areas.

5.5. Code Compliance

5.5.1. Fire Separations

Although the 2nd floor is not separated from the remainder of the building by walls or a floor assembly that creates a continuous barrier against the spread of fire or to retard the passage of smoke, modifications would not be required at this time, as the floor is inaccessible and for the most part abandoned.

5.5.2. Exiting from the Building

A second exit should be provided on the ground floor in the rear of the building to limit the probability that persons will not have access to an alternative exit in the event one exit is blocked or obstructed in an emergency situation, which could lead to delays in the evacuation or movement of persons to a safe place, which could lead to harm to persons.

Based on its current state and use (vacant), is it not necessary to install an exit facility serving the 2nd floor.

5.5.3. Spatial Separation and Exposure Protection

The intent of providing adequate spatial separations and exposure protection is to limit the probability that fire will spread from the one building to an adjacent building during the time required for emergency responders to perform their duties, which could lead to damage to the adjacent building or vice versa. The building is vacant most of the time and has little to no internal ignition sources, therefore, it is the opinion of the Fire Protection Engineer that modifications to the exposed building face are not required at this stage. This opinion is based on the additional level of fire detection installed in the building and the time required to notify the Fire Department through the fire alarm signal transmission system. This system is present and is above what the NBC requires for this type of building.

In the event that the building becomes occupied or that the use changes in any way, the spatial separations, limiting distance and exposure protection will have to be re-evaluated and upgraded accordingly.

5.5.4. Design and code analysis

A complete design and code analysis shall be prepared by a Building Code Consultant where any of the following activities are undertaken:

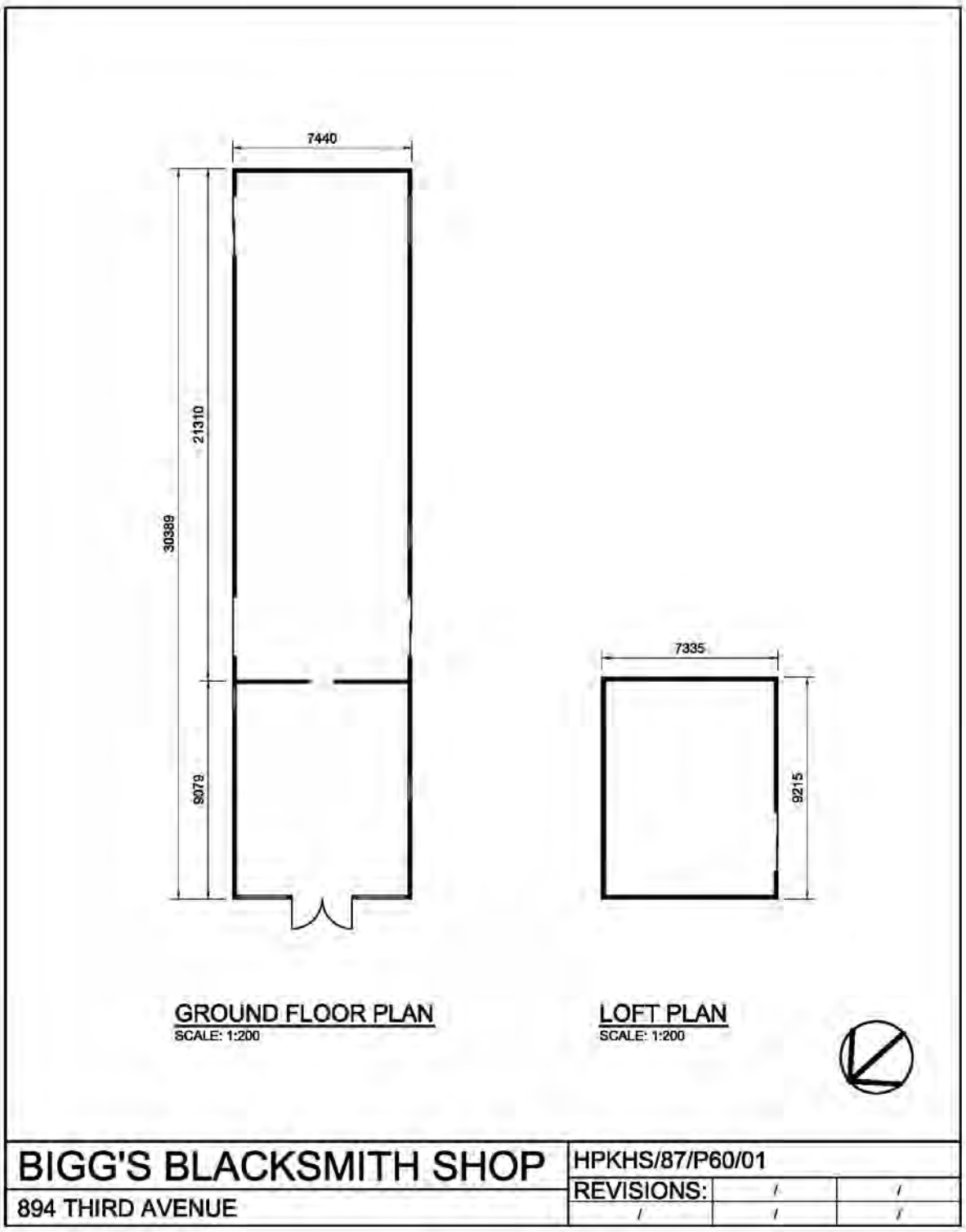
- The building or portions of it, including the 2nd floor, become fully occupied;
- There is a change in the use of the building or part thereof;
- property is altered, renovated, retrofitted or expanded.

The code analysis should be included with every significant design phase must be updated and modified as the design develops.

A complete design and code analysis shall be performed to detail each relevant code requirement and then clearly describe how the design meets or exceeds the requirements of relevant codes and standards. Where applicable, specify the following fire and life-safety provisions:

a) Building Code analysis (standard Building Code compliance chart);
b) Classification of occupancy;
c) Expected occupant load;
d) Requirements for fire-rated walls, fire-rated doors, fire dampers, smoke barriers, fire stop systems, fire blocks;
e) Interior finish ratings;
f) Number of exits, exit protection and separation of exit facilities;
g) Portable fire extinguishers;
h) Water supply for fire protection and evaluation of available supply with potential demand;
i) Fire alarm system (the type of alarm system and a description of fire alarm zones);
j) Connection to and description of the fire alarm monitoring system;
k) Emergency and exit lighting;
l) Emergency power;
m) Coordination with physical security, access control and force protection requirements;
n) Fire department access;
o) Spatial separations and exposure protection, including detailed calculations for the subject building and any surrounding infrastructure;
p) Description of hazardous materials storage including Petroleum, Oil and Lubricants (POL) and dangerous goods;
q) Description of any hazardous activities occurring in the building, including restricted egress, processes involving HAZMAT or dangerous goods, or any activity causing increased risk to life and property; and
r) Description of any applicable requirements of the National Fire Code of Canada, including Part 2 Building and Occupant Fire Safety, Part 3 Indoor and Outdoor Storage, Part 4 Flammable and Combustible Liquids and Part 5 Hazardous Processes and Operations.

6. Billy Biggs' Drawings



BUILT SITES

General Definitions Defining Criteria Categories and Values.

Every category may not apply to each site, this should not be considered detrimental to the overall evaluation. The evaluation process is a cumulative method, not subtractive. A poor rating in one category will not necessarily counter a high rating in another. Weighting of categories will be unique to the individual sites as some categories may be more important to or definitive of a site's heritage values.

1. Physical Characteristics

a) Age

Representative of an important period in Dawson's history. Comparatively old in the context of its type and of the area.

Excellent: Only remaining example of its type representing an important period of Yukon/Dawson's history.

Very Good: One of few (less than five) examples of its type representing an important period of Dawson's history or the only remaining site representing an important period of the region.

Good: One of a small number (five to ten) examples of its type defining a particular period of Dawson's history.

Poor: One of many of the same type in an age group in Dawson.

b) Composition

- **Type**

Built form that was constructed or developed by man. Could be a building, industrial engineering feature, a road or bridge. What was its primary purpose or function during its most important period of use?

Excellent: Notable representative of a built type within Dawson or the Yukon.

Very Good: Exemplary representative of a built type within Dawson.

Good: Representative of a common built type within Dawson.

Poor: Representative of a common built type within Dawson.

- **Design**

Uniqueness, artistic merit, and composition are elements of design to be considered in this category. The successful function of the feature can also reflect the success of the design.

Excellent: Notable example within Dawson or Yukon of a unique and distinctive design that contributes to its function and/or aesthetic appeal.

Very Good: An exemplary example within Dawson that has distinctive elements of design.

Good: One of many examples that is well designed within Dawson.

Poor: One of many examples of ordinary design within Dawson.

- **Construction Methods and Materials**

Does the site contain a notable, rare, unique or an early example of construction methods or of a particular material? Does the site demonstrate a high degree of craftsmanship?

Excellent: A notable example of superior construction and/or an exceptional (rare or unique) example of a method of construction and/or use of material within Dawson or the Yukon.

Very Good: One of a few remaining examples with high-quality construction and/or a good example of a method of construction and/or use of material within Dawson.

Good: A representative of standard construction and/or use of material within Dawson.

Poor: Of commonplace construction and/or use of material within Dawson.

- **Builder or Architect**

Designed or built by an architect or builder, or a home owner, or group of people, or private individual who has/have made a significant contribution to the built heritage in the region or territory. Many Yukon sites either did not have architects or the architect, engineer, or builder was unknown. A known architect, engineer or builder who had a major impact on the Yukon will receive the highest rating.

Excellent: Architect or builder, group of people, or private individual who has/have greatly influenced Dawson's built heritage.

Very Good: Architect or builder, group of people, or private individual who is/are recognized as having contributed to Dawson's built heritage.

Good: Architect or builder, group of people, or private individual identified and known in Dawson.

Poor: An unrecognized or unknown architect or builder.

c) Integrity

Does the site retain its historic character? How many of the original features remain - if changes have occurred, are they reversible?

- **Location**

  Excellent: The site is in its original location.

  Very Good: A site may be relocated on its original site or placed on a new foundation.

  Good: A site might be relocated nearby. The site maintains its basic neighbourhood relationship.

  Poor: Moved entirely out of original context.

- **Alterations**

  Excellent: No alterations

  Very Good: Original elements from a period of primary importance are largely remaining under contemporary layers and alterations are completely reversible. Alterations that demonstrate the evolution of function and contribute to the heritage value.

  Good: Alterations that are sympathetic to the original composition and materials and demonstrate the evolution of function of the site.

  Poor: Extensive, non-compatible alterations that are irreversible.

- **Condition**

What is the physical condition of the site?

Excellent: Character-defining elements are intact and the site is structurally sound.

Very Good: In good condition with minimal deterioration.

Good: Some deterioration that can be repaired.

Poor: Original elements are badly deteriorated or gone.

d) Context

- **Site**

How much the built site retains its original, immediate environment and function?

Excellent: The site is still used for its original purpose and its environment has not been impacted by outside influences.

Very Good: Immediate environment has remained relatively unchanged and the original function is still apparent.

Good: Site has been impacted but remnants of the original function and immediate environment remains.

Poor: No resemblance to its original environment and/or function.

- **Setting**

The site contributes to and complements the remaining historic character of its close surroundings or neighborhood.

Excellent: Contributes and complements the remaining historic character of its surroundings or neighborhood.

Very Good: Fits in with the remaining historic character of its surroundings or neighborhood.

Good: Out of character with its surroundings or neighborhood.

Poor: Detracts from its surroundings or neighborhood.

- **Landmark**

An important tangible or symbolic landmark that is widely recognized.

Excellent: Recognized and distinctive reference point that is famous within Dawson.

Very Good: Recognized reference point within Dawson.

Good: Recognized referenced point within its street or neighbourhood.

Poor: Not recognized or known.

2. Historical, Scientific and/or Cultural Relevance

Some of the important periods of Yukon history are the pre-Gold Rush, Gold Rush, Corporate Mining Industry, WWII.

a) Historical use or activity of the site

Reflects or illustrates an aspect of cultural, social, political, military or economic history.

Excellent: Illustrates a pattern or patterns of the site's most important historical use or activity that is closely connected with an important period of Dawson's or Yukon history.

Very Good: Illustrates a pattern or patterns of historical use or activity loosely connected with an important period of Dawson's history.

Good: Illustrates a pattern or patterns of historical use or activity common to Dawson's history.

Poor: Does not illustrate any historical use or period.

b) Association with Individual, Organization or Group

Associated with the life or activities of a person, group or organization that has played a role in the history of the region, territory or nation.

Excellent: Closely connected with a person, group or organization that has played a role in the history of the town, territory or nation.

Very Good: Connected with a person, group or organization that has played a role in the history of Dawson or the territory.

Good: Loosely connected with a person, group or organization that has played a role in the history of Dawson.

Poor: No association with any person, group or organization of historical note.

c) Association with a Significant Event

Associated with an historical event that has played a role in the history of the region, territory or nation.

Excellent: Closely associated with an important event in the history of the town, territory or nation.

Very Good: Associated with an important event in the history of Dawson or the territory.

Good: Loosely associated with an event in the history of Dawson.

Poor: No connection or association with any particular event.

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3. Reasons for Designation

Using the nomination application and this evaluation, list the reasons for designation or reasons for not recommending site for designation.

4. Important Elements to be Preserved

List the elements of the site that should be preserved or protected under designation. Use the nomination application and the results from this evaluation.

Report to Council

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

☐ In Camera

AGENDA ITEM:	**21-019 Harrington's Store – Municipal Historic Site Designation**	
PREPARED BY:	Stephanie Pawluk, CDO and Charlotte Luscombe, Planning Assistant	**ATTACHMENTS:** - Bylaw #2021-07 - Municipal Designation Nomination Form - Building Condition Report - Yukon Heritage Resources Board Evaluation Criteria
DATE:	May 3rd, 2021	
RELEVANT BYLAWS / POLICY / LEGISLATION: Official Community Plan Zoning Bylaw Heritage Bylaw Heritage Management Plan Historic Resources Act		

RECOMMENDATION

It is respectfully recommended that:

1. The Harrington's Store Municipal Historic Site nomination package and Bylaw #2021-07 be forwarded to Council for First Reading.

ISSUE / PURPOSE

A nomination was submitted by Parks Canada for the designation of Harrington's Store (Lot 20 Block J Ladue Estate) as a Municipal Historic Site.

BACKGOUND SUMMARY

As per S. 8 of *Heritage Bylaw 2019-04*, Council, may by petition by any person or group of persons, designate any site as a Municipal historic Site if it determines that the site 'is an important illustration of the historic development of the Klondike Valley, or the natural historic of the peoples and cultures of the Klondike Valley Cultural Landscape'.

The nomination for Harrington's Store was presented at Heritage Advisory Committee meeting 21-06 and the application was accepted unanimously (resolution 21-07-15) and forwarded to Committee of the Whole for review.

Heritage Bylaw 2019-04 outlines the required steps for designation of a Municipal Historic Site once a nomination has been received. The steps for Municipal Historic Site designation is as follows:

1. Nomination received by Administration
2. Heritage Advisory Committee convene to review the nomination
3. Committee of the Whole convene to review the nomination
4. 1st Reading of the Bylaw
5. Public Hearing scheduled for 1st June 2021
6. 2nd and 3rd Reading of the Bylaw

ANALYSIS / DISCUSSION

The suitability for Harrington's Store becoming a Municipal Historic Site was assessed using the Yukon Heritage Resources Board evaluation criteria for designation of historic sites. For more details on what each ranking means, please see the Evaluation Criteria in the attachments. The majority of this analysis can be found within the original application as HAC accepted this as written, noting that it was comprehensive and required little additional comment.

Age

Excellent

Comments

Harrington's Store was built in 1899 or 1900 as a single story building and converted into a two-storey building in 1902.

The first property title was issued to Mrs. John McDonald on September 15, 1899, by the Ladue Townsite Company. W. A. Harrington rented the building and ran a grocery store there from 1902-1903 and 1906-1917. In 1906 the building title was transferred to Andrew Rystogi, a real estate and financial agent, and Gustave Ortman. Rystogi later bought out Ortman. Billy Biggs purchased the property in 1950. Most likely after his death in 1955 the building was purchased by Fred Caley. Canada acquired the building most likely in 1968. However, the certificate of title was not obtained until November 1972.

Harrington's Store is associated with the development of Dawson City as a supply, service and distribution centre during and following the Gold Rush. It is also associated with the city's development as a territorial capital. Another association is with Fred Caley who owned the building before selling it and other buildings to Parks Canada. Fred Caley owned and saved some prominent heritage buildings in Dawson and associated cultural resources for example the collection of Dawson Daily News editions, contained in the building with the same name.

Harrington's store is a well-known Gold Rush landmark and supports Dawson's historic fabric through its associations: its evocation of the time and place of the Klondike Gold Rush; the concentration of frontier structures, which confirm the town's early nature, diversity, northern isolation, and links to mining activity during the 1896-1910 period.

Composition

Very Good

Comments

Harrington's Store is valued for its aesthetic design, materials and craftsmanship.

The building is of a wood frame construction, but what makes the building stand out is the Italianate architectural treatment, particularly the boxed cornice and panelled frieze, the square-sided oriel window placed at the salient angle, the richly ornamented double front door, and the painted cove shiplap siding. The second floor rooms are accessed by a flight of stairs rising to a single door on the Princess Street elevation. Awnings along both principal elevations and the dressed show windows, contribute to the Gold Rush character of the streetscape. The Italianate architectural treatment and wood-frame construction complements the adjacent commercial buildings.

Integrity

Very Good

Comments

Harrington's Store underwent many changes over the past century. There is no information about the builder and there are no original drawings. Most of what is known about the building's evolution is derived from archival photographic evidence.

The earliest known image in which Harrington's is readily recognizable is from 1904, in the period when Harrington ran his grocery store from another location. There are many notable differences in this image from the Harrington's of today, including the following:

- Text on the south window (Princess Street elevation)
- Additional door and smaller window on northern half of the Third Avenue elevation
- Dark paint on the window and door frames and column beneath the oriel window.

Another photograph of the Harrington's Store building dates from 1935 when it would have been used by Biggs as a bicycle repair shop. From this image it is clear that between 1904 and 1935 the additional door on Third Avenue was removed and that there were changes to the window sizes and muntin on the lower level. This photo also illustrates that there was a single-storey annex behind the building along the Princess Street property line. It is not clear when this feature was added. No photos of the rear of the building have been found so there is no imagery depicting the rear stairs to access the second floor.

In 1944 there was most likely serious flood damage to the building. An image from 1944 shows flood waters that inundated the Third Avenue and Princess Street Intersection but does not show Harrington's store.

Photos of Harrington's Store from 1960 and 1961 show a derelict building with its lower floor boarded up. These images show that between 1935 and 1960, the windows on the lower level appear to have been changed again. In addition, nearly all glazing in the upper storey windows is broken, along with some of the muntins. The pillar supporting the oriel window was also removed. By the late 1960s, Harrington's was in very poor condition.

Between 1968 and 1972, the building was stabilized and the following changes took place:

- Removal of all existing siding and window units at the south and east elevations up to the height of the second floor;
- Replacement with plain horizontal boarding and a single recycled six-light fixed sash on south and east elevations;
- Demolition of the original shed roofed annex at the west elevation;
- Replacement of original foundation;
- Replacement of ground floor framing and flooring;
- Demolition of most internal partitioning.

In the late 1970s, Parks Canada created a master plan for the Klondike National Historic Sites. Within this document Harrington's is considered as part of the Princess Street cluster, which was intended for intensive development and interpretation. Accordingly, Parks Canada embarked on a restoration for Harrington's Store. In 1977, the Restoration team produced plans for a "Simulated Façade". This partial restoration does not follow the current practices in the Standards and Guidelines for Historic Places in Canada which call for the return to a well-documented single point in time. Instead, the plans were an amalgam of features from the period spanning from 1904-1935.

The 1977 plans called for the following interventions:

- New sidewalk to match existing
- New clapboard to match existing
- Removal of window frames on 1st floor
- Simulated windows the east and south elevations
- Temporary removal of oil tank, signage frame and ladder of west wall and decorative roof supports of north wall, and their replacement after painting
- Repair or remake window sashes from existing models
- Replace all glazing

- Scrape flaking paint and repaint using pale colour for clapboard, plank wall, window sashes, sills and jambs; using dark colour for facings near doors, windows and corners, drip caps and mouldings. Suggested colours: cream and bronze.

Most, if not all, of these changes took place.

In 1979 Dawson was struck by another disastrous flood but there were no major impacts to Harrington's Store. Those present at the time recall that Harrington's Store did not shift during the flood and that the building was cleaned to remove sediment and then put back into use. In the 1980s, the interior of the Harrington's lower level was retrofitted and turned into a public exhibit space featuring the history of Dawson and the Gold Rush. In 1987, a new commercial building was constructed immediately adjacent to the north side of Harrington's – the commercial building's downspout directs rain and melt water towards Harrington's foundation cribbing.

In 1989, Harrington's Store was designated as Recognized Federal Heritage Building. Also in that year, plans were produced to replace the foundation and surrounding boardwalk. However, Parks Canada was unable to implement these changes. A heritage recording of Harrington's Store was produced in 2012 by Public Works and Government Services Canada. No significant changes have been made to Harrington's Store since the FHBRO evaluation.

Context

Excellent

Comments

The manner in which Harrington's Store maintains an unchanged relationship to its site, reinforces the Gold Rush character of its commercial streetscape setting and is a well-known building in Dawson, as evidenced by:

- Its ongoing historic relationship to the corner of Third Avenue and Princess Street, given the proximity of the building to the lot lines and boardwalk;
- The awnings along both principal elevations and the dressed show windows, which contribute to the Gold Rush character of the streetscape;
- The Italianate architectural treatment and wood-frame construction which complements the adjacent commercial buildings;
- Its familiarity within the community, given its use as a drop-in centre, temporary visitor reception centre, and exhibition hall;
- Its visibility given its prominent location at a major Dawson intersection;
- Its location kitty-corner to Billy Biggs, and both building's connection to their former owner Fred Caley

Official Community Plan

Section 9 of the Official Community Plan contemplates Heritage Preservation. This proposal is in line with the identified long-term goal: "*Dawson's gold rush history is showcased by preserving key historical resources where possible."*

Zoning Bylaw

The Zoning By-Law contemplates heritage management only in areas that are impacted by the Heritage Management Plan character areas. The nominated site is situated in the Downtown Core of the character areas identified and thus would be subject to Heritage Advisory Committee review. The current property meets the setback requirements of ZBL 2018-19 thus exterior structural alteration would likely be possible.

One concern raised by HAC is the empty space at the rear of the building, and whether as part of the designation, this 'air space' be preserved from any future development. Administration advised that while keeping the parcel space empty may be desirable, as the property is in the Historic Townsite, any proposed addition would have to be reviewed by the Committee and the integrity of the building would remain intact.

Heritage Management Plan

The nominated property is situated in the Downtown area of the Heritage Management Plan. This area best depicts the commercial core of Dawson during the Gold Rush and Billy Bigg's would be considered one of the unique remaining Gold-Rush-era buildings. One of the recommendations for the Downtown Management Area is that all buildings and structures should be protected by designation under the provisions of the *Yukon Historic Resources Act*. Further, any future conservation work on Billy Bigg's would be required to follow the *Design Guidelines for Historic Dawson* and, should the building be subject to irreparable damage, reconstruction would be mandatory.

Heritage Resources Act

S. 37(1) of the *Historic Resources Act* gives municipal Councils the authority to designate by by-law a municipal historic site. Eligible sites are those which have significant historic significance as contemplated in S. 15(1) of the *Act*, as follows:

A site may be designated as a historic site when Council is satisfied that the site is,

Whether in itself or because of historic resources or human remains discovered or believed to be at the site, an important illustration of

a) the historic or pre-historic development of the Yukon or a specific locality in the Yukon, or of the peoples of the Yukon or locality and their respective cultures; or

b) the natural history of the Yukon or a specific locality in the Yukon,

and has sufficient historic significance to be so designated.

Therefore, before accepting the recommendation to forward this bylaw for first reading, Council must consider this definition of historic significance and determine whether the Harrington's Store nomination meets this definition sufficiently to warrant designation.

OPTIONS

Council may consider one of the following options regarding this application:

1. Forward the designation to Council for First Reading of 2021-07 Harrington's Store Municipal Historic Site Bylaw, as recommended; or
2. Decline to forward the designation to Council.

APPROVAL		
NAME:	Cory Bellmore, CAO	**SIGNATURE:** C Bellmore
DATE:	May 6, 2021	

THE CITY OF DAWSON

Bylaw No. 2021-07

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

WHEREAS section 37(1) of the *Historic Resources Act* permits council to designate land and buildings as a Municipal Historic Site; and

WHEREAS council has given notice pursuant to Part 5, Section 39 of the *Historic Resources Act* of its intention to consider passing this bylaw; and

WHEREAS council considers that Harrington's Store has heritage value or heritage character as defined in the *Heritage Bylaw*.

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

PART I - INTERPRETATION

1.00 Short Title

1.01 This bylaw may be cited as the ***Harrington's Store Municipal Historic Site Bylaw***.

2.00 Purpose

2.01 The purpose of this bylaw is to designate the building known as Harrington's Store and the land on which it stands on defined by the legal limits of Lot 20 Block J Ladue Estate Plan 8338A CLSR.

3.00 Definitions

3.01 In this Bylaw:

(a) Unless expressly provided for elsewhere within this bylaw the provisions of the *Interpretations Act (RSY 2002, c. 125)* shall apply;

(b) "CAO" means the Chief Administrative Officer for the City of Dawson;

(c) "city" means the City of Dawson;

(d) "council" means the council of the City of Dawson.

CAO

Presiding Officer

PART II – APPLICATION

4.00 Municipal Historic Site

4.01 The building known as Harrington's Store and the land on which it stands on defined by the legal limits of Lot 20 Block J Ladue Estate Plan 8338A CLSR is hereby designated as a Municipal Historic Site.

PART III – FORCE AND EFFECT

5.00 Severability

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

6.00 Enactment

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

7.00 Bylaw Readings

Readings	Date of Reading
PUBLIC HEARING	
FIRST	
SECOND	
THIRD and FINAL	

Original signed by

Wayne Potoroka, Mayor
Presiding Officer

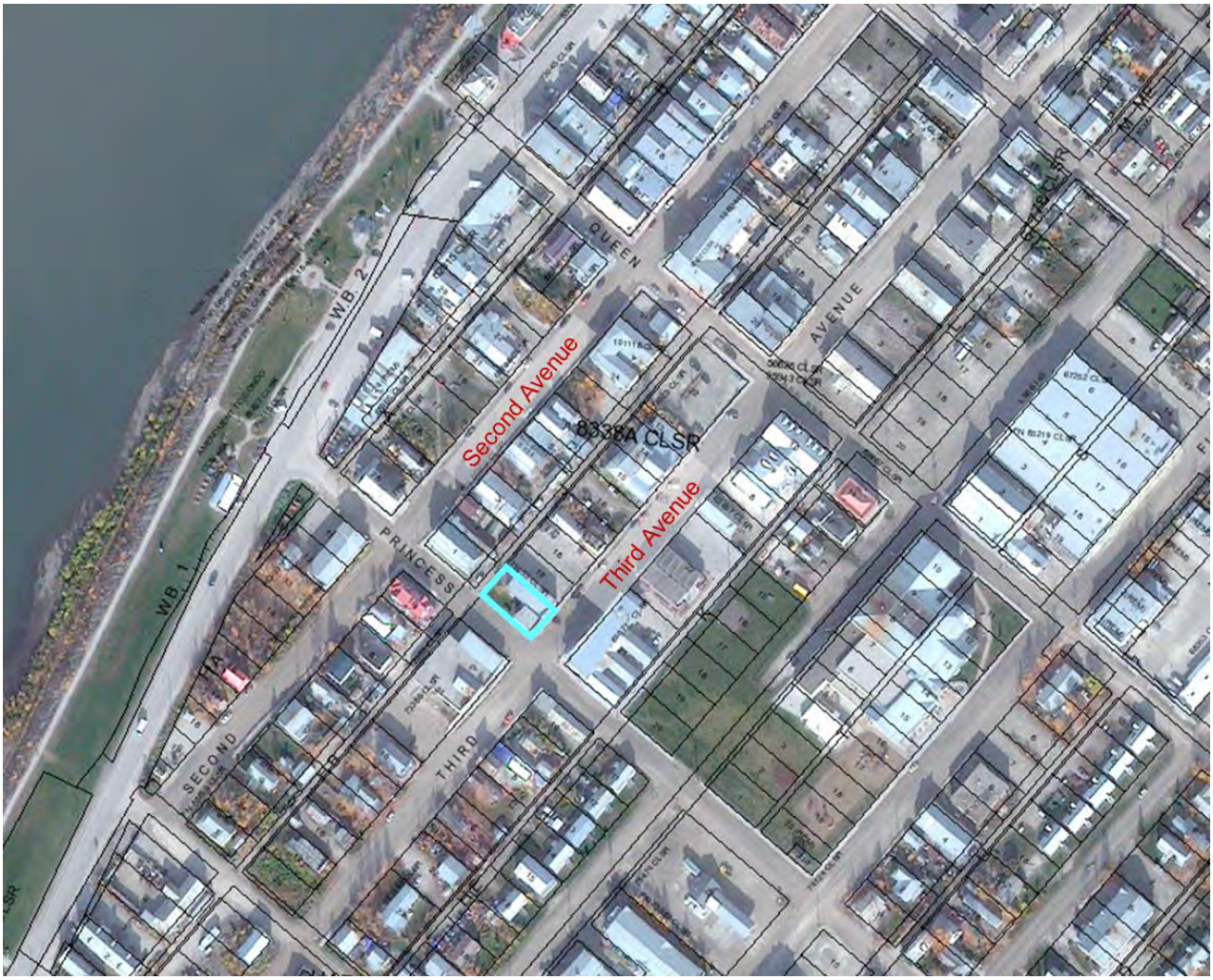
Cory Bellmore, CAO
Chief Administrative Officer

THE CITY OF DAWSON

Bylaw No. 2021-07

PART IV – APPENDIX (APPENDICES)

Appendix 1. Location Map showing the Harrington's Store Municipal Historic Site



CAO

Presiding Officer

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

OFFICE USE ONLY	
APPLICATION FEE:	0
DATE PAID:	—
RECEIPT #:	—
APPLICATION #:	21-019

MUNICIPAL HISTORIC SITE DESIGNATION FORM

PLEASE READ THE ATTACHED INSTRUCTIONS, GUIDELINES, AND SUBMISSION REQUIREMENTS PRIOR TO COMPLETING FORM.

TYPE OF HISTORIC RESOURCE

[X] **Building** [ ] **Landscape**

LOCATION:

CIVIC ADDRESS: 901, Third Avenue **Yukon Historic Sites Inventory ID:** _____

LEGAL DESCRIPTION: LOT(S) 20 **BLOCK** J **ESTATE** Ladue **PLAN#** 8338A

APPLICANT INFORMATION

APPLICANT NAME(S): Travis Weber, Site Superintendent, KNHS, Parks Canada

MAILING ADDRESS: Box 390, Dawson, YT **POSTAL CODE:** Y0B 1G0

EMAIL: travis.weber@canada.ca **PHONE #:** 867-993-7200

OWNER INFORMATION (IF DIFFERENT FROM APPLICANT)

OWNER NAME(S): see above

MAILING ADDRESS: _____ **POSTAL CODE:** _____

EMAIL: _____ **PHONE #:** _____

DOES THE CURRENT OWNER SUPPORT POSSIBLE MUNICIPAL DESIGNATION OF THIS PROPERTY? IF YES, PLEASE PROVIDE WRITTEN PROOF OF THIS SUPPORT ATTACHED TO THIS APPLICATION. [ ] YES [ ] ~~NO~~

Submission made by owner

DECLARATION

- I/WE hereby make application for a Municipal Historic Site under the provisions of the City of Dawson Heritage Bylaw #2019-04 and in accordance with the plans and supporting information submitted and attached which form part of this application.
- I/WE have reviewed all of the information supplied to the City of Dawson with respect to an application for a Historic Site Designation and it is true and accurate to the best of my/our knowledge and belief.
- I/WE understand that the City of Dawson will rely on this information in its evaluation of my/our application and that any decision made by the City of Dawson on inaccurate information may be rescinded at anytime.
- I/WE hereby give my/our consent to allow Council or a person appointed by its right to enter the above land and/or building(s) with respect to this application only.

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

2021-02-18 _____
DATE SIGNED SIGNATURE OF APPLICANT(S)

2021-02-18 _____
DATE SIGNED SIGNATURE OF OWNER(S)

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

OFFICE USE ONLY	
PERMIT #:	

GENERAL HISTORICAL INFORMATION

AGE OF STRUCTURE: *Please provide the age of the structure you wish to designate and attach supporting evidence.*

Harrington's Store was built in 1899 or 1900 as a single story building and converted into a two-storey building in1902.

HISTORY OF OWNERSHIP: *Please list the property's original and subsequent owners.*

The first property title was issued to Mrs. John McDonald on September 15, 1899, by the Ladue Townsite Company. W. A. Harrington rented the building and ran a grocery store there from 1902-1903 and 1906-1917. In 1906 the building title was transferred to Andrew Rystogi, a real estate and financial agent, and Gustave Ortman. Rystogi later bought out Ortman. Billy Biggs purchased the property in 1950. Most likely after his death in 1955 the building was purchased by Fred Caley. Canada acquired the building most likely in 1968. However, the certificate of title was not obtained until November 1972.

USES OF HISTORIC RESOURCE: *Please list the past and current uses of the historic resource.*

The first known use is that of a grocery store, possibly from 1900 on. A second storey was added and used for housing in 1902. The use as Harrington's grocery store continued until 1903 and later from 1906 - 1917. The use in the intervening years 1903-1906 is unclear, but it the first floor may have been used as restaurant. From 1917-1922 the first floor was used as a bakery. In 1923 Billy Biggs converted the building into a bicycle repair shop. The exact date of closure for the bike shop is unknown but may have coincided with Billy Biggs death in 1955. By 1960, the building was vacant and boarded up. Parks Canada installed an interpretive display on the first floor of the building in the early1970s.

CULTURAL, SOCIAL, HISTORICAL INFORMATION: *Describe how the property relates to the community's past by identifying its associations with people, events, or historic uses.*

Harrington's Store is associated with the development of Dawson City as a supply, service and distribution centre during and following the Gold Rush. It is also associated with the city's development as a territorial capital. Another association is with Fred Caley who owned the building before selling it and other buildings to Parks Canada. Fred Caley owned and saved some prominent heritage buildings in Dawson and associated cultural resources for example the collection of Dawson Daily News editions, contained in the building with the same name.

Harrington's store is a well-known Gold Rush landmark and supports Dawson's historic fabric through its associations: its evocation of the time and place of the Klondike Gold Rush; the concentration of frontier structures, which confirm the town's early nature, diversity, northern isolation, and links to mining activity during the 1896-1910 period.

The building is well known within the community, given its use as a drop-in centre, temporary visitor reception centre, and exhibition hall and its visibility given its prominent location at a major Dawson intersection.

The most notable tenant was William A. Harrington. He operated a grocery store at this location from approximately 1903 to 1915. Harrington came to Dawson shortly after the Gold Rush and remained here until his death. He was also one of the founders of Seattle, Washington, and was one of that city's

leading wholesale merchants.

SPECIFIC HISTORIC INFORMATION: BUILDINGS

ARCHITECTURAL DETAILS: *Include a detailed description of the building, including siding, window type, roof type, decorative elements, number of storeys, etc. Also include a description of any unique design elements and quality of craftsmanship.*

Harrington's Store is valued for its aesthetic design, materials and craftsmanship.

The building is of a wood frame construction. What makes the building stand out is the Italianate architectural treatment, particularly the boxed cornice and panelled frieze, the square-sided oriel window placed at the salient angle, the richly ornamented double front door, and the painted cove shiplap siding. The second floor rooms are accessed by a flight of stairs rising to a single door on the Princess Street elevation. Awnings along both principal elevations and the dressed show windows, contribute to the Gold Rush character of the streetscape. -the Italianate architectural treatment and wood-frame construction complements the adjacent commercial buildings.

PHYSICAL CONDITION: *List any damage, repairs and/or alterations that have taken place. Please provide a date for significant alterations.*

For a more detailed assessment of the physical condition of the building please refer to the attached document: "Harrington's Store Building Condition Report Final Draft.PDF"

Harrington's Store underwent many changes over the past century. There is no information about the builder and there are no original drawings. Most of what is known about the building's evolution is derived from archival photographic evidence.
The earliest known image in which Harrington's is readily recognizable is from 1904, in the period when Harrington ran his grocery store from another location. There are many notable differences in this image from the Harrington's of today, including the following:

- Text on the south window (Princess Street elevation)
- Additional door and smaller window on northern half of the Third Avenue elevation
- Dark paint on the window and door frames and column beneath the oriel window.

Another photograph of the Harrington's Store building dates from 1935 when it would have been used by Biggs as a bicycle repair shop. From this image it is clear that between 1904 and 1935 the additional door on Third Avenue was removed and that there were changes to the window sizes and muntin on the lower level. This photo also illustrates that there was a single-storey annex behind the building along the Princess Street property line. It is not clear when this feature was added. No photos of the rear of the building have been found so there is no imagery depicting the rear stairs to access the second floor.

In 1944 there was most likely serious flood damage to the building. An image from 1944 shows flood waters that inundated the Third Avenue and Princess Street Intersection but does not show Harrington's store.

Photos of Harrington's Store from 1960 and 1961 show a derelict building with its lower floor boarded up. These images show that between 1935 and 1960, the windows on the lower level appear to have been changed again. In addition, nearly all glazing in the upper storey windows is broken, along with some of the muntins. The pillar supporting the oriel window was also removed. By the late 1960s, Harrington's was in very poor condition.

Between 1968 and 1972, the building was stabilized and the following changes took place:

- Removal of all existing siding and window units at the south and east elevations up to the height of the second floor;
- Replacement with plain horizontal boarding and a single recycled six-light fixed sash on south and east elevations;
- Demolition of the original shed roofed annex at the west elevation;
- Replacement of original foundation;
- Replacement of ground floor framing and flooring;
- Demolition of most internal partitioning.

In the late 1970s, Parks Canada created a master plan for the Klondike National Historic Sites. Within this document Harrington's is

considered as part of the Princess Street cluster, which was intended for intensive development and interpretation. Accordingly, Parks Canada embarked on a restoration for Harrington's Store. In 1977, the Restoration team produced plans for a "Simulated Façade". This partial restoration does not follow the current practices in the Standards and Guidelines for Historic Places in Canada which call for the return to a well-documented single point in time. Instead, the plans were an amalgam of features from the period spanning from 1904-1935.
The 1977 plans called for the following interventions:

- New sidewalk to match existing
- New clapboard to match existing
- Removal of window frames on 1st floor
- Simulated windows the east and south elevations
- Temporary removal of oil tank, signage frame and ladder of west wall and decorative roof supports of north wall, and their replacement after painting
- Repair or remake window sashes from existing models
- Replace all glazing
- Scrape flaking paint and repaint using pale colour for clapboard, plank wall, window sashes, sills and jambs; using dark colour for facings near doors, windows and corners, drip caps and mouldings. Suggested colours: cream and bronze.

Most if not all of these changes took place.

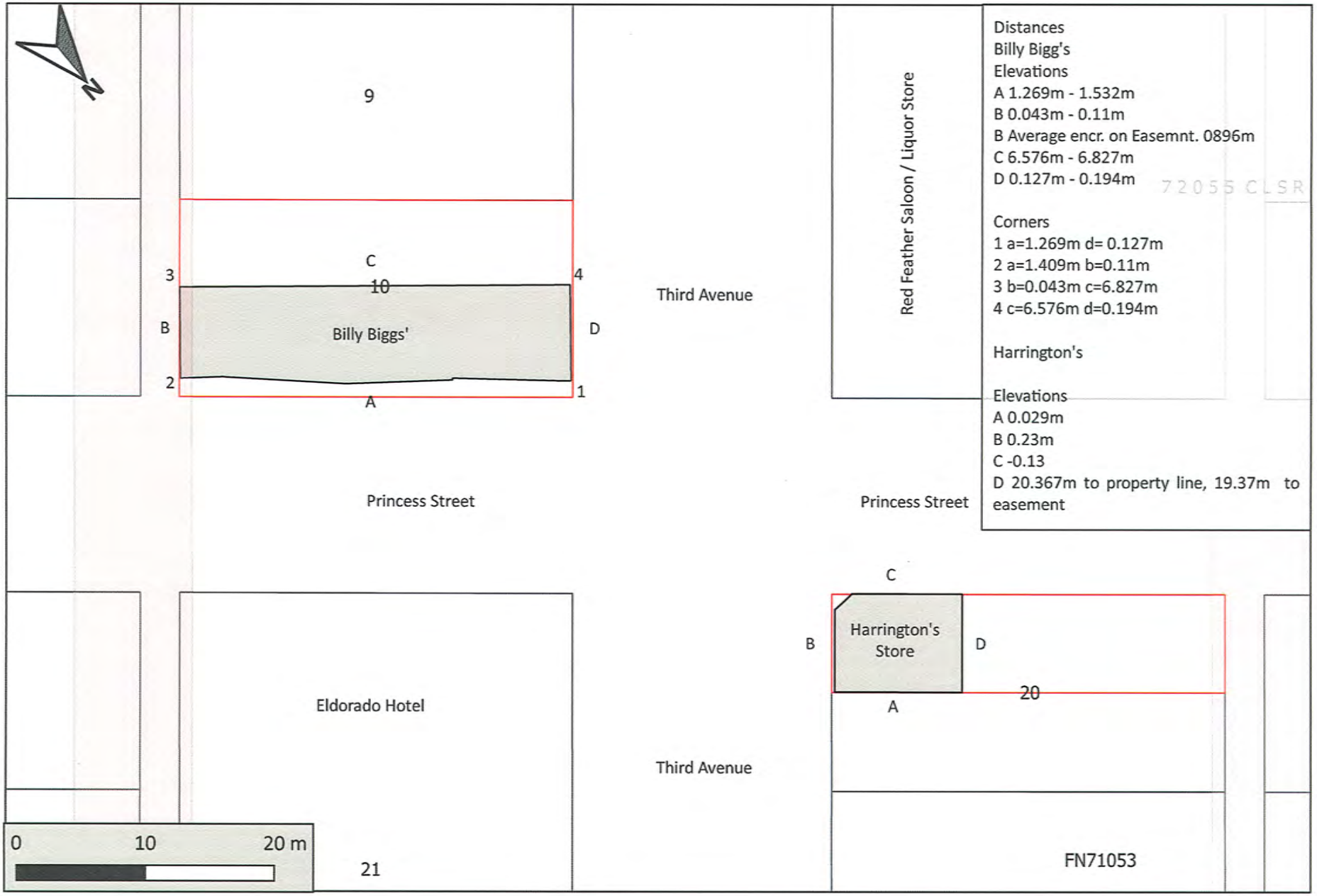
In 1979 Dawson was struck by another disastrous flood but there were no major impacts to Harrington's Store. Those present at the time recall that Harrington's Store did not shift during the flood and that the building was cleaned to remove sediment and then put back into use. In the 1980s, the interior of the Harrington's lower level was retrofitted and turned into a public exhibit space featuring the history of Dawson and the Gold Rush. In 1987, a new commercial building was constructed immediately adjacent to the north side of Harrington's – the commercial building's downspout directs rain and melt water towards Harrington's foundation cribbing. 30
In 1989, Harrington's Store was designated as Recognized Federal Heritage Building. Also in that year, plans were produced to replace the foundation and surrounding boardwalk. However, Parks Canada was unable to implement these changes. A heritage recording of Harrington's Store was produced in 2012 by Public Works and Government Services Canada. No significant changes have been made to Harrington's Store since the FHBRO evaluation.

SETTING AND CONTEXT: *Has the historic resource been moved? How does it fit with the neighbourhood? Include details on gardens, lawns, fences, trees, and how the building is sited on the lot. Is the building a landmark?*

The manner in which Harrington's Store maintains an unchanged relationship to its site, reinforces the Gold Rush character of its commercial streetscape setting and is a well-known building in Dawson, as evidenced by:

-its ongoing historic relationship to the corner of Third Avenue and Princess Street, given the proximity of the building to the lot lines and boardwalk;
-the awnings along both principal elevations and the dressed show windows, which contribute to the Gold Rush character of the streetscape;
-the Italianate architectural treatment and wood-frame construction which complements the adjacent commercial buildings;
-its familiarity within the community, given its use as a drop-in centre, temporary visitor reception centre, and exhibition hall;
-its visibility given its prominent location at a major Dawson intersection;
-its location kitty-corner to Billy Biggs, and both building's connection to their former owner Fred Caley..

Billy Biggs' and Harrington's Store
Location and Distances



Distances
Billy Bigg's
Elevations
A 1.269m - 1.532m
B 0.043m - 0.11m
B Average encr. on Easemnt. 0896m
C 6.576m - 6.827m
D 0.127m - 0.194m

Corners
1 a=1.269m d= 0.127m
2 a=1.409m b=0.11m
3 b=0.043m c=6.827m
4 c=6.576m d=0.194m

Harrington's

Elevations
A 0.029m
B 0.23m
C -0.13
D 20.367m to property line, 19.37m to easement

Parks Canada | Parcs Canada

February 18, 2021
c/o City Council
City of Dawson
Box 308
Dawson YT, Y0B 1G0

Dear Mayor and Council,

Please find attached two applications for municipal historic site status.

Both buildings described within the applications are owned by the government of Canada and administered by Parks Caanda. Harrington's Store is a recognized federal heritage building and Billy Biggs' Blacksmith Shop is a component building of the Dawson Historical Complex National Historic Site.

The designation of the Canadian Bank of Commerce as a municipal historic site set an important precedent. The City of Dawson has been demonstrating its leadership role in heritage conservation in various ways. By purchasing the Canadian Bank of Commerce, restoring it, and designating this constituent building of the Dawson Historical Complex National Historic Site as a municipal historic site, the municipality recognized and validated the duality of the importance of Dawson's historic buildings on the national and the regional level.

Some of Parks Canada's buildings are currently not in optimal use, Harrington's Store, and Billy Biggs' Blacksmith Shop among them. The Klondike Adaptive Realty Project (KARP) is assessing adaptive reuse opportunities for several Parks Canada buildings in the Klondike. This project is about finding and implementing sustainable solutions to protect and use historic structures.

Five[1] heritage buildings in various condition, with different designations and potential for adaptive reuse, were selected and have gone through detailed condition and heritage analyses. Harrington's Store and Billy Biggs' Blacksmith Shop are excellent candidates for adaptive reuse, potentially by an alternate owner.

Municipal historic site designation provides a number of benefits, including but not limited to:

- Heritage protection if Parks Canada chooses to dispose of a property.
- Increased digital footprint for these buildings.
- Better opportunities to collaborate on Dawson's living history.

Based on our experience with the process and outcomes, Parks Canada may submit more buildings for designation as municipal historic sites.

---

[1] Post Office, Harrington's Store, Billy Biggs' Blacksmith Shop, KTMC, and Ruby's Place.

We are guided by community input in our strategic planning and decision making. The Klondike National Historic Site Advisory Committee meets biannually to discuss KARP and other management topics for Klondike National Historic Sites. The City of Dawson has had representation on the committee since the inaugural meeting in September 2018. We value the input representatives have provided and look forward to working together to protect and present these treasured places.

If you have any questions with regard to any of the initiatives detailed above, I'd be happy to engage further.

Sincerely,

Travis Weber
Site Superintendent
Klondike National Historic Sites
Yukon Field Unit
Parks Canada
Travis.weber@canada .ca | Phone 867-993-3326

Klondike National Historic Sites
Dawson City, Yukon

BUILDING CONDITION REPORT

HARRINGTON'S STORE

2020

Based on a Condition Assessment prepared for the KNHS Adaptive Reuse Initiative by various PCA units: Architectural & Engineering Services, Built Heritage, Cultural Resource Management, Project Delivery Services – East, Yukon Field Unit; 2018-2020.

TABLE OF CONTENTS

LIST OF FIGURES

1. EXECUTIVE SUMMARY

HARRINGTON'S STORE – Executive Summary

1.1. Purpose Objective

As a pilot project Parks Canada intends to submit two of its buildings for designation as Municipal Historic Sites. The sites have been chosen both for their significance and their adaptive reuse potential. Harrington's Store is one of the two sites chosen. This document seeks to provide accurate and current information on the building but also point out where further information or investigation is required. A physical investigation of the building informed this building condition assessment.

1.2. National Heritage Value

The Dawson Historical Complex was designated a national historic site of Canada for its association with the full extent (1896-1910) and impact of the Klondike Gold Rush. Within the national historic site are privately and publically-owned buildings with Parks Canada owning 28 in total. Harrington's Store has not been identified as a cultural resource of national historic significance by the HSMBC. As a cultural resource of other heritage value of the site, its value resides in its contribution to the sense of place of Dawson Historical Complex, and to its physical values related to the streetscapes of historical buildings. Harrington's Store is also a Recognized Federal Heritage Building. According to the Heritage Character Statement (HCS), this designation is largely based on the environmental criteria: the integrity of its historical relationship within the streetscape, the contribution it continues to make to the character of the historic district and the strong identity it has within the community. While no longer part of a fully developed streetscape, Harrington's Store anchors one corner of a historically important intersection and is critical to its integrity.

1.3. Condition Assessment

It must be noted that in its current form Harrington's Store is not suited to support year-round human activities. The building requires a significant amount of rehabilitation to reach that state.

The condition of the building elements was assessed using non-invasive techniques. Each was rated according to the following system which evaluates damage or deterioration due to normal service conditions in the short term (1 to 5 years):

- Excellent: Functioning as intended; no deterioration observed.
- Good: Functioning as intended; normal deterioration observed; no maintenance anticipated within the next five years.
- Fair: Functioning as intended; normal deterioration and minor distress observed; maintenance will be required within the next five years to maintain functionality.

- Poor: Not functioning as intended; significant deterioration and distress observed; maintenance and some repair required within the next year to restore functionality.
- Defective: Not functioning as intended, significant deterioration and major distress observed, possible damage to support structure; may present a safety risk to persons and materials; must be addressed as a priority.

Overall, and based on the current use by PCA as a seasonal exhibit, Harrington's Store is in Good condition. Investigations on site led to the following condition ratings for each building element of Harrington's:

Building Element	**Condition Rating**
Structure	
Foundation	Good (but access was limited)
Superstructure	Good (but requires further investigation)
Roof Structure	Good
Building Envelope	
Exterior Wall Assembly	Good to Fair
Exterior Doors and Windows	Good to Fair
Roof, Soffit, Parapet and Fascia	Good to Fair
Interiors	Good to poor
Fire Protection	
Fire Alarm System	Good
Emergency Lighting/Exit Signs	Fair (not present on every floor)
Portable Fire Extinguishers	Fair (not present on every floor)
Code Compliance	Good
Mechanical and Electrical Systems	
Plumbing	Defective
Heating	Not applicable
Ventilation	Poor (requires further investigation)
Lighting	Good (lighting only on 1st floor)
Power	Poor

1.4. Changes to Harrington's Store Since 2018 Site Visit

There have been no changes to Harrington's Store since the project team's 2018 visit.

1.5. Recommendations

In Chapter 4, preliminary recommendations are provided for each building element of Harrington's Store. These should be used as a starting point for additional more detailed investigations that would lead to a major conservation project of the building.

1.6. Options for Reuse

Several reuse options for Harrington's Store were identified through a stakeholder workshop and with input from the Yukon Field Unit. Each option was assessed for its suitability against several criteria including heritage policies and guidelines. A full record of the options analysis workshop is included in Appendix E. The list of reuse options is a non-exhaustive list.

2. INTRODUCTION

2.1. Background

Canada intends to submit two of its buildings for designation as Municipal Historic Sites. The sites have been chosen both for their significance and their adaptive reuse potential, Harrington's Store being one of those two sites. This document seeks to provide accurate and current information on the building but also point out where further information or investigation is required. A physical investigation of the building informed this building condition assessment

In general, Parks Canada's objective is to identify opportunities for the rehabilitation of buildings, asset enhancement and reduction of operating costs, while increasing realty revenue for reinvestment in historic structure maintenance.

2.2. Methodology

The team visited Dawson City from September 17 to 21, 2018 to complete select Phase 1 tasks which included meeting with provincial, municipal and regional stakeholders, conducting interviews with the Yukon Field Unit, research and review of existing hard-copy documentation and site assessments of the five selected buildings. The assessment consisted of a visual and partially tactile review that included:

- Inspecting and documenting the conditions of all exterior building envelope components including the roofing, the exterior cladding, and the windows and doors.
- Inspecting and documenting the condition of structural elements including: the foundation, the stud walls, and the roof structure.
- Inspecting and documenting the condition of the fire protection, mechanical and electrical systems.

On-site tactile inspections generally included probing areas of decay to determine the level and extent of deterioration. Documentation of findings generally consisted of photographs of elevations, typical details, and conditions. The exterior visual inspection was performed from ground level, with the assistance of a ladder.

In addition, to help the team understand the overall building history, interviews were held with site staff to discuss any trends or areas of concern, current maintenance practices and the recent maintenance history of the building.

All assessment work used non-invasive investigative techniques and did not include inspection openings or the removal of materials for testing.

In general, the building envelope and structural components were rated according to the following system which evaluates damage or deterioration due to normal service conditions in the short term (1 to 5 years).

- Excellent: Functioning as intended; no deterioration observed.
- Good: Functioning as intended; normal deterioration observed; no maintenance anticipated within the next five years.
- Fair: Functioning as intended; normal deterioration and minor distress observed; maintenance will be required within the next five years to maintain functionality.
- Poor: Not functioning as intended; significant deterioration and distress observed; maintenance and some repair required within the next year to restore functionality.
- Defective: Not functioning as intended, significant deterioration and major distress observed, possible damage to support structure; may present a safety risk to persons and materials; must be addressed as a priority.

2.3. Limitations

The information in this condition assessment is based on a visual and partially tactile review only and is limited only to what was visually exposed and areas that were easily accessible for tactile examination. The tactile review, which included the use of a moisture meter, targeted areas of apparent or potential deterioration based on visual observations, experience, and discussions with the site staff.

While the assessment serves to identify the causes of current conditions and current risks in order that they may be mitigated, it does not wholly eliminate such risks. Unsound surfaces and/or hidden deterioration or structural deficiencies that were not detected from the visual and tactile review may exist and may pose a threat to health and safety.

Inspections and reporting regarding designated substances that may be present is not included in this scope of work. Hazardous substance reports on the Billy Biggs Blacksmith Shop, Ruby's Place and the Former Post Office are listed in the Parks Canada National Asbestos inventory. It is recommended that designated substance reports be undertaken for each building.

3. PCA's CONSERVATION APPROACH

3.1. National Heritage Values

3.1.1. Dawson Historical Complex National Historic Site of Canada

Harrington's Store is located within the Dawson Historical Complex, which was recommended for designation as a national historic site by the Historic Sites and Monument Board of Canada (HSMBC) in 1959-67. The Statement of Commemorative Intent is: Dawson, a historical complex of national significance, is commemorated for its association with the full extent (1896-1910) and impact of the Klondike Gold Rush.[1]

The physical values of the commemorated historic place include the following:

- the flat of land bounded by the confluence of the Klondike and Yukon Rivers and bordered by the hills, which established the physical boundaries of the town site;
- the plot of the 1897-98 survey, with its grid street layout and orientation of buildings;
- the historical complex of buildings featuring those identified by the HSMBC, townscape features and landscape vestiges associated with the period of commemoration;
- streetscapes of historical buildings, which as a historical complex contribute to the overall sense of place, e.g. the frontier character of structures, unpaved streets, boardwalks, collection of boomtown facades, permanent government structures, and a mix of vernacular construction techniques;
- the isolated wilderness setting of the town, as defined by the undeveloped and rugged terrain around Dawson, and represented in the Midnight Dome and surrounding hills, rivers and the Moosehide Slide, the viewscapes of the regional landscape from the town, and extreme climatic conditions including permafrost, and their impact on the town's development.

The historic place is characterized by the original orientation and locations of the surveyed streets, as well as a series of identified *in situ* structures built on the surveyed lots within the period of commemoration 1896-1910. These buildings document Dawson's early development during and immediately after the Klondike Gold Rush. In their hasty construction and mix of boom-town façades, they evoke the image of a gold rush town, and contribute significantly to the overall spirit of the place. The buildings document several important aspects of the town's historical development, especially its role as the administrative, financial, commercial, social, and transportation centre of the territory in its formative stages.

The HSMBC specifically identified some buildings to be of national historic significance, but also stated that *all of Dawson's buildings of the Gold Rush era are important to maintaining the sense of place, and to achieving the aims of commemorating Dawson as a "historical complex"*[2].

[1] Parks Canada, 1997: Dawson Historical Complex National Historic Site *Commemorative Integrity Statement*.
[2] Ibid.

Figure 3-1: Front Street, Dawson, in late 1898. [Yukon Archives, Robert P. McLennan fonds, #6480]

Harrington's Store has not been identified as a cultural resource of national historic significance by the HSMBC. As a cultural resource of other heritage value of the site, its value resides in its contribution to the sense of place of Dawson Historical Complex, and to its physical values related to the streetscapes of historical buildings.[3]

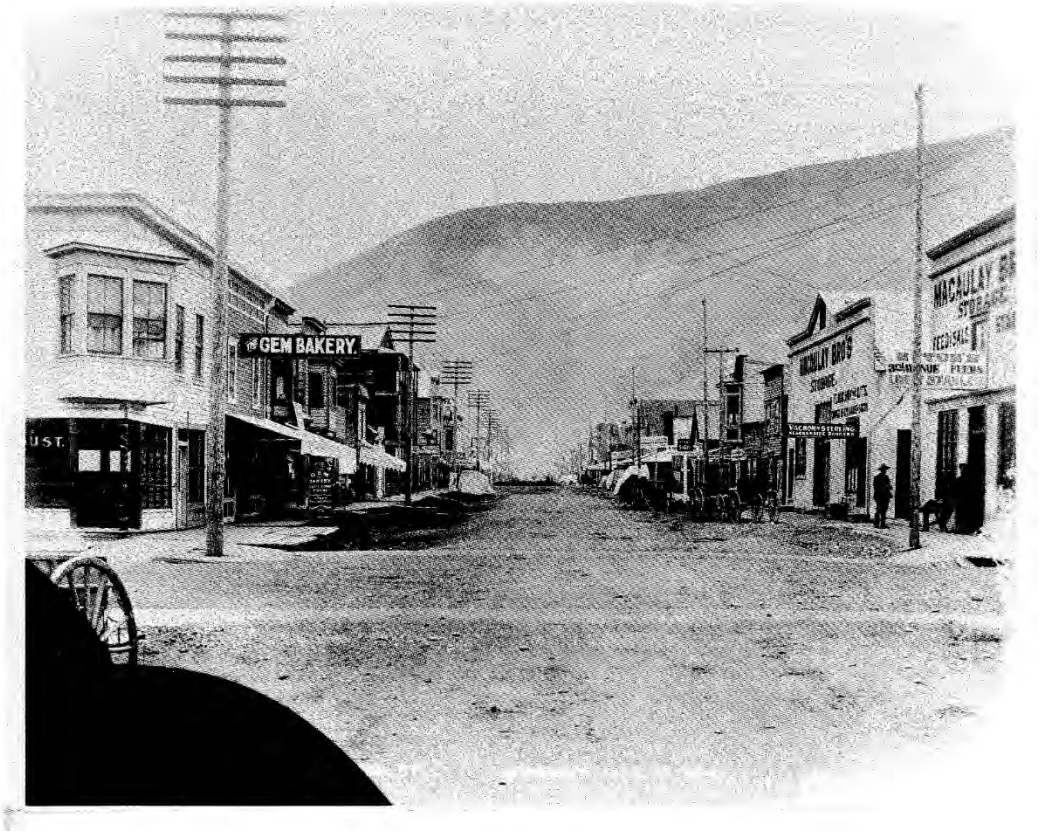


Figure 3-2: Third Avenue with Harrington's Store on the left, June 16, 1904. Dawson Photo Collection, Parks Canada, "Probably 3rd Ave. north from Princess St., Midnight June 16, 1904" by Adams & Larkin. Public Archives of Canada #C14547.

[3] Ibid.

3.1.2. Federal Heritage Building

Harrington's Store is also designated as a Recognized Federal Heritage Building. According to the Heritage Character Statement (HCS), this designation is largely based on the environmental criteria: the integrity of its historical relationship within the streetscape, the contribution it continues to make to the character of the historic district and the strong identity it has within the community.[4]

The HCS further states that the building's relationship to Third Avenue and Princess Street is essentially the same as it was when built. While no longer part of a fully developed streetscape, Harrington's Store anchors one corner of a historically important intersection and is critical to its integrity. The use of the building as a drop-in centre, temporary visitor reception centre and exhibition hall have contributed to its conspicuous identity within the community. The location of the building, at a major Dawson intersection, should ensure its continued prominence.

Figure 3-3: Third Avenue and Harrington's Store today. [Google Street View, 2018]

Harrington's Store was modified significantly over time. Few original materials survive. Sections 3.2 and 3.3 below provide more details of the evolution and modifications to the building. The ground floor façades went through several modifications and were partially restored in the 1970s to a 1904-1935 appearance. Partitions and finishes of the second floor were almost completely removed. The exterior staircase leading to the second floor was also removed.

The FHBRO HCS mixes existing character-defining elements (CDEs) with advice on restoration and recommendations on reinstatement of elements. Taking into account these factors and our observations on site, the existing CDEs for the building include the following:

[4] Parks Canada, 1990: *Dawson City Yukon, Harrington's Store Heritage Character Statement (1988-012)*. FHBRO.

Character-Defining Elements of Harrington's Store:

- The Italianate architectural treatment given to the street elevations, particularly the boxed cornice and panelled frieze, the square-sided oriel window placed at the salient angle, the richly ornamented double front door, and the painted cove shiplap siding.
- The traditional plan arrangement of the interior: second floor rooms accessed by a flight of stairs rising to a single door off Princess Street.
- Its ongoing historic relationship to the corner of Third Avenue and Princess Street, given the proximity of the building to the lot lines and boardwalk.

Figure 3-4: Harrington's Store. [PCA, 2018]

Figure 3-5: Second floor oriel window. [PCA, 2018]

Figure 3-6: Harrington's Store, west elevation. [PCA, 2018]

Figure 3-7: Second floor interior. [PCA, 2018]

3.2. Historic Background

3.2.1. Dawson City

Dawson was established in 1896 after gold was discovered in the Klondike watershed. Because the Klondike was too shallow for steamboats, Joseph Ladue staked out the townsite on the flat at the mouth of the river, where the Klondike met the Yukon River. Within two years, Dawson was the largest Canadian city west of Winnipeg. But 1898 marked the height of Dawson's population and was followed by a long, slow decline.[5]

Figure 3-8: Dawson, 1896. Canada. Dept. of Mines and Technical Surveys / Library and Archives Canada / PA-012163

Most who arrived in Dawson during the gold rush commented on its tents and log huts, the soggy street and the number of saloons and gambling houses.[6] Dawson's first building boom occurred in spring 1897 when log structures were built along the riverfront for commercial companies, saloons and gambling houses. By the end of the year, Charles Constantine, superintendent in charge of the North West Mounted Police reported that Dawson had grown from half a dozen log shacks to a town with hundreds of cabins.[7] None of these buildings are still extant.[8]

Figure 3-9: Camping Ground at Dawson, Y.T. [1898] By R.A. Hegg. National Museum of Canada / Library and Archives Canada / PA-013431

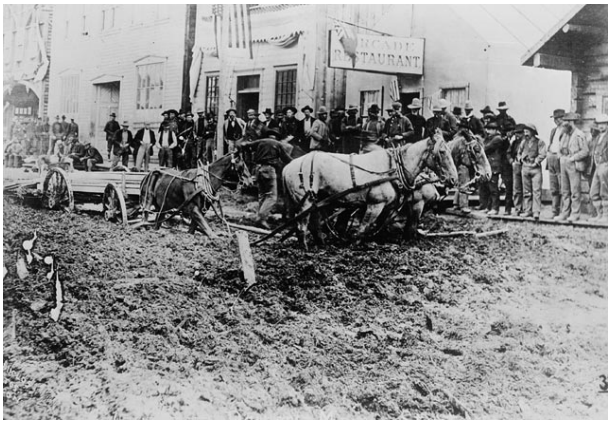


Figure 3-10: "Dawson Main Street - 1898" George G. Murdock / Library and Archives Canada / C-000666

[5] Hal Guest, *A History of the City of Dawson, Yukon Territory 1896-1920. Parks Canada* Manuscript, 1980: 22-25.
[6] *Ibid.*, 9.
[7] *Ibid.*, 33-36.
[8] HSMBC Report 1967-016, *Early Buildings in Dawson, YT*:. 160.

A great hindrance to the development of Dawson was that its centre, including the area that was to become Third Avenue, was located on a bog or muskeg swamp.[9] This led to major sanitation concerns. Federally-appointed gold commissioner Thomas Fawcett wrote that Dawson was on a swamp that would be bottomless if not always frozen and that he feared that it would become a death trap by the summer of 1898 if measures were not taken to cleanse it of its filth. However, the situation was difficult to improve in the absence of any municipal organizations.[10]

In 1898 at the height of the stampede, Dawson was said to become a "cesspool of filth" and matters came to a head when typhoid broke out in early July and the sick filled the hospitals to overflowing for months. In late July a committee was appointed to govern Dawson. Their first task was to clean the riverbank and remove health hazards from the streets. When Yukon's first commissioner, William Ogilvie, arrived in Dawson later in 1898 he and his council had to act as mayor and council and to spend a large portion of the territorial revenue on local improvements. Ogilvie appointed a board of health and sanitation officers, established a fire department and constructed temporary drainage ditches and graded the streets.[11]

In 1899, drainage of the swampy area began to improve Third Avenue. In 1900 a sewer system was installed, making the land beyond Third Avenue more attractive. By 1902, Third Avenue had greatly improved, becoming a major, developed thoroughfare and the main road to the mines.[12] By 1904, Third Avenue had improved even more, with boardwalks, electric street lights, and a firm gravel street.[13]

After the widespread fire that swept Dawson in 1899, Dawson was a blank slate for new development.[14] "In one short year, Dawson passed from a mining town of tents and log cabins to a modern city of frame buildings and plate glass windows, with numerous hotels, churches and theatres, and with graded streets, water and sewage systems, telephone service and electric lights."[15] It is into this context that the Harrington's Store building was constructed.

3.2.2. Harrington's Store

The building now known as Harrington's Store may have been built by 1900, after Dawson's 1899 fire destroyed its earlier log and crudely-milled wooden structures.[16] The first property title was issued to Mrs. John McDonald on September 15, 1899, by the Ladue Townsite Company.[17] The Harrington's Store building began as a single-storey commercial building and in 1902 it was

[9] Rick Stuart, *Dawson City: Three Structural Histories*, Parks Canada, 1980: 87.
[10] Guest, 36-37.
[11] *Ibid.*, 57-60.
[12] Rick Stuart, *Dawson City: Three Structural Histories*, 1980: 13-18; 87-95.
[13] Guest, 57-60.
[14] FHBRO Report 1988-012(F) Nineteen Buildings, Dawson, YT, 259.
[15] HSMBC Report 1967-016, 135.
[16] FHBRO Report 1988-012(F), 260.
[17] HSMBC Report 1967-016, 160.

expanded to two storeys. The upper floor was used as housing, while the ground floor had commercial purposes.

The building is most closely associated with W. A. Harrington who rented the building and ran a grocery store there from 1902-1903 and 1906-1917. Harrington moved his store to another location from 1903-1906 and records do not indicate what the building was used for in the intervening period. There may have been a restaurant on the lower floor, in the section with the separate door and window on the north side of the Third Avenue elevation (see Figure 3-2). Harrington was a tenant in the building and in 1903 he moved his business to a new location. Harrington returned to the building we call Harrington's Store in 1906 and remained until 1917. In 1906 the building title was transferred to Andrew Rystogi, a real estate and financial agent, and Gustave Ortman. Rystogi, who owned many hotels, saloons and also the Gem bakery next door, eventually bought out Ortman.[18]

For the following five years, the building's ground floor was used as a bakery. In 1923, Billy Biggs who converted the building into a bicycle repair shop. [19] Biggs was a blacksmith who owned two different blacksmith shops at the same Third Avenue and Princess Street intersection from 1914 to the 1950s.[20] It appears that Biggs only obtained title to the Harrington's property, however, in 1950.[21] It is not recorded when the bicycle shop closed but this may have coincided with Billy Biggs' death around 1955. By 1960 the building was vacant and boarded up.[22] The last known owner was Fred Caley and the property was described as being in very poor condition in 1967.[23]

In 1959 the Historic Sites and Monuments Board of Canada (HSMBC) met in Dawson and determined that the city and its surrounding goldfields were of national historic significance and should be studied as a historic complex. The resulting study led to Harrington's Store being acquired by Parks Canada to preserve the historic streetscape.[24]

3.3. Past Interventions

Harrington's Store underwent many changes over the past century. There is no information about the builder and there are no original drawings. Most of what is known about the building's evolution is derived from archival photographic evidence.

The earliest known image in which Harrington's is readily recognizable is from 1904, in the period when Harrington ran his grocery store from another location (see Figure 3-2). There are many notable differences in this image from the Harrington's of today, including the following:

[18] *Ibid.*, 160
[19] FHBRO Report 1988-012(F), 254-255.
[20] *Ibid.*, 319-321.
[21] HSMBC Report 1967-016, 160.
[22] Dawson Photo Collection, Parks Canada, "Street Scenes" G. Lunney, 1960. Information Canada #93755.
[23] HSMBC Report 1967-016, 160.
[24] "Status Report Dawson City Buildings," Secretary's Report, HSMBC, November 1973, Appendix A, p. 28. (Quoted in FHBRO Report 1988-012, 3.)

- Text on the south window (Princess Street elevation)
- Additional door and smaller window on northern half of the Third Avenue elevation
- Dark paint on the window and door frames and column beneath the oriel window.

Figure 3-11: Dawson Photo Collection, Parks Canada, "Discovery Day Parade in Dawson at corner of 2nd [sic] Avenue and Princess. August 17, 1935." From Yukon Archives, Whitehorse, Haines Collection #1940.

The next close-up photograph of the Harrington's Store building dates from 1935 when it would have been used by Biggs as a bicycle repair shop (see Figure 3-11). From this image it is clear that between 1904 and 1935 the additional door on Third Avenue was removed and that there were changes to the window sizes and muntins on the lower level. This photo also illustrates that there was a single-storey annex behind the building along the Princess Street property line. It is not clear when this feature was added. No photos of the rear of the building have been found so there is no imagery depicting the rear stairs to access the second floor.

Figure 3-12: Dawson Photo Collection, Parks Canada, Photo "Third Avenue, Dawson, covered with flood waters, 1944." From Yukon Archives, Haines Collection #1951.

In 1944 there was most likely serious flood damage to the building. While Harrington's Store is excluded, Figure 3-12 shows the flood waters that inundated the Third Avenue and Princess Street intersection.

The next photos of Harrington's Store are from 1960 and 1961 and show a derelict building with its lower floor boarded up (see Figures 3-13 and 3-14). These images show that between 1935 and 1960, the windows on the lower level had changed again. In addition, nearly all glazing in the upper storey windows is broken, along with some of the muntins. The pillar supporting the oriel window was also removed. By the late 1960s, Harrington's was in very poor condition.

Figure 3-13: Dawson Photo Collection, Parks Canada, "Street Scenes" G. Lunney, 1960. Information Canada #93755

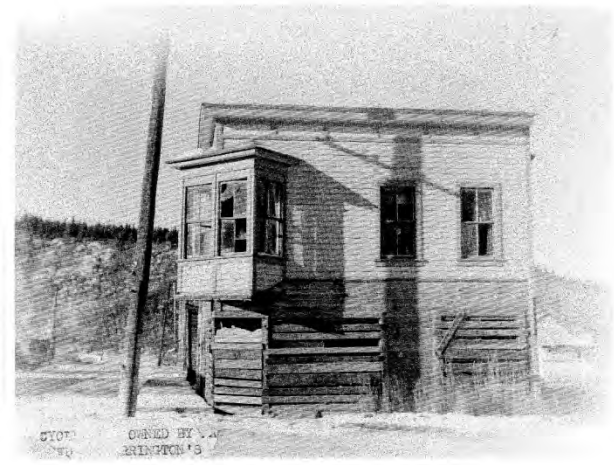


Figure 3-14: 1961 -- Parks Photo Collection

The National and Historic Parks Branch of the Department of Indian Affairs and Northern Development obtained the certificate of title to Harrington's Store (the Southerly one-half of Lot Twenty, in Block J, in the Ladue Estate, in the Townsite of Dawson) on November 17, 1972.[25] Between 1968 and 1972, the building was stabilized and the following changes took place:

Figure 3-15: 1970, Parks Canada, Dawson Photo Collection

- Removal of all original siding and window units at the south and east elevations up to the height of the second floor;
- Replacement with plain horizontal boarding and a single recycled six-light fixed sash on south and east elevations;
- Demolition of the original shed roofed annex at the west elevation;
- Replacement of original foundation;
- Replacement of ground floor framing and flooring;
- Demolition of most internal partitioning.[26]

Some of the external changes are visible in Figure 3-15, which was taken in 1970.

In the late 1970s, Parks Canada created a master plan for the Klondike National Historic Sites. Within this document Harrington's is considered as part of the Princess Street cluster, which was intended for intensive development and interpretation.[27] Accordingly, Parks Canada embarked on a restoration for Harrington's Store. In 1977, the Restoration team produced plans for a "Simulated Façade". This partial restoration does not follow the current practices in the *Standards and Guidelines for Historic Places in Canada* which call for the return to a well-documented single point in time. Instead, the plans were an amalgam of features from the period spanning from 1904-1935.[28]

[25] Yukon Land Registration District, *Certificate of Title No 232ZZ* (S ½ Lot 20, Block J, Ladue Estate, Townsite of Dawson, Yukon Territory), November 17, 1972.
[26] HCS 1988-012 Harrington's Store (1990)
[27] Parks Canada, *A Master Development Plan for the Klondike National Historic Sites*, 1978: 29.
[28] Indian and Northern Affairs, *Drawings: Harrington's Store Simulated Façade*, 1977.

The 1977 plans called for the following interventions:

- New sidewalk to match existing
- New clapboard to match existing
- Removal of window frames on 1st floor
- Simulated windows the east and south elevations
- Temporary removal of oil tank, signage frame and ladder of west wall and decorative roof supports of north wall, and their replacement after painting
- Repair or remake window sashes from existing models
- Replace all glazing
- Scrape flaking paint and repaint using pale colour for clapboard, plank wall, window sashes, sills and jambs; using dark colour for facings near doors, windows and corners, drip caps and mouldings. Suggested colours: cream and bronze.

Figure 3-16: Harrington's 1987, Photo for FHBRO evaluation.

Most if not all of these changes took place.[29]

In 1979 Dawson was struck by another disastrous flood but there were no major impacts to Harrington's Store. Those present at the time recall that Harrington's Store did not shift during the flood and that the building was cleaned to remove sediment and then put back into use.[30] In the 1980s, the interior of the Harrington's lower level was retrofitted and turned into a public exhibit space featuring the history of Dawson and the gold rush.[31] In 1987, a new commercial building was constructed immediately adjacent to the north side of Harrington's Store – the commercial building's downspout directs rain and meltwater towards Harrington's foundation cribbing.[32]

In 1989, Harrington's Store was designated as a Recognized Federal Heritage Building. Also in that year, plans were produced to replace the foundation and surrounding boardwalk.[33] However, Parks Canada was unable to implement these changes.[34] A heritage recording of

[29] Interview with Irwin Gaw, employee with Klondike NHS Technical Services from 1993 to January 2019. Completed by Lisa Forbes on December 5, 2018.
[30] Email from Mark Castellarin, A/Technical Services Coordinator, Klondike National Historic Sites, November 7, 2018.
[31] FHBRO Report 1988-012(F), 271.
[32] FHBRO Report 1988-012(F), 254.
[33] Parks Canada Engineering and Architecture, "Harrington's Store KNHS, Dawson City, Yukon: Proposed Foundation and Boardwalk." Drawing HPKHS 89/P7, August 22, 1989.
[34] Interview with Irwin Gaw, employee with Klondike NHS Technical Services from 1993 to January 2019. Completed by Lisa Forbes on December 5, 2018.

Harrington's Store was produced in 2012 by Public Works and Government Services Canada. No significant changes have been made to Harrington's Store since the FHBRO evaluation.

4. CONDITION OBSERVATIONS AND ASSESSMENT

4.1. Structure

4.1.1. Foundation

4.1.1.1. Description

Different from the typical timber cribbing foundations seen elsewhere throughout Dawson Historical Complex NHSC, Harrington's store is supported on a series of built-up beams which directly bear onto the supporting soil. These beams (spanning east-west), provide direct support to the first level floor joists (spanning east-west). The precise spacing and dimensions of the foundation components could not be verified due to limited access, however, 1989 proposed foundation cribbing drawings[35] indicate that the current floor joists are 38 x 184 mm (2"x8"), spaced at 600 mm (approximately 23.6") on-center. Beams were measured to be approximately 38 x 235 mm (2"x10"), however, the number of plys and spacing could not be determined.

Access to the foundations was through an access hatch on the exterior north-west corner of the structure (Figure 4-1). It is noted that the crawl space was very shallow, and that most of the foundations were inaccessible; only the immediate beams and joists located nearby the access hatch were accessible for visual review.

4.1.1.2. Observations

The following observations were noted on the floor joists and beam components immediately adjacent to the access hatch:

- A localized excavated area was observed at the mouth of the access hatch, with a vertical plywood component observed at the end of the excavated area (Figure 4-2). Local field unit personnel communicated that the excavated area was required to provide access to the pipes and wires, and that the vertical plywood component was added in order to prevent washing of the soils into the excavated area. The plywood panel appeared discolored, likely due to ongoing moisture exposure.
- Moderate moisture staining was observed on both the beams and joists (Figure 4-3). In general, darker (active, ongoing) staining was observed on portions in direct contact with the soil, whereas elements elevated off the soil exhibited lighter (older) staining.
- A localized portion of the northernmost beam did not have full bearing on the soil (Figure 4-3).
- The soil was moist and did not appear to be particularly free draining.
- The moisture meter reading revealed a moisture content of over 20% on the rim joist – a moisture content over 20% may provide for rot promoting conditions.
- Inward rotation was observed on the northernmost beam. It was also noted that a localized built-up wooden pad was installed at the base of the beam on the west corner, where the rotation was observed. Communications with a local field unit representative

[35] Proposed Foundation and Boardwalk drawings, Parks Canada Engineering and Architecture, August 22, 1989.

indicated that the built-up pad was installed to shim the beam as an effort to stabilize the rotation. The precise date of this activity could not be verified.

4.1.1.3. Photos

Figure 4-1: Access hatch on the north-west exterior corner. [PCA, 2018]

Figure 4-2: Localized excavated area by the access hatch. Vertical plywood retaining wall highlighted in red. [PCA, 2018]

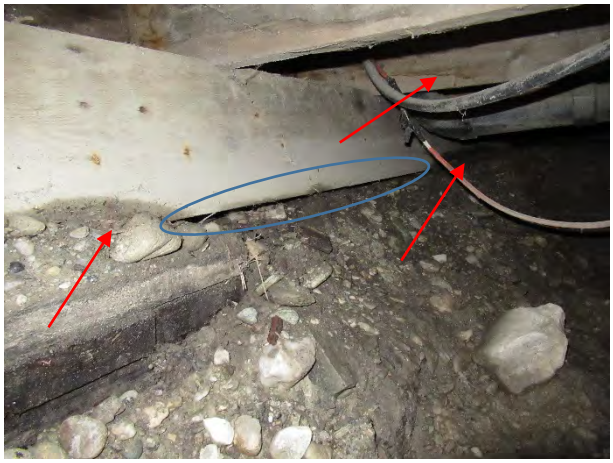


Figure 4-3: Localized moisture staining on the beams and joists (highlighted in red). Note that the staining on areas in contact with the soil is darker. Also note a portion of the beam without full bearing on the soil (highlighted in blue). [PCA, 2018]

Figure 4-4: Shimming installed to stabilize rotation of supported beam. [PCA, 2018]

4.1.1.4. Assessment

In general, the foundation was difficult to assess due to limited access. Therefore, the overall condition of the foundations could not be determined; however, the visibly accessible beams and joists appeared to be in an overall good condition.

Moisture exposure appears to be the most significant cause of observed deterioration on the foundation components. While the precise extent of deterioration could not be assessed, it is

apparent that the soil is not particularly free draining and retains moisture; this was evident as localized areas of the beam that were in direct contact with the soil had observably more active moisture staining. Furthermore, the observable areas were located around the access hatch and a localized excavated area – providing for comparatively more ventilation than in the unobserved areas of the foundation. While the increase in ventilation is slight, it allows for the possibility that the remainder of the unobservable beams and joists are in worse condition as they may be perpetually exposed to wet conditions.

The rotational movement in the northernmost beam currently appears to be stabilized. Note that this movement was reflected through settlement cracking on the interior of the structure, observed at the rear washroom (as described in Section 4.2.1). As the precise date of the shimming and localized excavation activities could not be identified, it is difficult to establish a timeline of events and determine a cause of the movement (i.e. if the localized excavation work occurred first, inducing some settlement of the northernmost beam). However, following conversations with local field unit representatives, it was determined that there has been no additional shimming following the initial movement; it therefore appears as though the movement has stabilized.

It is noted that previous plans to lift the building and place it on the traditional cribbing foundations – as observed elsewhere in the Dawson NHSC – were found.[36] There are several benefits to the abovementioned cribbing foundations, including: improved ventilation; reduced exposure to moisture; access to structural components (should localized repairs or shimming be required); as well as providing a consistent support system all beams.[37] Therefore, due to the abovementioned benefits, it is recommended that the building be lifted, placed on cribs, and supported on well compacted gravel.

4.1.2. Superstructure

4.1.2.1. Description

The structure of the first level was concealed by interior finishes and therefore the construction and condition could not be evaluated. However, the structure of the second level was generally exposed. For the purposes of this assessment and the evaluation of capacities, where there are gaps in information, it is presumed that the construction of the second level represents that of the first level; however, onsite investigations are recommended to confirm actual construction and conditions.

The superstructure is constructed following a platform framing construction method, which consists of studs separated by wall plates at floor levels. The exterior walls of the second level is constructed of 2”x4” wall studs, placed at an inconsistent spacing, however, averaging an approximate spacing of 23” on centre. In general, wall segments typically included diagonal

[36] Proposed Foundation and Boardwalk drawings, Parks Canada Engineering and Architecture, August 22, 1989.
[37] The current soil-supported foundation provides for some variability in the actual support conditions as there is potential soil wash-out in localized areas under beams (i.e. unsupported areas).

bracing as well as horizontal blocking between studs. The precise location and spacing of these elements varied – in part due to past interventions as well as to accommodate wall openings – however, there were typically two lines of 2”x4” blocking loosely spaced evenly along the height of the wall, and a singular diagonal brace for every three to four wall studs (Figure 4-5). The exterior was sheathed with 1” thick horizontal boards of varying widths. Localized areas on the interior were also sheathed with horizontal boards – however, the majority of the structure did not include interior sheathing.

The second level floor structure was only observable at an existing floor opening on the north-west corner, as well as at existing circular openings (from previous chimneys) in the floor boards. In general, the second level floor structure was observed to be built of 2”x4”s placed on top of 2”x6”s; no fasteners connecting the 2”x4” and the 2”x6” were observed. Similar to the spacing of the wall studs, the spacing of the floor joists were also observed to be inconsistent, with the observed spacing averaging an approximate 23” on-center. As mentioned in Section 4.1.1.1, different to the second level floor structure, 1989 drawings indicate that the first level floor structure is constructed of 2”x8” floor joists, spaced at approximately 23.6” (600 mm) on-center, with built-up 2”x10” beams. The precise number of plys and spacing of the beams are unknown, however, following the 1989 drawings and for the purposes of this assessment, it is presumed that there are 3 equally spaced beam lines, with beams fully supported on the soil.

A central east-west beam ran the length of the second floor – running parallel to remnants of an interior partition wall (Figure 4-6). This central 6”x6” wood beam is supported on five 6”x6” columns spaced approximately 6’-3” to 6’-7” (1.9-2.0 m) apart, which thereon rest on top of another 6”x6” base floor beam. To note, a central east-west 8”x10” bulkhead was observed on the first floor level, presumably concealing a similar beam beneath; however, only two central 6”x6” columns were observed supporting this beam. It is presumed that two additional columns are concealed behind the wall displays providing end supports to the beam, making for a total of four column supports (as opposed to the five columns observed on the upper floor).

4.1.2.2. Observations

The following observations were noted on the upper level structural components; no observations were made on the lower level as the structure was concealed by interior finishes:

- Moisture staining was consistently observed on the exterior sheathing. Selective tactile examination showed a relatively soft material, where the surface wood could be easily penetrated with an awl (Figure 4-7).
- In areas where the exterior sheathing was covered with building paper, the building paper also showed evidence of moisture infiltration. The extent of observable moisture staining varied but was consistent on all wall surfaces.
- Moisture staining along the edge of studs abutting the exterior sheathing was observed (Figure 4-8). Similarly, moisture staining was also observed at the base of various wall studs (Figure 4-9).

- Selective tactile examination of the studs, blocking, and diagonal bracing was undertaken with a pointed awl. When probed, the aforementioned components were met with notable resistance.
- A lap joint on the upper central beam was observed just east of the second column in from the west, with plywood gussets fastened to either side of the joint (Figure 4-12); the joint was offset from the column. A similar lap joint was observed at the same location on the base floor beam.
- A large check was observed on the underside of the upper central beam (Figure 4-10). The check was approximately ½" wide and varied in depth, with an approximate depth of 2 ½" at mid-length. The check was generally straight and extended the entire length of the beam – until the lap joint. The beam segment to the west of the lap joint exhibited similar checking, however, the check was located on the side of the beam.
- Large spiral checks were observed on the 3 columns to the east of the lap joint (Figure 4-11); the two columns to the west of the lap joint exhibited relatively straight checking.
- The third column (central column along the column line) was observed to be supported on 2"x4" shims.
- The floor structure was generally covered with finished floor boards. However, they appeared to be relatively stiff with minimal vibrations.
- Where visually accessible, minor moisture staining was observed on the floor joists.

4.1.2.3. Photos

Figure 4-5: Typical stud wall construction on the second level. [PCA, 2018]

Figure 4-6: Central support spanning the length of the floor. Note the presence of two beams: upper beam (blue arrow), and lower beam (red arrow). [PCA, 2018]

Figure 4-7: Moisture staining on exterior sheathing. [PCA, 2018]

Figure 4-8: Moisture staining along edge of studs abutting exterior sheathing. [PCA, 2018]

Figure 4-9: Moisture staining along the base of studs. [PCA, 2018]

Figure 4-10: Large check on the underside of upper beam. [PCA, 2018]

Figure 4-11: Spiral checking observed on columns. [PCA, 2018]

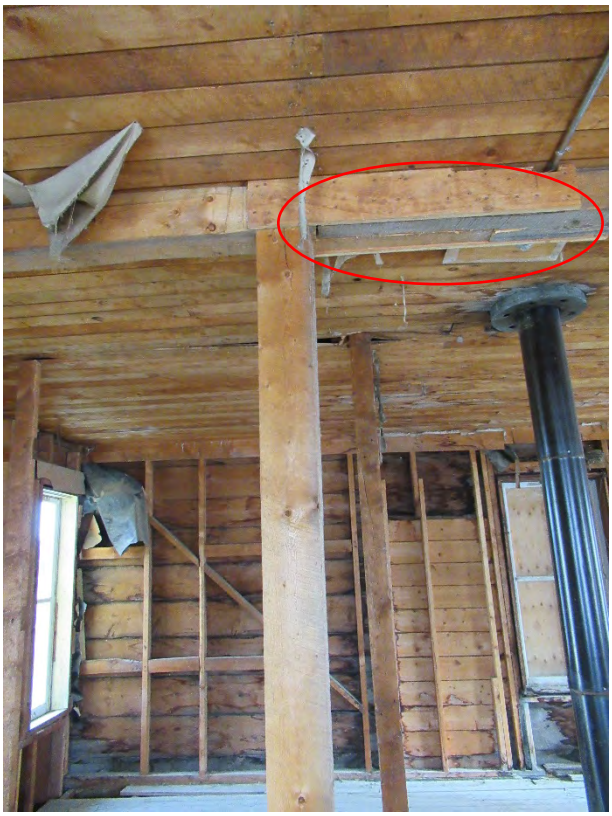


Figure 4-12: Lap joint (highlighted in red) observed offset from column. [PCA, 2018]

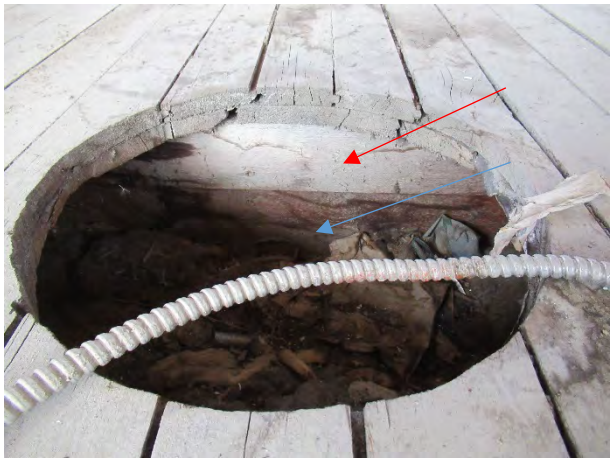


Figure 4-13: Chimney penetration through flooring, allowing visual review of floor joists. Note 2”x4” (red arrow) on top of 2”x6” (blue arrow) floor joists. [PCA, 2018]

Figure 4-14: Existing north-west floor opening. [PCA, 2018]

4.1.2.4. Assessment

As previously discussed, the first level structure could not be assessed due to the interior finishes, however, the structure on the second level was generally exposed. Based on the visual and partially tactile review of the second level structure, the superstructure appeared to be in an overall good condition. However, selective openings on the first floor level are recommended to confirm the construction and condition of the structural components – for example, the size and condition of the central beam and columns.

In general, moisture related deterioration was observed along the exterior walls. While moisture exposure appears to have deteriorated the exterior sheathing (which is in an overall fair condition), the wall studs and blocking appear to be in an overall good condition.

As the central beams and columns did not appear to be integrated into the existing light-frame construction (the upper beam was framed in underneath the tongue-and-groove roof boards, and the base beam sat on top of the finish floor boards), it suggests that the structure was a later addition from the original construction; potentially as part of the 1970s stabilization work (as discussed in Section 3.3). The exact reason for this addition is unclear; the addition may have been in response to observed deterioration/displacement in the attic floor (e.g. sagging in the ceiling) or added as a preventative measure due to concerns in the capacity of the attic floor joists. This structure currently serves to provide mid-span support to the attic floor joists, and in conjunction with the first level beam and columns provides a direct load path to the foundation.

In general, checks along timber beams do not pose a significant structural concern unless focussed near high shear zones, or if a check develops into a through split that divides a column. However, checking can be indicative of the slope of grain – one of the principle factors that affect the overall wood strength. Interestingly, the large check through the underside of the upper beam appeared to be straight, indicating that there is minimal slope in the grain and a high strength wood; alternately, the checks on the columns show a significant slope in grain which is indicative of a lower grade (i.e. lower strength) timber compared to the beams.

It is also noted that the lap joint in the upper beam element is offset from the column, with plywood gussets affixed to either side of the connection. Typically, joints in beam components are located overtop of a column to provide full support to the connection. While there is no observed deterioration, nor evidence of overstressing on the plywood gussets, it is recommended that the capacity of the connection be reviewed, with a potential option to re-position the column to provide direct support to the joint.

As the floor structure was generally inaccessible – only accessible at an opening in the north-west corner, and at circular floor openings – it was difficult to perform a thorough inspection. However, based on the visually accessible areas, the floor joists appeared to be in an overall good condition, with minimal deterioration noted.

A preliminary review of the current first and second level floors indicates that there is insufficient capacity to carry a 1.9 kPa factored live load.[38] Evidently, the first level floor also does not meet the current 4.8 kPa live load requirements as set out for museum occupancies (see Section 4.4.2).[39] As the 1.9 kPa represents the lowest live load requirements (outside of roofs and attic spaces) identified in the 2015 NBC, preliminary results indicate that all future schemes to re-purpose the existing structure will require structural upgrades to the floor structure to meet NBC loading requirements.

Understanding that an options analysis for re-purposing will be undertaken for the current structure, it is recommended that a full structural analysis be undertaken to verify the load carrying capacity of the existing structural system. This is an essential task when determining the extent of upgrades required based on the chosen occupancy (i.e. live load requirements) for the selected re-purposing option. As the individual structural components in the superstructure appeared to be in an overall good condition, it is recommended that future structural upgrading schemes utilize the existing structure; structural upgrades should supplement the existing structural components of the light-frame construction. Furthermore, as the current assessment was generally limited to a visual inspection, it is recommended that minor destructive testing (MDT – i.e. resistograph readings) be undertaken to determine if there is any sub-surface deterioration in the timber elements.

4.1.3. Roof Structure

4.1.3.1. Description

The roof structure was accessible by ladder through a small access hatch on the south west corner on the second level. However, only a visual inspection of elements located within the immediate vicinity of the access hatch could be reviewed, and this was performed from the ladder.

The overall roof structure has a shed roof profile and is constructed of 2”x6” elements. Similar to the second level wall studs, the spacing of the roof framing is inconsistent, but is loosely spaced at 23” on centre. The general construction consists of sloped rafters, supported on short stud walls, with an intermediate diagonal brace framing into the 2”x6” attic floor joists.

4.1.3.2. Observations

- Minimal, localized moisture staining was observed on wooden components.
- Wooden components appear to be in an overall good condition.
- Minimal moisture staining observed on roof sheathing.

[38] Live loads are as indicated in Table 4.1.5.3 of the 2015 NBC. A 1.9 kPa live load corresponds to floor uses for residential purposes or patient bedrooms.

[39] Preliminary evaluation consisted of a single span, D-Fir No.1/No.2 floor joists, with each span being 3.6 meters.

4.1.3.3. Photos

Figure 4-15: Roof structure. [PCA, 2018]

Figure 4-16: Roof structure. [PCA, 2018]

4.1.3.4. Assessment

While a visual assessment was limited to only the immediate vicinity of the access hatch, the roof structure appeared to be in an overall good condition, with minimal signs of moisture infiltration and associated deterioration. Note that the diagonal bracing does not appear to frame into the attic floor joists at mid-span; the applied load from the diagonal brace is offset from the second level central beam, creating additional shear forces in the joists. As discussed in Section 4.1.2, a complete structural analysis of the building is recommended, including the determination of the demand/capacity ratios for the attic floor joists.

4.2. Building Envelope

4.2.1. Exterior Wall Assembly

4.2.1.1. Description

Harrington's Store is a simple two storey wood framed structure with a boomtown front concealing a low sloped shed roof found behind the raised east parapet.

Incorporated within the building envelope are remnants of the original 1901 single storey structure that remained when the building was expanded with a second storey addition, added in 1902. The exterior wall assembly, as measured on the second floor where the wall structure is visible, consists primarily of 2"x 4" wood studs, generally spaced at 23" on centre.

The ground floor was clad with painted plain horizontal boarding c. 1968-1972 (according to information in the Heritage Character Statement) and was replaced with cladding in 1977 to match the original painted cove shiplap siding. In the 1977 Harrington's Store 'Simulated Façade' drawing package are construction details for a simulated storefront façade that was applied over existing cladding with the addition of 2"x 2" furring studs applied to the original building face and

then clad with clapboard. The second floor exterior walls are clad with painted cove shiplap siding, remaining from the 1902 version of the building.

4.2.1.2. Observations

- The gap between Harrington's Store and the neighbouring building to the north is only 715 mm.
- It is not evident on the surface what deterioration may be contained within the area furred out by the application of the 'simulated façade' and if the 'simulated façade' was constructed as detailed or whether framing still remains from the previous storefront windows.
- At the corner entrance is a large wood column supporting the second floor bay windows. A large check/split running vertically through its length is very pronounced.
- The corner joints of cladding exhibit gaps at some of the vertical corner battens and constitute an area where water may penetrate.
- Decay is generally located at the base of the wall where the cladding is less protected by minimal roof overhangs and where snow build up is inevitable.
- The cladding at the upper floor is cracked at select areas and there are areas where the cladding has pulled away from the framing.
- A small percentage of upper cladding is cracked along its full length.
- The paint finish is generally sound except in areas of wear such as along the boardwalk or the step at the main entrance.
- It is not known if the current colour scheme is based on archival or physical evidence.

4.2.1.3. Photos

Figure 4-17: West elevation illustrating the proximity to the neighbouring building. [PCA, 2018]

Figure 4-18: Typical condition of the siding and trim on the south elevation. [PCA, 2018]

Figure 4-19: Condition of the threshold at the front entrance. [PCA, 2018]

Figure 4-20: Side of the bay window where trim and siding have separated or cracked. [PCA, 2018]

4.2.1.4. Assessment

- The exterior wall assembly does not appear to be at significant risk of short-term deterioration. However, in the long-term, the noted deficiencies could lead to deterioration that may compromise the integrity of the exterior components defined as character defining elements.
- There is noticeable settling at the ground floor rear washroom. The walls are cracked and water penetration is evident at the underside of the recessed roof.
- The walls are generally in good condition; however, there are a few areas which are deteriorated.
- The second floor is distinguishable from the first as the original cladding exhibits more cracking, wear and the paint exhibits substantial dry flaking. The upper cladding is in fair condition and the main floor cladding of the 'simulated facade' is in good condition.
- Overall, the condition of the paint is good. Where there is a chance for wear (such as along the storefront, at the main entrance threshold or along areas at grade), the exterior paint is in poor condition. The threshold consists of a plywood wear surface with no protective coating remaining.
- It is not known if the current colour scheme is based on archival or physical evidence.

4.2.2. Exterior Doors and Windows

4.2.2.1. Description

The main entrance of Harrington's Store consists of highly decorative and glazed wood double entry doors located on a diagonal at the southeast corner of the building. Hinges on this door are contemporary. These provide public access to the ground floor. The entrance doors are one step up from the boardwalk and recessed and sheltered, punctuated with a central column.

Secondary access to the ground floor is from a single door located on the south elevation at the west end of the building. This door is likely in a historic door opening that is also raised one step above the boardwalk, but the door itself is contemporary. Staff use this entrance.

Public access is not permitted to Harrington's second floor at this time. Staff must use a ladder to access a single original wood door found on the west elevation. It is a fairly typical three panel rail and stile door. Some original hardware remains. A two-light wood transom window is located immediately above the door.

The extant ground floor storefront windows along the east and west elevations are replicas (c.1977). They are simulated windows that are set within the 'simulated façade' wall with black painted plywood sheathing placed immediately behind. This type of wall assembly replicates the former appearance of the street facades while providing wall space for exhibits within the interior. The ground floor west window is not operable, but provides daylight to the rear washroom and appears to be a different vintage.

Windows on the second floor of the east, south and west elevations are no longer extant. What remains are the storm windows. A previous window opening on the upper north elevation has been boarded with plywood and its framing is only visible from the second floor interior. Previous sheathing repairs on the north wall (second floor) may suggest there was a door in this location but there is no additional evidence from the exterior to confirm this.

4.2.2.2. Observations

- The exterior surface of the main entrance doors exhibit a fairly heavy patina.
- The south main floor door is not original nor in keeping with the character of the building.
- Several repairs have been made to the second floor door found on the west elevation. There is also some extensive vertical cracking on this door.
- The main floor bathroom window and sill are heavily deteriorated likely compromising the interior finishes below the window.
- On a few windows, the glazing putty is cracked and there are multiple segments missing.
- Only one second floor storm window has hardware. All other windows do not have hardware.
- Second floor storm windows and sills show deterioration and the paint on the trim is scaling and peeling.
- A former window and possible door on the second floor's north elevation were likely boarded over due to the adjacency of the Klondike Kloset store when it was constructed immediately to the north.

4.2.2.3. Photos

Figure 4-21: Pair of decorative wood front doors. [PCA, 2018]

Figure 4-22: The interior face of the front doors. [PCA, 2018]

Figure 4-23: Exterior of the second floor door on the west elevation. [PCA, 2018]

Figure 4-24: Interior of the second floor door on the west elevation. [PCA, 2018]

Figure 4-25: Door leading to the second floor privy. [PCA, 2018]

Figure 4-26: Collection of unidentified windows found on the second floor. [PCA, 2018]

Figure 4-27: Exterior of typical second floor windows (storms) on the south elevation. [PCA, 2018]

Figure 4-28: Interior of typical second floor windows (storms) on the south elevation. [PCA, 2018]

Figure 4-29: Exterior of typical main floor replica blind window on the south elevation. [PCA, 2018]

Figure 4-30: Exterior of typical main floor replica blind window on the south elevation. [PCA, 2018]

4.2.2.4. Assessment

- Exterior doors exhibit normal wear and are in fair to good condition.
- The south ground floor door is not original nor in keeping with the Harrington's character.
- The window and doorframes, and exterior trim are generally in good condition except for some localized decay on the ground floor.
- Storm windows are also generally in fair to good condition. Repairs are required to address window putty and deteriorated paint finishes.

- All operable windows are no longer extant and would need to be replicated.
- It is not known if the current colour scheme is based on archival or physical evidence.

4.2.3. Roof, Soffit, Parapet and Fascia

4.2.3.1. Description

Several roofing systems are found at Harrington's Store. The main roof is clad in rolled roofing with metal flashing on the south elevation. One inboard metal chimney remains. Along the east elevation is a short partial parapet that is clad with metal on the west elevation and flashed on the east elevation. Over the front entrance is a bay window with a hipped roof clad in metal roofing. The underside of the bay window is directly above the front entrance. Here the ceiling or soffit is clad in plywood and what might be tongue and groove siding. There are minimal overhangs to protect the east and south elevations and even more minimal overhangs on the north and west elevations. The north elevation has a shallow wood bracketed soffit while the east and south elevations is also a shallow wood soffit but with no brackets. There is essentially no soffit on the west elevation. No gutters or downspouts exist.

4.2.3.2. Observations

- There is discolouration (rust staining) of the east parapet adjacent the roofing exhibiting signs of possible deterioration of the parapet wall. The area requires further investigation as access to the roof was not available due to time constraints.
- There are penetrations through the roof assembly where vents have been removed and repairs not made (bird's nests exist in the upper floor due to entry through these access points).
- Flashings and other water shedding details are not entirely effective resulting in deterioration at the soffits and deterioration of cladding below the roofs.
- The soffit over the main entry door exhibits separation of boards. Further investigation is required to determine cause as well as to ascertain if the area of separation is sufficient to allow vermin to penetrate building interiors.
- Bay window soffit at the roof edge exhibits deterioration with missing flashing at the perimeter and there are signs of roofing distress. Further investigation is required to determine extent of failure and risk.

4.2.3.3. Photos

Figure 4-31: Upper floor looking towards the northwest. [PCA, 2018]

Figure 4-32: East elevation illustrating the roof over the bay window and roofline details. [PCA, 2018]

Figure 4-33: South west elevation illustrating the roofline details and condition. [PCA, 2018]

Figure 4-34: The bay window soffit illustrating some wood decay and separation. [PCA, 2018]

4.2.3.4. Assessment

- Most of the main roof appears to be in fair to good condition when viewed from a distance; however, if deficiencies are left unchecked they may compromise the roof serviceability and the integrity of the building envelope, including the structure, interior finishes, and character-defining elements.
- The parapet on the building's east elevation could be only partially assessed.
- Minor wood deterioration at the south east corner of the wood fascia suggests it in fair condition in this general area. Around the rest of the building, the fascia is in good condition.
- Soffits around the building are in fair to good condition.
- The bay window's metal roofing is in fair to good condition.
- Above the corner entrance, the wood ceiling or soffit are in fair condition because they exhibit minor deterioration.
- The recessed area of roofing above the ground floor washroom is defective as evidenced by the deterioration of the wall and ceiling finishes.

4.2.4. Interiors

4.2.4.1. Description

The ground floor of Harrington's Store is used as a Parks Canada Agency display space complete with interpretive panels and is open during the visitors' season. It contains a vestibule, an open display space, and back of house space for storage and a washroom. Interior finishes include carpet, walls with a commercial wall covering and track lighting and ceiling light boxes. There is no heating system for the entire building. The assembly of the building envelope on the ground floor (renovated c.1977) was concealed and could not be observed at the time of the inspection.

The second floor is not accessible to the public. Access was provided via a ladder from the exterior (west elevation). The building envelope assembly on the second floor is unfinished and revealed an uninsulated wood stud wall without vapour or moisture barriers. There are visible and multiple penetrations through the building envelope where daylight is visible. Interior walls are no longer extant and evidence of the original room layout is minimal. Flooring consists of 1" x 3 1/4" wood plank subfloor. Some internal structural reinforcement has been added along the centre line of columns. The original indoor privy is still extant on the second floor. Opposite the privy is the location of a former set of stairs that provided access to and from the main floor.

One interior door remains. It is a utilitarian close boarded door leading to the second floor privy. Its original hardware remains.

A two-light wood transom window remains on the second floor. It is located in the small vestibule bound by the second floor entrance, privy and location to the former interior stairs.

4.2.4.2. Observations

- The ground floor washroom walls exhibits signs of settling as gypsum/plaster surfaces are horizontally cracked.
- The ground floor washroom ceiling exhibits areas of cracked, missing gypsum/plaster ceiling finishes adjacent to the plumbing stack.
- On the second floor, building paper remains in some areas and is absent in others. The wall is uninsulated and without interior wall finishes.
- A north window and door on the second floor have been boarded from the exterior with plywood (likely due to fire regulations and adjacency of the retail building to the immediate north).
- The north wall infill on the second floor exhibits water damage below former window and door openings.
- Areas of original wallpaper are extant on the second floor ceiling and interior walls.
- Water stains were found on the second floor wallpaper.
- Remnants of knob and tube wiring still exist on the second floor.
- Chimney penetrations through the ceilings at the second floor are open through the roof assemblies, allowing birds to nest within the interior space.
- Ghosting and nail patterns of previous interior partitions are still evident on the second floor.

4.2.4.3. Photos

Figure 4-35: Second floor looking towards the northwest. [PCA, 2018]

Figure 4-36: Second floor looking towards the southwest. [PCA, 2018]

Figure 4-37: Main floor looking towards the southwest. [PCA, 2018]

Figure 4-38: Upper floor looking towards the northwest. [PCA, 2018]

Figure 4-39: Second floor privy. [PCA, 2018]

Figure 4-40: Ground floor storage with washroom at the far end. [PCA, 2018]

Figure 4-41: Second floor with evidence of water staining on walls and ceiling as well as remnants of former heating system. [PCA, 2018]

Figure 4-42: 2nd floor north wall illustrating boarded window with bird nest and exterior alterations. A set of unidentified windows was found. [PCA, 2018]

4.2.4.4. Assessment

- The contemporary finishes of the main floor display space consisting of wall coverings and carpet are in good condition and appear to meet the requirements of this contemporary use.
- Finishes in the back storage area and washroom are in fair to poor condition, given water infiltration issues.
- The functionality of the washroom was not verified and further investigation is necessary to confirm its condition.
- The building envelope on the second floor has a multitude of issues, but appears to generally be functioning as a vacant shell. This portion of the building envelope is in fair condition.
- On the second floor few interior finishes remain, which permitted a detailed view of the building envelope. Finishes that do remain (largely wall coverings), are a collection of water stained remnants indicating a history of water infiltration. What was visible appeared to be dry thereby suggesting that there are currently no active leaks. These remnants are in poor condition.
- The remaining interior door to the privy and the adjacent transom window are in fair to good condition.

4.3. Fire Protection

The following section examines the fire safety equipment and systems installed in the building.

4.3.1. Fire Alarm System

The building is equipped with an Edwards EST 1-2Z1 conventional, 2 zone fire alarm system. The system was installed in the late 1990s and is beyond its service life. The system is no longer serviced by Edwards (Chubb|Edwards) and several of the parts are no longer manufactured.

Conventional, single stage manual stations are provided at the exits on the ground floor area. Conventional rate-of-rise, restorable heat detectors are provided in the building throughout the ground floor and 2nd floor. The heat detectors on the 2nd floor are protected from leaks in the roof by a sheet of plywood and poly-vapor barrier. Signaling throughout the building is achieved via one bell located on the ground floor.

The wiring is installed in a Class B style with end-of-lines resistors located in junction boxes at the end of each circuit. The initiating and signalling circuits are No. 14 AWG (RW-90) cable type conductors and are installed in Wiremold, non-metallic raceways, for the device drops and in electrical metallic tubing (EMT) in the concealed spaces. They appeared to be properly secured and fastened. This type of wiring method is permitted under Rule 32-102.(2) of the 2015 CEC (CSA 22.1) for buildings of combustible construction.

The minimum height for manual stations, in accordance with CAN/ULC S524 – 2014 AMD-1 is between 1050 - 1150 mm above the finish floor measured from the centre of the manual station.

The manual stations are installed, slightly over these limits. These lower heights are required to comply with the requirements and needs of barrier-free design and accessibility as defined in Section 3.8 of the National Building Code - Canada 2015 (NBC). If the building were to be made accessible, it is recommended to lower the manual stations to the new required heights.

Figure 4-43: Edwards EST 1 - 2Z1 Fire Alarm System

Figure 4-44: Signaling Device / Manual Station / End-of-Line Resistors

Figure 4-45: Heat Detector (Restorable) Ground Floor

Figure 4-46: Heat Detector (Restorable) 2nd Floor

At the time of the inspection, the system trouble indicator was "OFF" and the power indicator lamp was "ON". Generally, the devices were free of physical damage and properly secured. The batteries in the control panel appeared to be in good condition (i.e. free of corrosion, free from external leaks). The monthly and annual inspections, tests and maintenance appear to have been performed and records have been kept of these activities.

4.3.2. Fire Signal Receiving Centres and Transmitter Systems

Notification of a fire alarm signal to the fire department is being provided through an ESC 8240 Transmitter. This type of transmitter provides for active communication and is directly connected to the ESC Model 8100 alarm receiving unit proprietary monitoring system located at the Dawson City Fire Hall. In its current state, the fire alarm signal transmitter and monitoring system does

not provide for monitoring in conformance with CAN/ULC-S561, “Installation and Services for Fire Signal Receiving Centres and Systems.”

Figure 4-47: Fire Alarm Signal Transmitter (ESC 8240)

The fire alarm system is only required to be monitored for alarms and supervisory signals by a CAN/ULC S561 (2013 Edition) compliant signals receiving centre where they satisfy the following requirements under Article 3.2.4.7. Signals to Fire Department, in the NBC.

1) A single stage fire alarm system installed in a building of assembly occupancy that has an occupant load more than 300 shall be designed to notify the fire department, in conformance with Sentence (4), that an alarm signal has been initiated.
2) A fire alarm system that includes waterflow-indicating devices shall be designed to notify the fire department in conformance with Sentence (4) when an alarm is initiated.
3) A 2-stage fire alarm system shall be designed to notify the fire department, in conformance with Sentence (4), that an alert signal has been initiated.

Based on the aforementioned, the fire alarm system is not required to be monitored for alarms and supervisory signals by a CAN/ULC S561 (2013 Edition) compliant signals receiving centre.

4.3.3. Emergency lighting / exit signs

Emergency lighting is not provided nor installed on every floor of the building as required under Article 3.2.7.3 of the NBC. Emergency lighting is required at every exit or principal routes providing access to exits.

4.3.4. Portable fire extinguishers

The building is provided with one (1) dry chemical, stored-pressure ABC multipurpose extinguisher. The fire extinguisher is installed on the occupied ground floor of the building and is located at the south-west exit. (See Figure 4-48: Portable Fire Extinguisher (Dry Chemical ABC).

Portable fire extinguishers are not installed on every floor of the building, nor located along normal paths of travel, including exits as required in the NBC, the National Fire Code of Canada (NFC) and NFPA 10 “Standard for Portable Fire Extinguishers”.

Figure 4-48: Portable Fire Extinguisher (Dry Chemical ABC)

The fire extinguisher currently installed appeared to be in good operating condition, and free of physical damage. The inspection tags, stickers and collars are present and signed, indicating that the appropriate inspections, tests and maintenance activities have been performed. This includes monthly, annual, 6 year and 12 year ITM activities.

4.4. Code Compliance

The following section reviews the life safety and fire protection provisions set out by the National Building Code of Canada (NBC), the National Fire Code of Canada (NFC), and applicable local codes, industry standards, and government of Canada policies. The reviewed life safety and fire protection elements include, but are not limited to fire separations, fire exposures, building construction methods, other building systems; building egress, occupancy levels and classifications as well as building floor areas and layout.

4.4.1. Applicable Codes, Standards and Regulations

The following mandatory instruments establish the criteria for the protection of Parks Canada’s assets and the safety of those who occupy and use them:

Canada Labour Code, Part II
Canada Occupational Health and Safety Regulations
Treasury Board Secretariat Publications:
- Policy on Management of Real Property
- Fire Protection Standard
- Standard for fire safety planning and fire emergency organization

National Research Council of Canada Publications:
- National Building Code of Canada (NBC) 2015
- National Fire Code of Canada (NFC) 2015

4.4.2. Building Occupancy

Harrington's Store was originally constructed in early 1902 as a combination store and rooming house. Over the past century, the use of the building has changed from a drop-in centre, a temporary visitor reception centre and finally as an exhibition hall and museum. Today, the ground floor of Harrington's Store is used as an exhibition hall and museum. The second floor is currently vacant.

As per the description of the building's use above, the following major occupancy, as defined in the National Building Code, was recognized:

Major Occupancies:

- **Group A2** – Assembly occupancies not elsewhere classified in Group A (Museums, Information Centre, Washrooms, Theatre)

If Harrington's Store were to be reconstructed today and to be used in the same manner, as an exhibition hall, it would most likely be done respecting the provision of Article 3.2.2.25 of the 2015 NBCC for a Group A, Division 2 occupancy up to 2 Storeys.

The requirements under article 3.2.2.25 are as follows:

3.2.2.25. Group A, Division 2, up to 2 Storeys

1) A building classified as Group A, Division 2 is permitted to conform to Sentence (2) provided:

a) it is not more than 2 storeys in building height, and

b) it has a building area not more than the value in Table 3.2.2.25.

Table 3.2.2.25.
Maximum Building Area, Group A, Division 2, up to 2 Storeys
Forming Part of Sentence 3.2.2.25.(1)

No. of *Storeys*	Maximum Area, m^2		
	Facing 1 *Street*	Facing 2 *Streets*	Facing 3 *Streets*
1	1 600	2 000	2 400
2	800	1 000	1 200

2) The building referred to in Sentence (1) is permitted to be of combustible construction or non-combustible construction used singly or in combination, and

a) floor assemblies shall be fire separations and, if of combustible construction, shall have a fire-resistance rating not less than 45 min,

b) mezzanines shall have, if of combustible construction, a fire-resistance rating not less than 45 min,

c) roof assemblies shall have, if of combustible construction, a fire-resistance rating not less than 45 min, except that in a building not more than 1 storey in building height, the fire-resistance rating is permitted to be waived provided the roof assembly is constructed as a fire-retardant-treated wood roof system conforming to Article 3.1.14.1., and the building area is not more than

i) 800 m^2 if facing one street,

ii) 1 000 m^2 if facing 2 streets, or
iii) 1 200 m^2 if facing 3 streets, and

d) loadbearing walls, columns and arches supporting an assembly required to have a fire-resistance rating shall
i) have a fire-resistance rating not less than 45 min, or
ii) be of non-combustible construction.

Harrington's Store is two storeys in building height, has a building area of 74.7 m^2 and faces two streets. The second floor area is 70.7 m^2. As such, it would meet the area and height limits of article 3.2.2.25.

4.4.3. Fire Separations

The following section examines the requirements for fire separations in the building.

4.4.3.1. Floor Assemblies

The floor assembly, as can be seen in Figure 4-49: Floor Assembly Section Cut and Details is constructed from 20 mm x 90 mm tongue and groove wooden boards with a 20 mm subfloor supported on wooden floor joists. The space between the sub floor and the ceiling membrane on the ground floor appeared to be filled with fiberglass insulation. The underside of the floor assembly is protected by a single layer of non-rated gypsum wallboard. The floor assembly is combustible construction however, does not appear to have sufficient protection to achieve a fire-resistance rating of 45 minutes as required under Clause 3.2.2.25.2)(a).

Figure 4-49: Floor Assembly Section Cut and Details

4.4.3.2. Roof Assemblies

The roof assembly is of combustible construction therefore, a fire-resistance rating not less than 45 min is required. The required fire resistance rating is not provided at the roof level. As can be seen in Figure 4-50: Second Floor Celling Assembly below, the ceiling assembly is constructed of combustible construction and has penetrations throughout therefore, providing no protection to the underside of the roof assembly.

Figure 4-50: Second Floor Ceiling Assembly

4.4.3.3. Service Rooms

In a storey that is not sprinklered throughout, a service room that contains service equipment shall be separated from the remainder of the building by a fire separation having a fire-resistance rating not less than 1 h. The service room, seen in Figure 4-49, containing the electrical services, the fire alarm system and fire alarm signal transmitter is not separated from the remainder of the building by a fire separation having a fire resistance rating of 1 hour as required under 3.6.2.1.7) of the NBC. As the equipment within the room is essential to the operation of fire safety systems in the building, the exemption under 3.2.6.1.8) cannot be applied.

Figure 4-51: Service Room

Figure 4-52: Electrical Panel in the Service Room

4.4.3.4. Structural Fire Protection

In accordance with 3.2.2.25.2.d), the load bearing and structural elements supporting the floor assembly above the ground floor and those supporting the roof assembly are required to have a fire-resistance rating not less than 45 minutes. The elements are wood and are therefore considered to be of combustible construction. The exterior walls, beams and columns on the ground floor, as can be seen in Figure 4-53 and Figure 4-54 below, are protected by what appeared to be a single layer of nonrated gypsum wallboard. Although this will provide a degree of protection, further investigation and destructive testing would be required to confirm the exact level of fire protection and equivalent fire resistance rating provided for the load bearing and structural elements.

Figure 4-53: Ground Floor Celling / Exterior Wall Protection

Figure 4-54: Ground Floor Celling / Column / Beam Protection

As per 3.2.2.25.2.c), the roof assembly is required to have a fire resistance rating of 45 minutes therefore, the load bearing and structural elements are also required, under clause 3.2.2.25.2.d) to be protected by a fire resistance rating of not less than 45 minutes. As can be seen in Figure 4-55 and Figure 4-56 below, the load bearing and structural elements are not provided with a fire resistance rating of 45 minutes.

Figure 4-55: 2nd Floor Celling / Column and Beam Protection

Figure 4-56: 2nd Floor Exterior Wall Protection

4.4.3.5. Closures in Fire Separations

Openings in a fire separation are required to be protected with closures, shafts or other means in conformance with Articles 3.1.8.4. to 3.1.8.19. and Subsections 3.1.9. and 3.2.8. of the NBC. Closures are not provided in the floor assemblies or service rooms required to be fire separations and have a fire resistance rating. In their current state, there is no continuity of the fire separations in the building.

Figure 4-57: Floor Assembly Penetrations and Openings into Ground Floor Ceiling.

Figure 4-58: Floor Assembly Penetrations and Openings into Ground Floor Ceiling.

4.4.4. Building Egress

The following section examines the means of egress and exits provided in the building.

4.4.4.1. Number of Exits

In accordance with Sentence 3.4.2.1.2), a floor area in a building not more than two storeys in building height, is permitted to be served by one exit provided the total occupant load served by the exit is not more than 60, and

a) in a floor area that is not sprinklered throughout, the floor area and the travel distance are not more than the values in Table 3.4.2.1.-A, or
b) in a floor area that is sprinklered throughout
   I. the travel distance is not more than 25 m, and
   II. the floor area is not more than the value in Table 3.4.2.1.-B.

Table 3.4.2.1.-A
Criteria for One Exit (Floor Area Not Sprinklered Throughout)
Forming Part of Sentence 3.4.2.1.(2)

Occupancy of *Floor Area*	Maximum *Floor Area* , m²	Maximum Travel Distance, m
Group A	150	15
Group B	75	10
Group C	100	15
Group D	200	25
Group E	150	15
Group F, Division 2	150	10
Group F, Division 3	200	15

4.4.4.2. Exiting from the Ground Floor

The building is provided with two (2) exits from the ground floor. The main entrance discharges onto the intersection of Princess Street and Third Avenue (South-West Elevation) while the second exit discharges onto Princess Street (West Elevation).

Figure 4-59: South West Exit (Princess Street and 3rd Avenue

Figure 4-60: South Exit (Princess St.) - Exterior Door

In accordance with sentence 3.4.2.4.1), travel distance means the distance from any point in the floor area to an exit measured along the path of travel to the exit. The maximum possible travel distance from the ground floor area to an exterior door is approximately 12.0 m. Because the floor space is unsprinklered, Table 3.4.2.1.-A requires that the travel distance to an exit be less than 15 m where; the maximum floor area is less than 150 m^2. The floor area is 74.7 m^2 and the maximum travel distance from any point in the floor area is within the limits established in Table 3.4.2.1.-A therefore, if the occupant load on the ground floor were to be limited to less than 60, the floor would be permitted to be served by one (1) exit.

4.4.4.3. Exiting from the Second Floor

The second floor area measures approximately 70.7 m^2 and is currently not provided with a code compliant exit facility. Access to the second floor is provided through a locked door that must be reached by a ladder (see Figure 4-61 and Figure 4-62). An exit is defined as that part of a means of egress, including doorways, that leads from the floor area it serves to a separate building, an open public thoroughfare, or an exterior open space protected from fire exposure from the building and having access to an open public thoroughfare.

In accordance with sentence 3.4.2.4.1, travel distance means the distance from any point in the floor area to an exit measured along the path of travel to the exit. The maximum possible travel distance from the second floor area to the exterior door is approximately 10.4 m. Because the floor space is unsprinklered, Table 3.4.2.1.-A requires that the travel distance to an exit be less than 15 m where; the maximum floor area is less than 150 m^2 and the occupant load is less than 60. The floor area and the maximum travel distance from any point in the floor area are within the limits established in Table 3.4.2.1.-A therefore, if the occupant load on the second floor were to be limited to less than 60, the floor would be permitted to be served by one (1) exit.

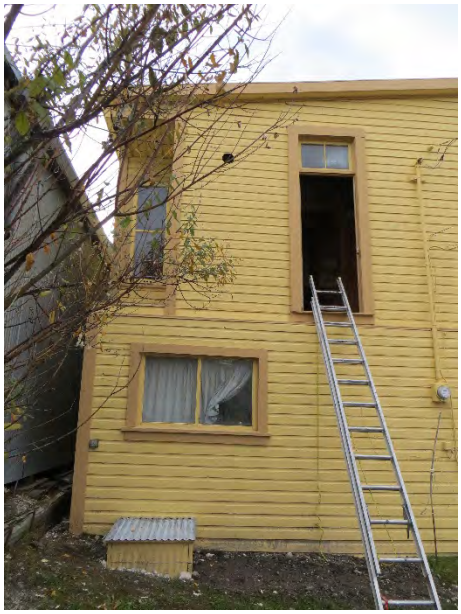


Figure 4-61: Access to the 2nd Floor from Outside (West Elevation)

Figure 4-62: Exit Door from the 2nd Floor from Inside the Building

If the second floor were to be occupied, a code compliant exit must be installed such that it is separated from the remainder of the building with a fire separation having a fire resistance of 45 minutes. The exits should also be equipped with facilities such as handrails so that they comply with all provisions for emergency egress paths under Section 3.4 of the NBC.

4.4.4.4. Door Swing

In accordance with Sentence 3.4.6.12.1) every exit door shall open in the direction of exit travel, and swing on its vertical axis. As can be seen in Figure 4-63 to Figure 4-66, the exit doors on the ground floor swing on their vertical access however, not in the direction of exit travel. The exit doors on the ground floor are not compliant with this requirement.

Figure 4-63: Main Entrance Double Exit Door

Figure 4-64: Main Entrance Vestibule Door

Figure 4-65: South Exit (Princess St.) - Interior Door

Figure 4-66: South Exit (Princess St.) - Exterior Door

4.4.5. Occupant Load

In accordance with Sentence 3.1.17.1.1) of the NBC, the occupant load of a floor area or part of a floor area shall be based on the number of persons for which the area is designed, but not less than that determined from Table 3.1.17.1.

Based on its current use, the occupant load for the ground floor building was calculated as such:

Floor Level/Area	Type of Use of Floor Area or Part Thereof	Area per person (m^2)	Floor Area, (m^2)	Occupant Load (Persons)
Ground floor	Assembly uses (standing space)	0.40	60.2	150
Total				60

As the exit doors do not swing in the direction of exit travel, the maximum permissable occupant load on the ground floor is 60 occupants.

4.4.6. Spatial Separation and Exposure Protection

The following table identifies the exposed building area, the limiting distance, and the construction of exposing building face requirements for the building under subsection 3.2.3 of the 2015 NBC.

Table 1: Spatial Separation and Exposure Protection

Wall	EBF Area (m^2)	L.D. (m)	L/H or H/L	Required FRR (H)	Construction Type Required	Cladding Type Required	Unprotected Opening Limits (%)
South (Princess St)	71.4	10	10.0 / 7.2	0	N/A	N/A	100%
East (Third Ave.)	55	10	7.6 / 7.2	0	N/A	N/A	100%
West	48.5	19	7.6 / 6.4	0	N/A	N/A	100%
North	58.2	0.3875	10.1 / 5.8	1 hour	Noncombustible	Noncombustible	2.26 %

With the exception of the North exposed elevation, the remainder of the façades are constructed in conformance with 3.2.3.7. of the NBC.

Figure 4-67: East exposed building face

Figure 4-68: South and west exposed building faces

Figure 4-69: North exposed building face

In accordance with Sentence 3.2.3.5.1), any unprotected openings in the North wall shall be protected by closures whose fire-protection rating is in conformance with the fire-resistance rating required for the wall.

4.4.7. Life Safety and Fire Hazards

4.4.7.1. Combustible Contents and Fuel Loads

The fuel load and ignition sources on the ground floor are typical of what we would see in most of the Parks Canada A2 major occupancies. Typical ignition sources include electricity, arson, smoking, overheated materials, open flames, exposures, spontaneous ignition and chemical reactions, lightning.

4.4.7.2. Electricity

Generally, the electrical services are well maintained, properly secured and terminated. There are electrical devices in the building that are not guarded. Every junction box, pull box, outlet box or electrical device shall be provided with a cover (guarded) to meet the requirements of 2-200 of the 2015 Canadian Electrical Code (CEC).

Figure 4-70: Main electrical service panel (100 amp service)

Figure 4-71: Electrical services for ground floor located on the second floor.

4.4.7.3. Arson / Exterior Sources of Ignition

Although there have been a few cases of vandalism in the area, there has not been any registered unlawful entry into the building. Arson is always a risk and some areas of the building can be susceptible to these types of activities. More specifically, the space between Harrington's Store and the Klondike Kloset should be closely monitored and maintained free of vegetation and of combustible materials.

Figure 4-72: Access between Harrington's Store and the Klondike Kloset (East Elevation)

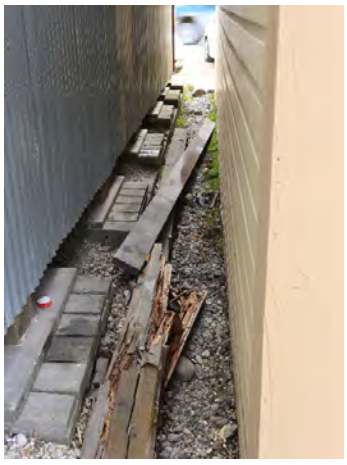


Figure 4-73: Access between Harrington's Store and the Klondike Kloset (West Elevation)

Smoking is not be permitted in or adjacent to the building nor were cigarette butts seen in areas where conditions are such as to make smoking a fire or explosion hazard.

4.4.7.4. Open Flames

Devices having open flames or operations using open flames were not noticed during the time of inspection.

4.4.7.5. Use of Dangerous Goods

The use of dangerous goods are very limited in this building and are limited to those typically seen a museum or visitor's centre.

4.4.8. Fire Department Access and Site Resources

4.4.8.1. Fire Department Access

The primary fire department access point to the building is the main entrance located at the intersection of Princess Street and Third Avenue. The shortest unobstructed and clear access path from the road to the primary response point is approximately 1.7 m. Access to second floor is provided through a locked door on the North-West façade of the building.

Figure 4-74: Fire Department access to building

Figure 4-75: Fire Department access to second floor

The provided access appears to meet the requirements under Subsection 3.2.5 of the NBCC for the Provisions for Firefighting.

4.4.8.2. Water Supply

There are two available hydrants in vicinity of the building. The closet municipal fire hydrant is located on Third Avenue in front of Brown's Harness Shop approximately 34 m away. The hydrant is located at approximately 77 m to the front entrance to the building.

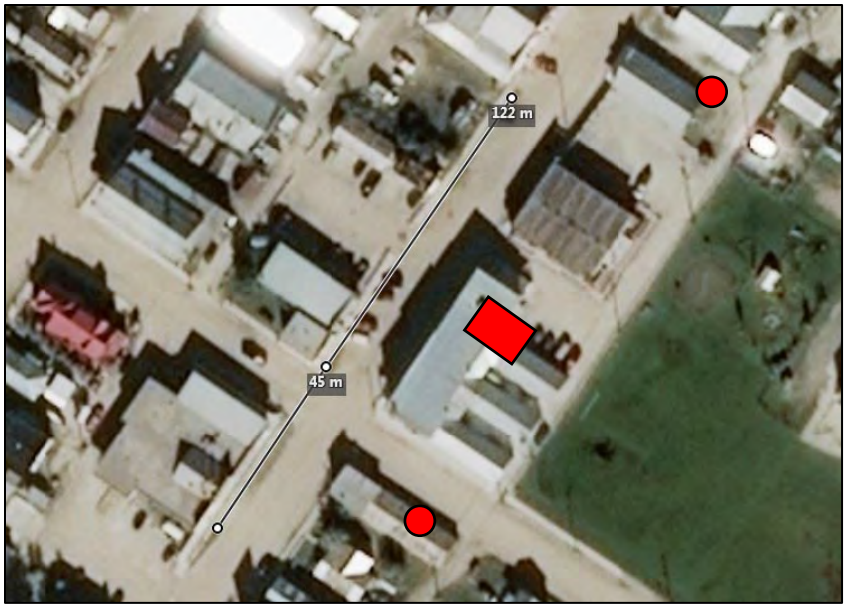


Figure 4-76: Site layout and building and hydrant location

Figure 4-77: Third Avenue hydrant | South West (45 m)

Figure 4-78: Third Avenue hydrant | North East (77 m)

4.5. Mechanical and Electrical Systems

4.5.1. Plumbing

4.5.1.1. Description

There is an abandoned washroom with one toilet on the ground floor of the building. This room is currently used for storage. We also observed ABS sanitary drainage and vent pipes, copper domestic water pipes, and a remote reader for a water meter.

4.5.1.2. Observations

- It appears no plumbing systems in the building are active, and the drainage pipes in the crawl space appear to be disconnected;
- A water meter was not located in the building;

- No other plumbing fixtures were noted apart from the one toilet, it was assumed that there was once a lavatory in the washroom;
- We were able to determine if the city water service and the sanitary sewer service to the building are still active.

4.5.1.3. Photos

Figure 4-79: Toilet, sanitary drainage & water supply pipes. [PCA, 2018]

Figure 4-80: Remote reader for water meter located on the West façade of the building. [PCA, 2018]

Figure 4-81: Plumbing pipes in the crawl space. [PCA, 2018]

4.5.1.4. Assessment

- Based on our limited visual survey of the readily accessible plumbing systems, we recommend that most, if not all, of the plumbing equipment and piping should be replaced as part of any renovation project where plumbing fixtures would be installed to meet a revised programme and to comply with current national building codes and safety standards.

4.5.2. Heating

4.5.2.1. Description

There is currently no heating system in the Harrington's Store building. Double-walled insulated chimney sections and an abandoned chimney cap on the roof were noted.

4.5.2.2. Observations

- The abandoned chimney suggests that a fuel-fired heating appliance, perhaps a wood stove, was used in the past to heat the building.

4.5.2.3. Photos

Figure 4-82: Abandoned chimney sections and heat shield in floor opening

Figure 4-83: Chimney cap above the roof

4.5.2.4. Assessment

The abandoned chimney components should be demolished and removed as part of any renovation project. If a new fuel fired heating system is installed, it is recommended that a new chimney, designed to meet current codes and regulations be installed.

4.5.3. Ventilation

4.5.3.1. Description

There is an exhaust air system consisting of a fan, ductwork, ceiling grille, and roof cap. The fan is located within the second floor joist cavity. The ductwork extends up to above the roof.

4.5.3.2. Observations

- We were not able to determine how the exhaust fan is controlled (perhaps it is controlled by a wall switch) nor determine the capacity of the exhaust fan;

- We were unable to confirm the purpose of the exhaust system. It is unusual to have an exhaust air system in a building that is extremely leaky. It may have been installed to evacuate excess heat produced by the ground floor lights when the room temperature became too high;
- The exhaust duct appears to have been installed at the same location that a chimney for a fuel fired appliance may have once been installed (perhaps a wood stove).

4.5.3.3. Photos

Figure 4-84: Exhaust duct through second floor up to roof

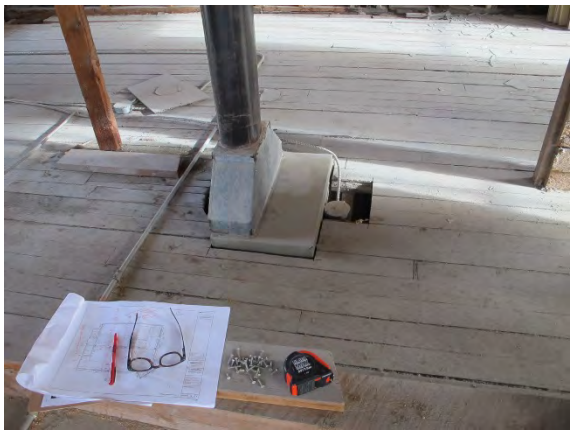


Figure 4-85: Exhaust fan within floor cavity

Figure 4-86: Exhaust grille at ceiling of ground floor

Figure 4-87: Exhaust duct above roof

4.5.3.4. Assessment

- It is recommended the exhaust system be demolished as part of any renovation project.

- A new ventilation system may be required to meet the revised program and to comply with the current national building codes and safety standards.

4.5.4. Lighting

4.5.4.1. Description

A variety of light fixtures were observed on the ground floor of the building, including track lights, fluorescent and incandescent lights. All were controlled by wall mounted switches.

No light fixtures were observed on the second floor of the building or on the outside of the building.

4.5.4.2. Observations

- The light fixtures contain incandescent bulbs, which are quite inefficient by current standards (ex: 60 Watts incandescent bulbs, 20 W fluorescent bulbs, as opposed to modern LED light fixtures that use less than 6-8 W for the same lumen output);

4.5.4.3. Photos

Figure 4-88: Track lights and fluorescent light fixtures on ground floor

Figure 4-89: Incandescent light bulb

4.5.4.4. Assessment

- It is recommended the lighting system be replaced as part of any renovation project to meet the new building programme and reduce energy consumption.

4.5.5. Power

4.5.5.1. Description

The electrical entrance service for the building is located on the west façade of the building. The overhead wires enter a metal conduit and meter that are surface mounted to the cladding.

A 24 circuit surface mount electrical breaker panel is located inside of the building. It is a 120/240V 1 Phase, 3 wire service. There are 15 breakers supplying light fixtures, electrical outlets, and the fire alarm system. The main breaker appears to be 100 Amps.

Wiring is run in BX and EMT conduits from the breaker panel to the electrical devices.

4.5.5.2. Observations

- The breaker panel does not appear to be installed on a non-combustible surface and is non-compliant with current code;
- Some of the wiring is old style fabric wrapped while other is modern vinyl sheeted;
- Some of the BX wiring is run loosely on the floor, is not code compliant and is a tripping hazard;
- Remnants of knob-and-tube wiring system were found in the building.

4.5.5.3. Photos

Figure 4-90: Electrical service/meter on west facade

Figure 4-91: Electrical panel

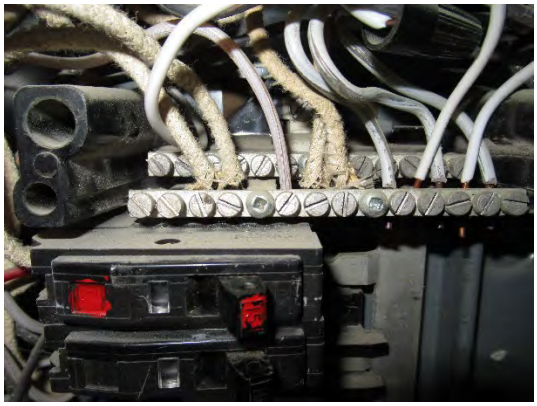


Figure 4-92: Fabric and vinyl sheeted electrical wiring inside breaker panel

Figure 4-93: Electrical BX and EMT conduits

Figure 4-94: BX wiring on floor

4.5.5.4. Assessment

- It is recommended the entire electrical system be replaced as part of any renovation project to meet the revised program and to comply with the current national building codes and safety standards.

5. CONCLUSIONS AND RECOMMENDATIONS

5.1. Heritage Conservation

- Conserve the heritage value of the building as defined in its Heritage Character Statement, and required under the *TB Policy on Management of Real Property*.
- Conserve the heritage value and cultural resources of Dawson Historical Complex NHS as defined in its *Commemorative Integrity Statement*, including those related to the complex of buildings, the streetscape and archeological resources of the site.
- Consider different options at the early stage of the project to help in selecting a use that will have minimal impact on the heritage value of the building and of the NHS.
- Follow the recommendations of *The Standards and Guidelines for the Conservation of Historic Places in Canada* in developing the design of the selected option.
- Involve professionals with cultural resource management expertise in all stages of the project to help in mitigating impacts to the heritage value of the building and of the NHS.

5.2. Structure

5.2.1. Foundation:

- Similar to the traditional cribbing foundations observed elsewhere in Dawson City, it is recommended that the structure be lifted and placed onto cribs and supported on well compacted gravel.
- It is recommended that further investigation to confirm the condition of the remaining, inaccessible floor joists and beams is undertaken.

5.2.2. Superstructure

- As the first level structure could not be assessed due to the interior finishes, selective openings on the first floor level are recommended to confirm the construction and condition of the structural components.
- It is recommended that a full structural analysis be undertaken to verify the load carrying capacity of the existing structural system, including a review of connections – such as the spliced beam connection detail on the second floor level.
- Based on a preliminary analysis, it appears as though floor structures will need to be upgraded to meet live load requirements for the selected re-purposing occupancy type. As the superstructure appeared to be in an overall good condition, it is recommended that future structural upgrading schemes utilize the existing structural systems; structural upgrades should supplement the existing structural components of the light-frame construction.
- As the current assessment was generally limited to a visual inspection, it is recommended that minor destructive testing (MDT – i.e. resistograph readings) be undertaken to determine if there is any sub-surface deterioration in the timber elements (i.e. the beams and columns).

5.2.3. Roof Structure

- As mentioned above, a complete structural analysis of the building is recommended, including the roof structure.

5.3. Building Envelope

5.3.1. Exterior Wall Assembly

- Given the minimal distance between Harrington's Store and the building to the north, every effort should be made to work with the adjacent property owner to ensure the area is kept clear of debris.
- It is recommended that a detailed physical investigation of the building envelope (particularly on the ground floor where it is inaccessible) be conducted prior to implementing any changes to the building envelope or its mechanical systems. The 'simulated façade' detailing applied in the 1970s warrants further investigation and removal dependent upon future use of the building. It is further recommended that new systems be designed to address the specific deficiencies of the existing building envelope or that new solutions be designed to address current deficiencies.
- These are two areas that should be monitored on a regular basis and after periods of prolonged rain and storms to confirm if there are ongoing issues with water infiltration:
  - at the rear recessed window where roofing is over an occupied floor area (the ground floor washroom) and water penetration is noticeable and
  - the projecting bay window and its attachment to the superstructure.
- Where possible, locate physical evidence to determine the original colour palette.
- The main entrance threshold consists of unpainted plywood. This material is not suitable for exterior foot traffic and requires replacement.

5.3.2. Exterior Doors and Windows

- Further investigation should be undertaken to ascertain the integrity of the 'simulated façade' and its accompanying openings.
- Where possible, locate physical evidence to determine the original colour palette.
- The south ground floor door is not original nor in keeping with the character of the building and should be replaced.
- Previous repairs to the second floor exterior door (specifically the upper panel) should be properly executed.
- Second floor storm windows require heavy scraping and sanding before being repainted.
- At the upper level windows require reconstruction as only storms exist and trims exhibit extensive scaling and peeling.

5.3.3. Roof, Soffit, Parapet and Fascia

- Access to the three different types of roofing plus the building's parapet (its west side) and chimney was not possible during the site visit. Access should be provided to investigate and fully assess its condition along with any flashing details.
- Inspections of the roof sheathing may also be necessary and replace and/or repair as required with particular attention to areas where chimney penetrations have been left open to the interior.
- Repairs such as the following may be required:
  - Install new perimeter flashings as required.
  - Roofing at the recessed area above the main floor washroom requires replacement and investigation into further damages caused by water ingress into the washroom's walls and ceiling. Sheathing will likely require replacement within this area.
  - Roofing at the projecting bay also requires replacement and repairs to fascia and flashing at the roof edges. Further investigation and repairs are also required and sheathing may require replacement.

5.3.4. Interiors

- Destructive investigations into the ground floor wall assembly were not carried out during the site visit. This type of additional investigation is recommended to fully confirm the building envelope's condition.
- If not already completed, a full regime of testing for designated substances should be completed.
- Wall and ceiling finishes in the ground floor washroom require repair.
- The second floor contains an interior 'outhouse/privy' complete with wood seating; it is recommended it be fully documented before its removal.
- Remaining interior finished found on the second floor should be documented and samples retained for archival purposes.
- Any wall and floor penetrations found on the second floor should be repaired.
- Complete rehabilitation of the building envelope will be necessary to accommodate future new uses.

5.4. Fire Protection

5.4.1. Fire Alarm System

It is recommended that because of its age the fire alarm control panel be replaced to ensure it can be readily maintained and/or repaired. The new system could be selected such that it may readily accommodate changes to the building occupancy and zoning.
It is recommended that the manual pull stations be repositioned in accordance with the most recent code requirements.

5.4.2. Fire signal receiving centres and transmitter systems

The fire alarm system is not required to be monitored for alarms and supervisory signals by a CAN/ULC S561 (2013 Edition) compliant signals receiving centre. Based on the age of the buildings and their significance to Canada's history, it is recommended that the current fire alarm monitoring system be kept in place until the need arises to upgrade or replace the fire alarm systems in the building.

5.4.3. Emergency lighting/exit signs

Emergency lighting shall be provided to an average level of illumination not less than 10 lx at floor level at each exit and principal routes providing access to exit.

5.4.4. Portable fire extinguishers

In accordance with the NBC, NFC and NFPA 10 a portable fire extinguisher is required at every exit and on every floor. They shall be conspicuously located where they are readily accessible and immediately available in the event of fire and shall be located along normal paths of travel, including every exit from the floor areas.

5.5. Code Compliance

A complete design and code analysis shall be prepared where any of the following activities are undertaken:

- There is a change in the use of the building; and
- Existing real property is altered, renovated, retrofitted or expanded.

The design and code analysis should be included in every concept review and design development report submission and must be updated and modified as the design progresses.
A complete design and code analysis shall be performed to detail each relevant code requirement and then clearly describe how the design meets or exceeds the requirements of relevant codes and standards. Where applicable, discuss the following fire and life-safety provisions:

a) Building Code analysis (standard Building Code compliance chart);
b) Classification of occupancy;
c) Expected occupant load; where the Statement of Requirement (SOR) design is based on the personnel requirements for the infrastructure, the Consultant shall employ the occupant load calculation that is the greater of the SOR or the NBCC calculation.
d) Requirements for fire-rated walls, fire-rated doors, fire dampers, smoke barriers, fire stop systems, fire blocks;
e) Interior finish ratings;
f) Standpipe systems and fire extinguishers;
g) Analysis of automatic water-based fire suppression systems and protected areas; methods, densities, and any parameters applicable to sprinkler storage applications (height, configuration and commodity classification as defined in NFPA 13);

h) Description of special fire suppression systems other than water-based, and the rationale for their use;
i) Water supply for fire protection and evaluation of available supply with potential demand;
j) Smoke control systems;
k) Fire alarm system (the type of alarm system and a description of fire alarm zones);
l) Connection to and description of the fire alarm monitoring system;
m) Emergency and exit lighting;
n) Emergency power;
o) Coordination with physical security, access control and force protection requirements;
p) Fire department access;
q) Spatial separation, including detailed calculations of new buildings and any surrounding infrastructure;
r) Description of hazardous materials storage including Petroleum, Oil and Lubricants (POL) and dangerous goods;
s) Description of any hazardous activities occurring in the building, including restricted egress, processes involving HAZMAT or dangerous goods, or any activity causing increased risk to life and property; and
t) Description of any applicable requirements of the National Fire Code of Canada, including Part 2 Building and Occupant Fire Safety, Part 3 Indoor and Outdoor Storage, Part 4 Flammable and Combustible Liquids and Part 5 Hazardous Processes and Operations.

6. Harrington's Store - Drawings

Included are

- A00 COVER
- A01 NOTES
- A02 LOCATION AND SITE PLANS
- A03 PLAN
- A04 PLAN
- A05 ELEVATION
- A06 ELEVATION
- A07 ELEVATION
- A08 ELEVATION
- A09 BUILDING SECTION

Parks Canada

Asset & Environmental Management Architectural & Engineering Services

Parcs Canada

Gestion des biens et de l'environnement Services d'architecture et d'ingénierie

Parks Canada

Yukon Field Unit

Parcs Canada

Unité de gestion, Yukon

HARRINGTON'S STORE
DAWSON HISTORICAL COMPLEX NHS

DRAWINGS LIST

Canada

Parks Canada

Asset & Environmental Management Architectural & Engineering Services

Parcs Canada

Gestion des biens et de l'environnement Services d'architecture et d'ingénierie

revisions	description	date
1	FINAL	20200506

A detail no. / no. du detail
B location drawing no. / sur dessin no.
C drawing no. / dessin no.

project / projet

BUILDING CONDITION REPORT DRAWINGS 2018

DAWSON CITY, YUKON

drawing / dessin

COVER (HARRINGTON'S)

Designed By / Conçu par		
Date / (yyyy/mm/dd)		
Drawn By / Dessiné par	AC	
Date / (yyyy/mm/dd)	2020/05/06	
Reviewed By / Examiné par	TA	
Date / (yyyy/mm/dd)	2020/05/06	
Approved By / Approuvé par		
Date / (yyyy/mm/dd)		

CONCEPT PLAN
NOT FOR CONSTRUCTION

Project no. / No. du projet

Drawing no. / No. du dessin

A00

2020-05-06 12:24pm By: Adrian Camacho
C:\Users\Adrian.Camacho\appdata\local\temp\AcPublish_21200\Dawson City-2018-Harrington-Architectural_V3.dwg

NOTES

01 FLOOR TO CEILING: 2254mm

02 ELECTRICAL PANEL

03 NO INTERIOR FINISH, GYP. BD. OTHER SIDE. C/W WALLPAPER FINISH

04 DOOR SETTLED TO LEFT (WEST)

05 WATER INFILTRATION, CRACKS, GYPSUM BOARD SEPARATION, SIGNS OF SETTLEMENT.

06 WOOD WINDOW, HEAVILY DETERIORATED. PART OF WALL BELOW, PEELING AND MOISTURE PENETRATION

07 VENT STACK, PEELING PAINT @ CEILING

08 MARMOLEUM

09 ACCORDION DOOR

10 WALL MOUNTED LIGHT FIXTURE

11 CARPET THROUGHOUT

12 BEAM OVERHEAD

13 BATT INSULATION (FORMER STAIR INFILLED)

14 PRIVY C/W, ORIGINAL WALLPAPER O/H

15 BOARD SHEATHING REPLACED DUE TO DAMAGE

16 WATER DAMAGE BELOW ON WALL

17 WINDOW PLYWOOD COVERED AND BROKEN GLASS

18 1 X $3\frac{1}{4}$ WOOD PLANK FLOORING THROUGHOUT

19 ONLY WOOD STORM WINDOWS IN PLACE

20 BROKEN SILL AT CORNER

21 CRACKED PANE

22 HEAVY ALLIGATORING

23 SILL DETERIORATED

24 NOT USED

25 HEAVY LOSS OF PAINT

26 FLASHED

27 METAL ROOFING

28 WINDOW BLOCKED IN INTERIOR

29 WOOD STORM WITH BUTTERFLY CLIPS

30 HEAVY ALLIGATORING OF PAINT

31 NOT USED

32 AREAS OF WOOD DETERIORATION

33 METAL ROOFING (TO BE CONFIRMED BY FU)

34 WOOD STORMS FIXED IN PLACE NOT BUTTERFLY CLIPPED

35 WOOD SIDING CRACKED AT CORNER

36 CRACK @ CORNER

37 PEELING PAINT ON PLYWOOD CEILING

38 WOOD STORMS FIXED, WINDOW PAINT PEELING, SCRAPE, SAND AND REPAINT

39 PLYWOOD STEP, WITH NO OR HEAVY LOSS OF PAINT

40 WOOD STORMS FIXED, FAUX WINDOWS BEHIND

41 BOARDWALK SLOPES INTO BUILDING

42 HEAVY LOSS OF PAINT ON WOOD SKIRT

43 SETTLING @ CORNER, BUILDING BULGES OUT THIS CORNER

44 PLYWOOD ROOFING, OVERTOP OF LEDGE, CAN SEE PAINTED FLASHING, FURTHER INVESTIGATION REQUIRED

45 TRIM BOARD DETERIORATED

46 ALLIGATORING OF PAINT

47 ASPHALT ROLLED ROOFING

48 OPEN TO INTERIOR, BIRDS NEST

49 METAL FLASHING PAINTED TO MATCH DRIP EDGE

50 AREA OF PEELING PAINT, ROUGHER BOARDS

51 FLOOR TO CEILING: 2249mm

52 FLOOR TO CEILING: 2740mm

53 VENT PIPE TO CEILING

54 FLOOR TO CEILING: 2750mm

55 FLOOR TO CEILING: 2732mm

56 FLOOR TO CEILING: 2738mm

57 MOSS GROWTH @ GROUND

Canada

Parks Canada | Parcs Canada

Asset & Environmental Management Architectural & Engineering Services | Gestion des biens et de l'environnement Services d'architecture et d'ingénierie

1	FINAL	20200506
revisions	description	date

A detail no. / no. du detail
B location drawing no. / sur dessin no.
C drawing no. / dessin no.

project / projet

BUILDING CONDITION REPORT DRAWINGS 2018

DAWSON CITY, YUKON

drawing / dessin

NOTES (HARRINGTON'S)

Designed By / Conçu par	
Date	(yyyy/mm/dd)
Drawn By / Dessiné par	AC
Date	2020/05/06 (yyyy/mm/dd)
Reviewed By / Examiné par	TA
Date	2020/05/06 (yyyy/mm/dd)
Approved By / Approuvé par	
Date	(yyyy/mm/dd)

CONCEPT PLAN
NOT FOR CONSTRUCTION

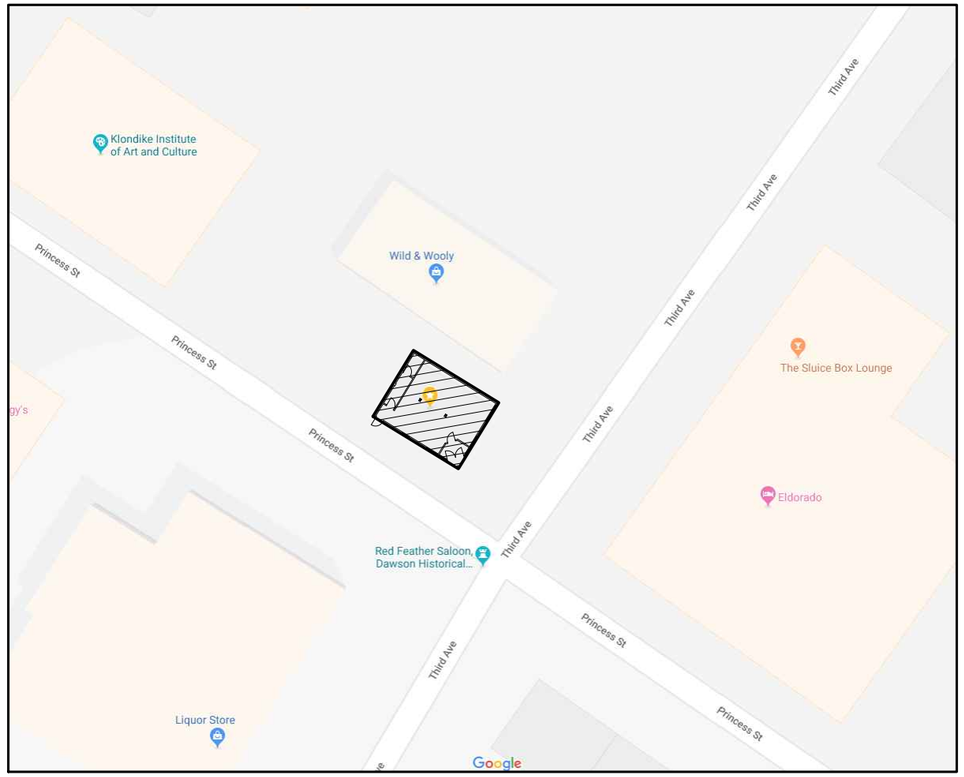
Project no. / No. du projet

Drawing no. / No. du dessin

A01

2020-05-06 12:24pm By: Adrian Camacho
C:\Users\Adrian.Camacho\appdata\local\temp\AcPublish_21200\Dawson City-2018-Harrington's-Architectural_V3.dwg

1 LOCATION PLAN
SCALE NTS



2 SITE PLAN
SCALE NTS

Canada

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Services d'architecture et d'ingénierie

revisions	description	date
1	FINAL	20200506

A detail no. / no. du detail
B location drawing no. / sur dessin no.
C drawing no. / dessin no.

project / projet

BUILDING CONDITION REPORT DRAWINGS 2018

DAWSON CITY, YUKON

drawing / dessin

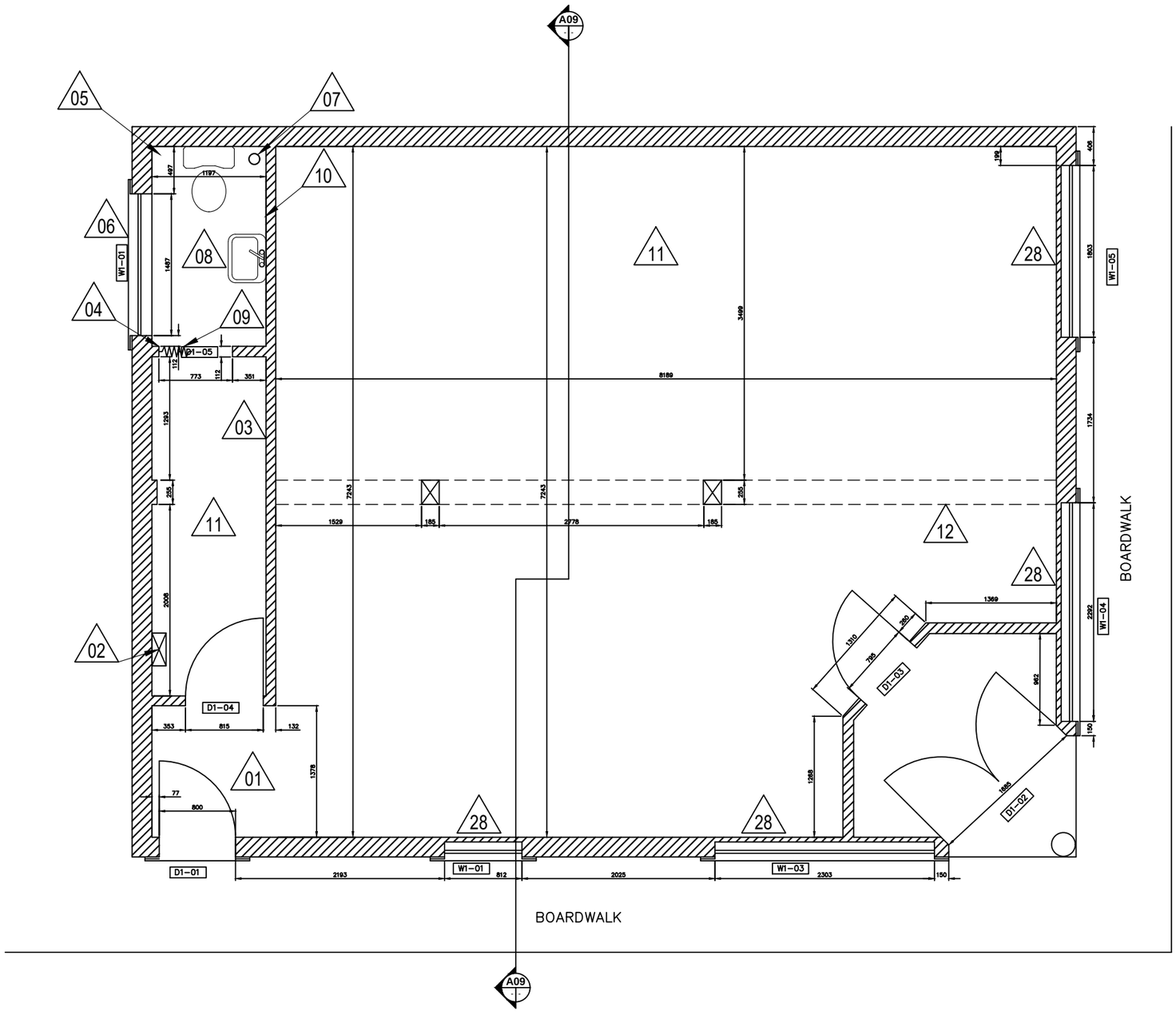
LOCATION AND SITE PLANS (HARRINGTON'S)

Designed By / Conçu par	
Date (yyyy/mm/dd)	
Drawn By / Dessiné par	AC
Date (yyyy/mm/dd)	2020/05/06
Reviewed By / Examiné par	TA
Date (yyyy/mm/dd)	2020/05/06
Approved By / Approuvé par	
Date (yyyy/mm/dd)	

CONCEPT PLAN
NOT FOR CONSTRUCTION

Project no. / No. du projet

Drawing no. / No. du dessin
A02



1 / - GROUND FLOOR PLAN

SCALE 1:50M

TRUE NORTH

BUILDING NORTH

Canada

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1	FINAL	20200506
revisions	description	date

A detail no. / no. du detail
B location drawing no. / sur dessin no.
C drawing no. / dessin no.

project / projet

BUILDING CONDITION REPORT DRAWINGS 2018

DAWSON CITY, YUKON

drawing / dessin

PLAN (HARRINGTON'S)

Designed By / Conçu par	
Date (yyyy/mm/dd)	
Drawn By / Dessiné par	AC
Date (yyyy/mm/dd)	2020/05/06
Reviewed By / Examiné par	TA
Date (yyyy/mm/dd)	2020/05/06
Approved By / Approuvé par	
Date (yyyy/mm/dd)	

CONCEPT PLAN
NOT FOR CONSTRUCTION

Project no. / No. du projet

Drawing no. / No. du dessin

A03

2020-05-06 12:24pm By: Adrian Camacho
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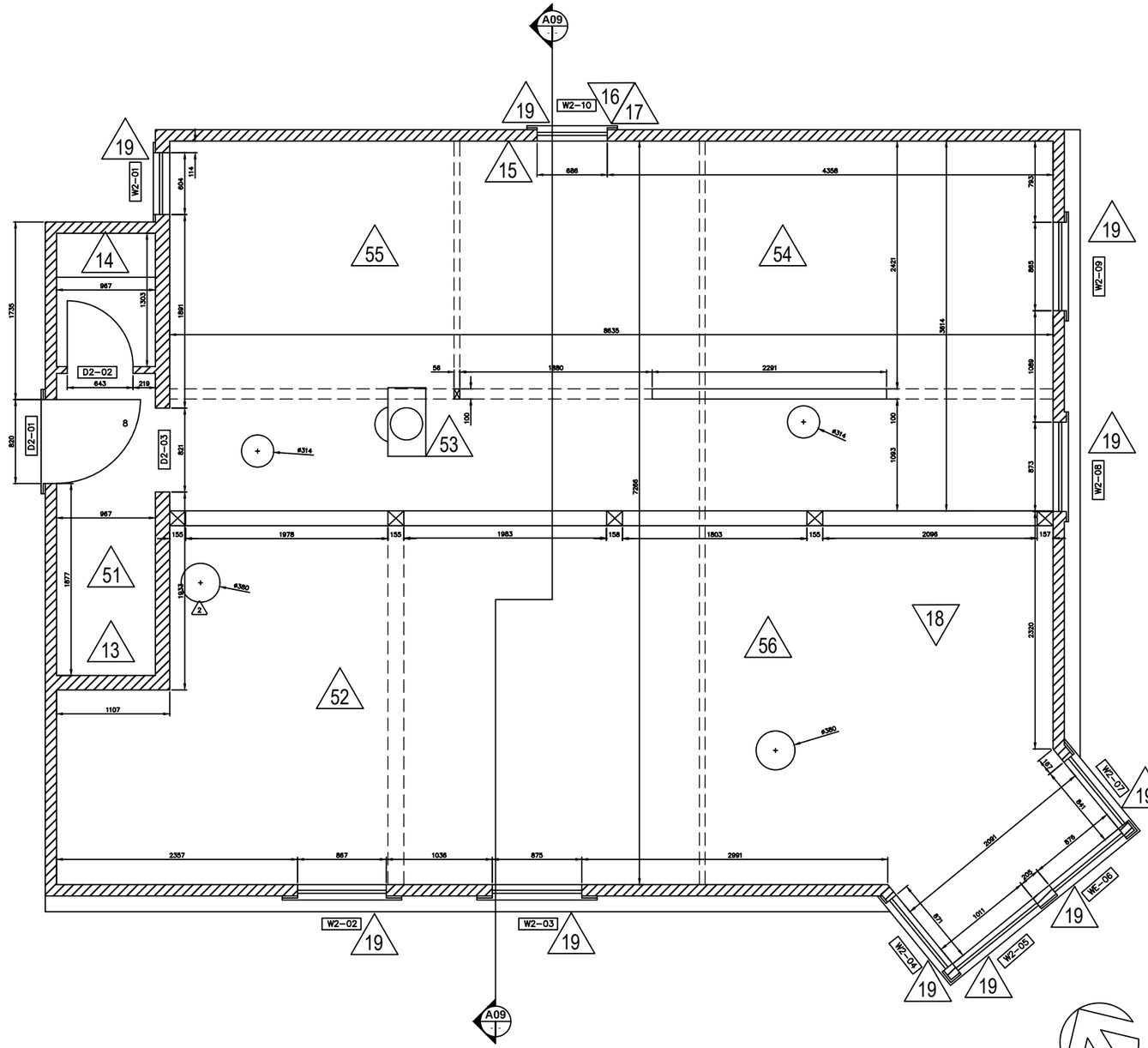

1 SECOND FLOOR PLAN
SCALE 1:50M

Canada

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Gestion des biens et de l'environnement Services d'architecture et d'ingénierie

1	FINAL	20200506
revisions	description	date

A detail no. / no. du detail
B location drawing no. / sur dessin no.
C drawing no. / dessin no.

project / projet

BUILDING CONDITION REPORT DRAWINGS 2018

DAWSON CITY, YUKON

drawing / dessin

PLAN (HARRINGTON'S)

Designed By / Conçu par	
Date (yyyy/mm/dd)	
Drawn By / Dessiné par	AC
Date (yyyy/mm/dd)	2020/05/06
Reviewed By / Examiné par	TA
Date (yyyy/mm/dd)	2020/05/06
Approved By / Approuvé par	
Date (yyyy/mm/dd)	

CONCEPT PLAN
NOT FOR CONSTRUCTION

Project no. / No. du projet

Drawing no. / No. du dessin
A04

2020-05-06 12:24pm By: Adrian Camacho
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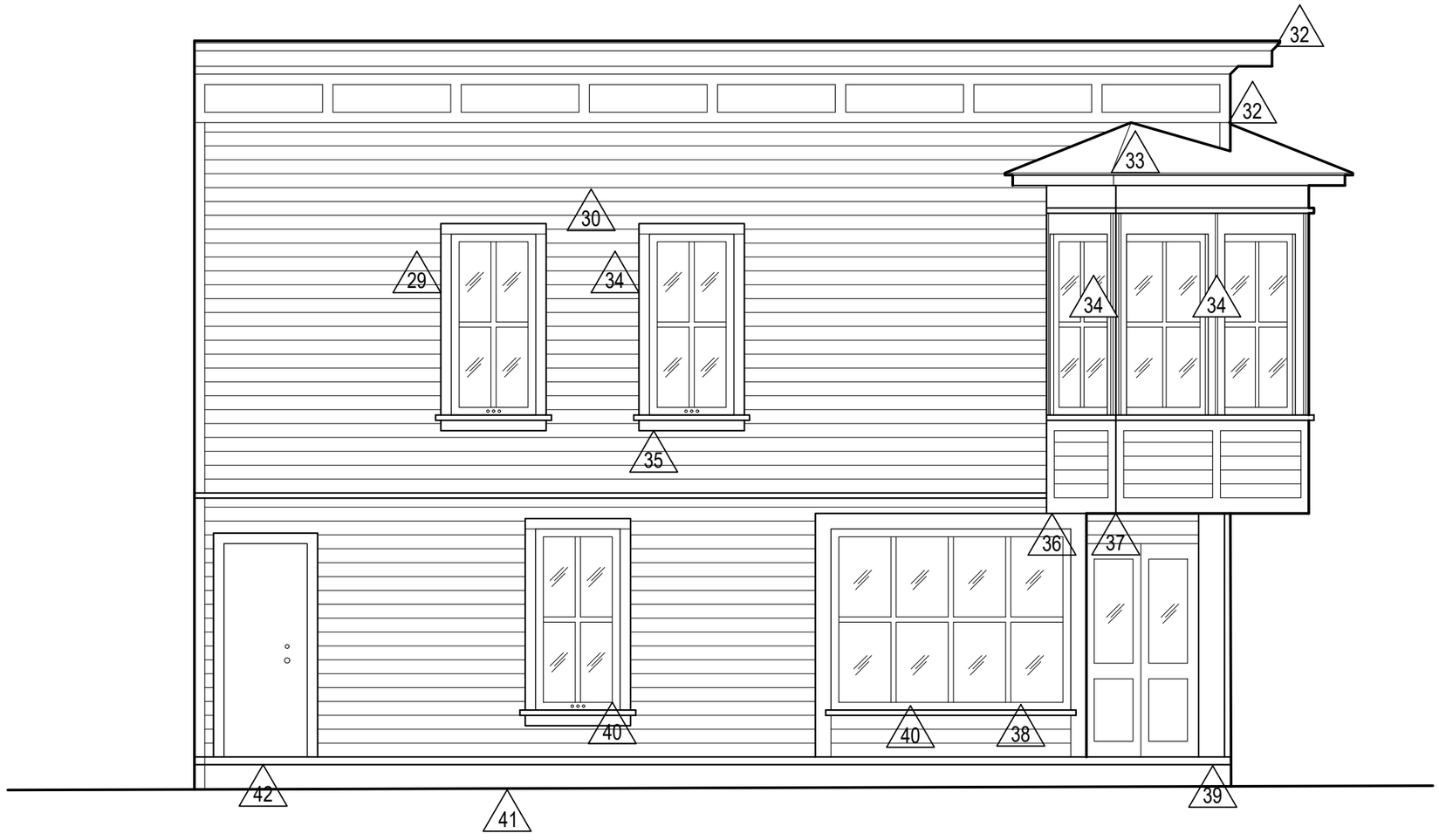

1 SOUTH ELEVATION (PRINCESS AVE)

SCALE 1:50M

Canada

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Architectural & Engineering Services

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Gestion des biens et de l'environnement
Services d'architecture et d'ingénierie

1	FINAL	20200506
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C drawing no. / dessin no.

project / projet

BUILDING CONDITION REPORT DRAWINGS 2018

DAWSON CITY, YUKON

drawing / dessin

ELEVATION (HARRINGTON'S)

Designed By	Conçu par
Date	(yyyy/mm/dd)
Drawn By AC	Dessiné par
Date 2020/05/06	(yyyy/mm/dd)
Reviewed By TA	Examiné par
Date 2020/05/06	(yyyy/mm/dd)
Approved By	Approuvé par
Date	(yyyy/mm/dd)

CONCEPT PLAN
NOT FOR CONSTRUCTION

Project no. / No. du projet

Drawing no. / No. du dessin

A05

2020-05-06 12:24pm By: Adrian Camacho
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1 EAST ELEVATION (THIRD AVE.)

SCALE 1:50M

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Services d'architecture et d'ingénierie

1	FINAL	20200506
revisions	description	date

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C drawing no. / dessin no.

project / projet

BUILDING CONDITION REPORT DRAWINGS 2018

DAWSON CITY, YUKON

drawing / dessin

ELEVATION (HARRINGTON'S)

Designed By	Conçu par
Date	(yyyy/mm/dd)
Drawn By AC	Dessiné par
Date 2020/05/06	(yyyy/mm/dd)
Reviewed By TA	Examiné par
Date 2020/05/06	(yyyy/mm/dd)
Approved By	Approuvé par
Date	(yyyy/mm/dd)

CONCEPT PLAN
NOT FOR CONSTRUCTION

Project no. / No. du projet

Drawing no. / No. du dessin

A06

2020-05-06 12:24pm By: Adrian Camacho
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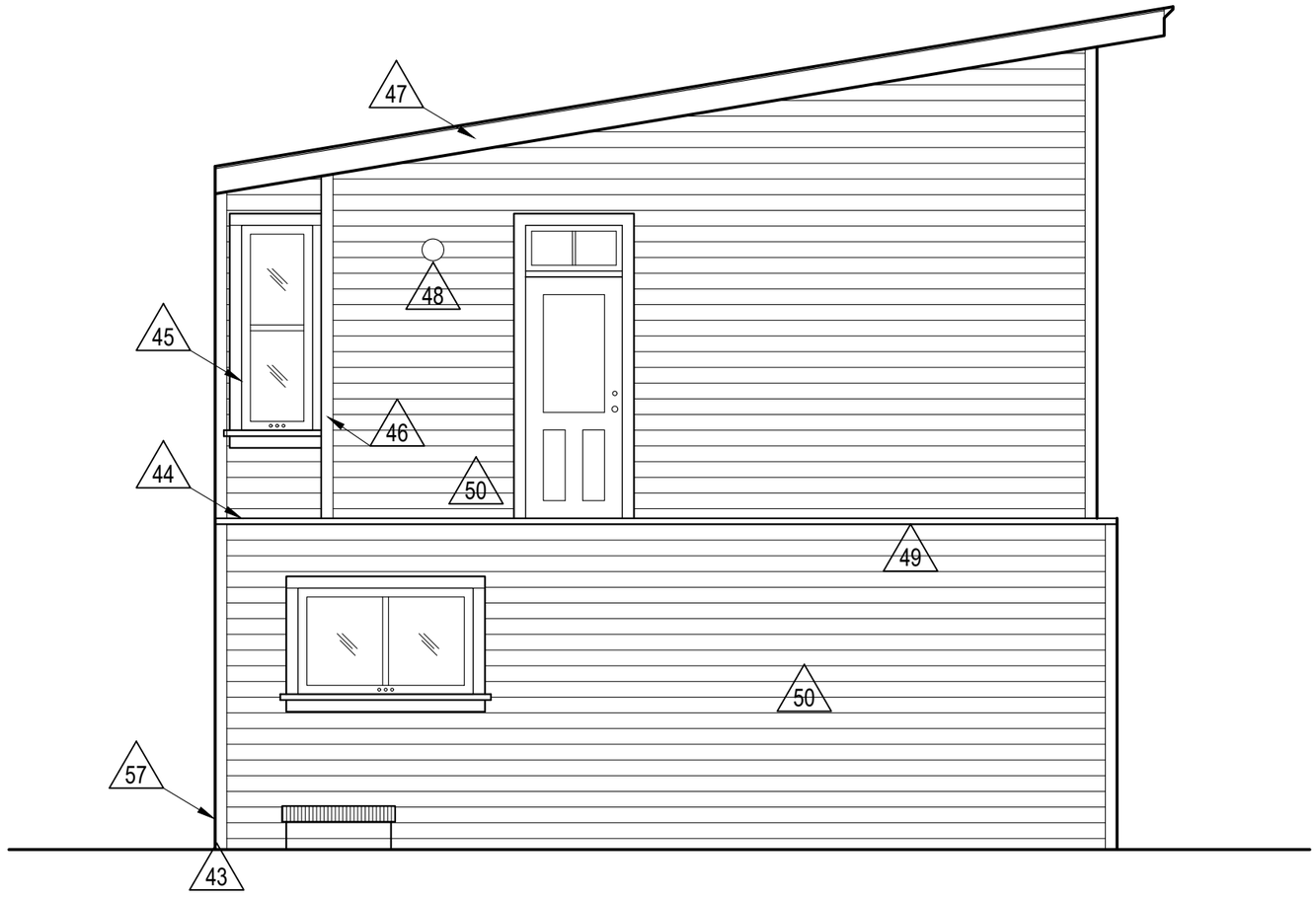

1 / - WEST ELEVATION

SCALE 1:50M

Canada

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Architectural & Engineering Services

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Gestion des biens et de l'environnement
Services d'architecture et d'ingénierie

1	FINAL	20200506
revisions	description	date

A detail no. / no. du detail
B location drawing no. / sur dessin no.
C drawing no. / dessin no.

project / projet

BUILDING CONDITION REPORT DRAWINGS 2018

DAWSON CITY, YUKON

drawing / dessin

ELEVATION (HARRINGTON'S)

Designed By / Conçu par	
Date (yyyy/mm/dd)	
Drawn By / Dessiné par	AC
Date (yyyy/mm/dd)	2020/05/06
Reviewed By / Examiné par	TA
Date (yyyy/mm/dd)	2020/05/06
Approved By / Approuvé par	
Date (yyyy/mm/dd)	

CONCEPT PLAN
NOT FOR CONSTRUCTION

Project no. / No. du projet

Drawing no. / No. du dessin

A07

2020-05-06 12:24pm By: Adrian Camacho
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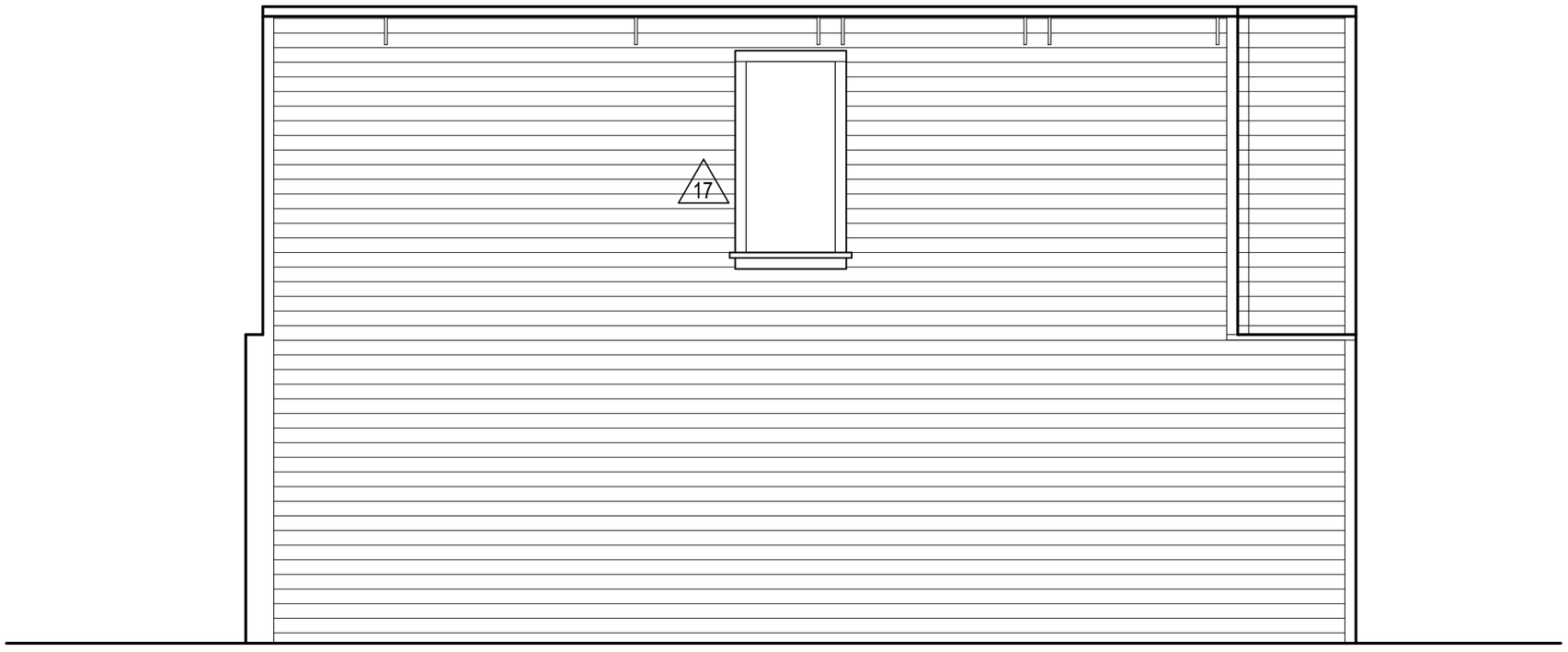

1 / - NORTH ELEVATION

SCALE 1:50M

Canada

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Architectural & Engineering Services

Parcs Canada
Gestion des biens et de l'environnement
Services d'architecture et d'ingénierie

revisions	description	date
1	FINAL	20200506

A detail no. / no. du detail
B location drawing no. / sur dessin no.
C drawing no. / dessin no.

project / projet

BUILDING CONDITION REPORT DRAWINGS
2018

DAWSON CITY, YUKON

drawing / dessin

ELEVATION (HARRINGTON'S)

Designed By / Conçu par		
Date / (yyyy/mm/dd)		
Drawn By / Dessiné par	AC	
Date / (yyyy/mm/dd)	2020/05/06	
Reviewed By / Examiné par	TA	
Date / (yyyy/mm/dd)	2020/05/06	
Approved By / Approuvé par		
Date / (yyyy/mm/dd)		

CONCEPT PLAN
NOT FOR CONSTRUCTION

Project no. / No. du projet

Drawing no. / No. du dessin

A08

2020-05-06 12:24pm By: Adrian Camacho
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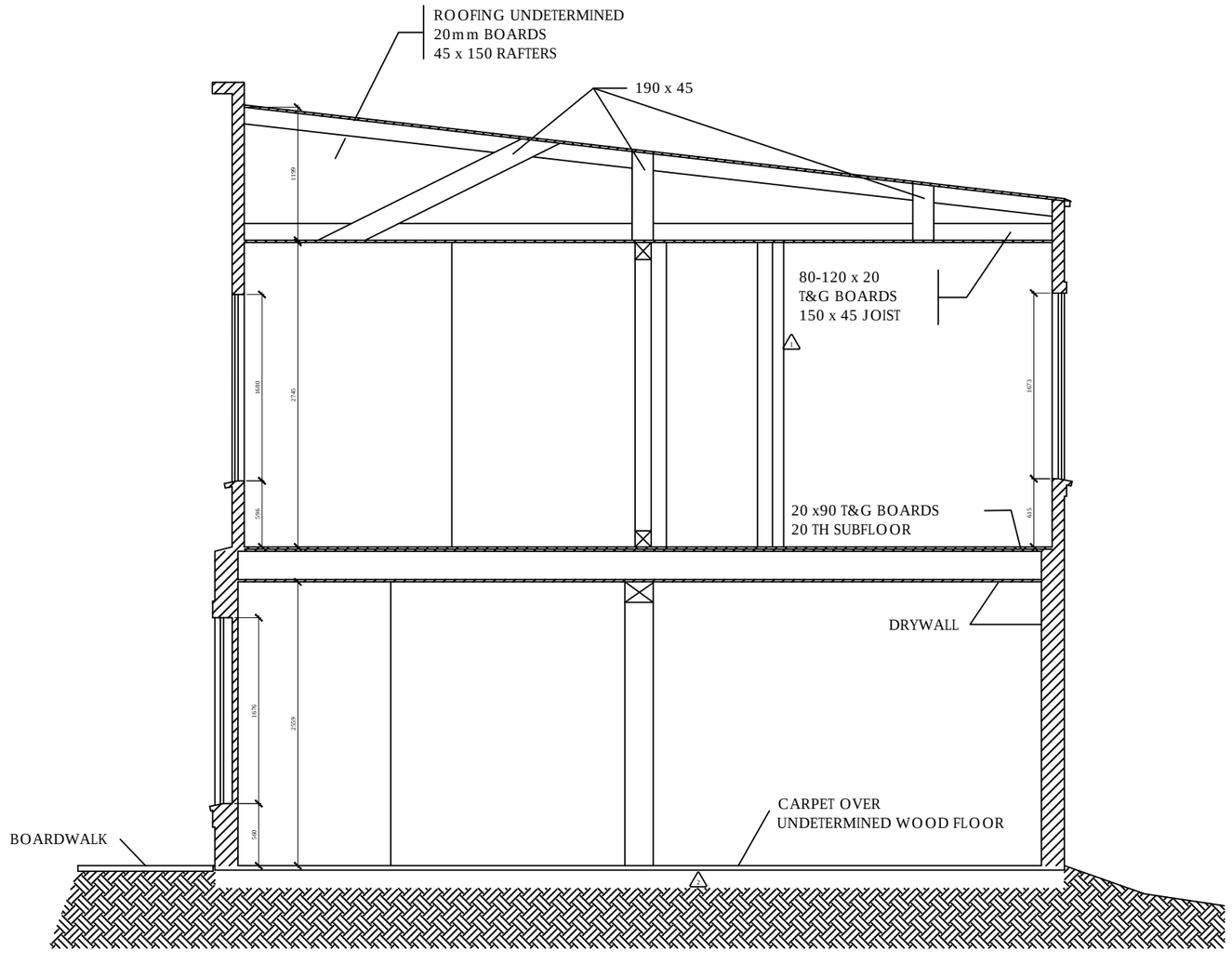
NOTES

1. PARTIAL 2X4 WALL
2. FOUNDATION AND CRAWL SPACE INACCESSIBLE



1 / - BUILDING SECTION

SCALE 1:50M

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1	FINAL	20200506
revisions	description	date

A detail no. / no. du detail
B location drawing no. / sur dessin no.
C drawing no. / dessin no.

project / projet

BUILDING CONDITION REPORT DRAWINGS 2018

DAWSON CITY, YUKON

drawing / dessin

BUILDING SECTION (HARRINGTON'S)

Designed By / Conçu par	
Date / (yyyy/mm/dd)	
Drawn By / Dessiné par	AC
Date / (yyyy/mm/dd)	2020/05/06
Reviewed By / Examiné par	TA
Date / (yyyy/mm/dd)	2020/05/06
Approved By / Approuvé par	
Date / (yyyy/mm/dd)	

CONCEPT PLAN
NOT FOR CONSTRUCTION

Project no. / No. du projet

Drawing no. / No. du dessin

A09

2020-05-06 12:24pm By: Adrian Camacho
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BUILT SITES

General Definitions Defining Criteria Categories and Values.

Every category may not apply to each site, this should not be considered detrimental to the overall evaluation. The evaluation process is a cumulative method, not subtractive. A poor rating in one category will not necessarily counter a high rating in another. Weighting of categories will be unique to the individual sites as some categories may be more important to or definitive of a site's heritage values.

1. Physical Characteristics

a) Age

Representative of an important period in Dawson's history. Comparatively old in the context of its type and of the area.

Excellent: Only remaining example of its type representing an important period of Yukon/Dawson's history.

Very Good: One of few (less than five) examples of its type representing an important period of Dawson's history or the only remaining site representing an important period of the region.

Good: One of a small number (five to ten) examples of its type defining a particular period of Dawson's history.

Poor: One of many of the same type in an age group in Dawson.

b) Composition

- **Type**

Built form that was constructed or developed by man. Could be a building, industrial engineering feature, a road or bridge. What was its primary purpose or function during its most important period of use?

Excellent: Notable representative of a built type within Dawson or the Yukon.

Very Good: Exemplary representative of a built type within Dawson.

Good: Representative of a common built type within Dawson.

Poor: Representative of a common built type within Dawson.

- **Design**

Uniqueness, artistic merit, and composition are elements of design to be considered in this category. The successful function of the feature can also reflect the success of the design.

Excellent: Notable example within Dawson or Yukon of a unique and distinctive design that contributes to its function and/or aesthetic appeal.

Very Good: An exemplary example within Dawson that has distinctive elements of design.

Good: One of many examples that is well designed within Dawson.

Poor: One of many examples of ordinary design within Dawson.

- **Construction Methods and Materials**

Does the site contain a notable, rare, unique or an early example of construction methods or of a particular material? Does the site demonstrate a high degree of craftsmanship?

Excellent: A notable example of superior construction and/or an exceptional (rare or unique) example of a method of construction and/or use of material within Dawson or the Yukon.

Very Good: One of a few remaining examples with high-quality construction and/or a good example of a method of construction and/or use of material within Dawson.

Good: A representative of standard construction and/or use of material within Dawson.

Poor: Of commonplace construction and/or use of material within Dawson.

- **Builder or Architect**

Designed or built by an architect or builder, or a home owner, or group of people, or private individual who has/have made a significant contribution to the built heritage in the region or territory. Many Yukon sites either did not have architects or the architect, engineer, or builder was unknown. A known architect, engineer or builder who had a major impact on the Yukon will receive the highest rating.

Excellent: Architect or builder, group of people, or private individual who has/have greatly influenced Dawson's built heritage.

Very Good: Architect or builder, group of people, or private individual who is/are recognized as having contributed to Dawson's built heritage.

Good: Architect or builder, group of people, or private individual identified and known in Dawson.

Poor: An unrecognized or unknown architect or builder.

c) Integrity

Does the site retain its historic character? How many of the original features remain - if changes have occurred, are they reversible?

- **Location**

  Excellent: The site is in its original location.

  Very Good: A site may be relocated on its original site or placed on a new foundation.

  Good: A site might be relocated nearby. The site maintains its basic neighbourhood relationship.

  Poor: Moved entirely out of original context.

- **Alterations**

  Excellent: No alterations

  Very Good: Original elements from a period of primary importance are largely remaining under contemporary layers and alterations are completely reversible. Alterations that demonstrate the evolution of function and contribute to the heritage value.

  Good: Alterations that are sympathetic to the original composition and materials and demonstrate the evolution of function of the site.

  Poor: Extensive, non-compatible alterations that are irreversible.

- **Condition**

What is the physical condition of the site?

Excellent: Character-defining elements are intact and the site is structurally sound.

Very Good: In good condition with minimal deterioration.

Good: Some deterioration that can be repaired.

Poor: Original elements are badly deteriorated or gone.

d) Context

- **Site**

How much the built site retains its original, immediate environment and function?

Excellent: The site is still used for its original purpose and its environment has not been impacted by outside influences.

Very Good: Immediate environment has remained relatively unchanged and the original function is still apparent.

Good: Site has been impacted but remnants of the original function and immediate environment remains.

Poor: No resemblance to its original environment and/or function.

- **Setting**

The site contributes to and complements the remaining historic character of its close surroundings or neighborhood.

Excellent: Contributes and complements the remaining historic character of its surroundings or neighborhood.

Very Good: Fits in with the remaining historic character of its surroundings or neighborhood.

Good: Out of character with its surroundings or neighborhood.

Poor: Detracts from its surroundings or neighborhood.

- **Landmark**

An important tangible or symbolic landmark that is widely recognized.

Excellent: Recognized and distinctive reference point that is famous within Dawson.

Very Good: Recognized reference point within Dawson.

Good: Recognized referenced point within its street or neighbourhood.

Poor: Not recognized or known.

2. Historical, Scientific and/or Cultural Relevance

Some of the important periods of Yukon history are the pre-Gold Rush, Gold Rush, Corporate Mining Industry, WWII.

a) Historical use or activity of the site

Reflects or illustrates an aspect of cultural, social, political, military or economic history.

Excellent: Illustrates a pattern or patterns of the site's most important historical use or activity that is closely connected with an important period of Dawson's or Yukon history.

Very Good: Illustrates a pattern or patterns of historical use or activity loosely connected with an important period of Dawson's history.

Good: Illustrates a pattern or patterns of historical use or activity common to Dawson's history.

Poor: Does not illustrate any historical use or period.

b) Association with Individual, Organization or Group

Associated with the life or activities of a person, group or organization that has played a role in the history of the region, territory or nation.

Excellent: Closely connected with a person, group or organization that has played a role in the history of the town, territory or nation.

Very Good: Connected with a person, group or organization that has played a role in the history of Dawson or the territory.

Good: Loosely connected with a person, group or organization that has played a role in the history of Dawson.

Poor: No association with any person, group or organization of historical note.

c) Association with a Significant Event

Associated with an historical event that has played a role in the history of the region, territory or nation.

Excellent: Closely associated with an important event in the history of the town, territory or nation.

Very Good: Associated with an important event in the history of Dawson or the territory.

Good: Loosely associated with an event in the history of Dawson.

Poor: No connection or association with any particular event.

.

3. Reasons for Designation

Using the nomination application and this evaluation, list the reasons for designation or reasons for not recommending site for designation.

4. Important Elements to be Preserved

List the elements of the site that should be preserved or protected under designation. Use the nomination application and the results from this evaluation.

Report to Council

[x] For Council Decision [ ] For Council Direction [ ] For Council Information

[ ] In Camera

AGENDA ITEM:	Yukon Government Front Street Lease Agreement	
PREPARED BY:	Cory Bellmore, CAO	**ATTACHMENTS:** • Map of lease area
DATE:	May 4, 2021	
RELEVANT BYLAWS / POLICY / LEGISLATION:		

RECOMMENDATION

That Committee of the Whole forward to Council to authorize administration to enter into a 5-year lease agreement with Yukon Government to lease the parcel of land comprising of 1.9 Hectares, more or less, on Front Street, adjacent to CLSR 8338A, Quad 116B/03, with the term ending on December 31, 2026.

ISSUE / PURPOSE

Bylaw #10-10, being the Lease and Rental Bylaw, states that Council may, by resolution, enter into a lease or rent property from another party.

BACKGOUND SUMMARY

Previous agreements for the use of this land from Yukon Government (YG) have been via a License of Occupation (LOO). Taking into consideration the various uses of the land, this year YG decided a lease was a more appropriate agreement than a LOO. They also changed the primary use of the land from “Dyke Revitalization” to “public recreation and public events” and tweaked the boundary lines (see attached map).

ANALYSIS / DISCUSSION

We have completed negotiation for the lease and are now seeking approval to enter into this specific lease agreement with Yukon Government for $150/year, ending December 31, 2026.

APPROVAL		
NAME:	C Bellmore	**SIGNATURE:** C Bellmore
DATE:	May 6, 2021	

EMR Lands
- Parcel of Interest
- Application
- Disposition
- Licence
- Notation

EMR Agriculture
- AG Application
- AG Disposition

Legal Surveys
- Easements
- Parcels

First Nations' Interests
- Heritage Sites
- Heritage Routes
- Heritage Site Areas
- Settlement Land (surveyed)
- Settlement Land (unsurveyed)

Parks & Protected Areas
- Protected Area
- Territorial Park
- National Park

Mining Interests
- Mineral Claim
- Placer Claim
- Quartz Claim

N

1:2,500

0 25 50

Metres

Yukon

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

Imagery dated 1989 - 2021, Courtesy of Geomatics Yukon.

139°26'15"W
64°03'41"N

Mapsheet: 116B03
April 22, 2021

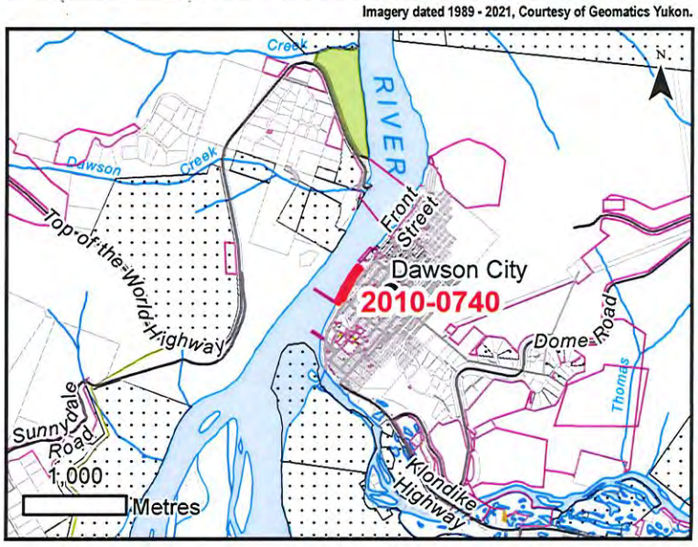
City of Dawson

Lease

On Front Street, adjacent to CLSR 8338A, Dawson City, Yukon

PID: 200015322

Disposition: 2010-0740



Drawn by: GBGARROW Date: Apr 22, 2021

Initials: Date:

Report to Council

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

☐ In Camera

AGENDA ITEM:	Dome Road What We Heard Report	
PREPARED BY:	Stephanie Pawluk, CDO	**ATTACHMENTS:** • Dome Road What We Heard Report
DATE:	May 6, 2021	
RELEVANT BYLAWS / POLICY / LEGISLATION:		

RECOMMENDATION

That Committee of the Whole accept the Dome Road What We Heard Report as information.

ISSUE / PURPOSE

This report is being presented to Council as information.

BACKGOUND SUMMARY

Following the first round of engagement for the Dome Road Master Planning process held in late February/early March of 2021, Stantec compiled this report outlining the findings of this engagement. Next, the Planning Brief will be finalized, and then the project team will be moving into Phase 4: Draft Concept Planning, which includes draft neighbourhood design options, community engagement, and development of the Dome Road Master Plan and Pre-Design Report.

ANALYSIS / DISCUSSION

A key purpose of this engagement process was to gather public comments on the draft vision and goals. There were two main ways for the public to participate in this engagement process; an online/in-person session and an online survey. The survey saw considerable public participation with 128 completed responses. This report will inform further developments of the Master Planning process.

APPROVAL		
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DATE:	May 6, 2021	

Dome Road Master Plan Engagement #1

What we Heard Report

Prepared for Yukon Government Land Development Branch
Prepared by Stantec

Date: May 2021

Design with
community in mind

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1.0 ENGAGEMENT OVERVIEW

The Dome Road Subdivision will be a mainly residential neighborhood, located south of the historic townsite in the City of Dawson. This area is critical to the future growth of Dawson. The Government of Yukon (YG) and City are working together to complete a Master Plan that will guide the future development of this area. The Dome Road Subdivision represents an important opportunity to provide much needed residential lots through a variety of housing options at various price points.

Stantec was hired to lead this Master Plan process and over the course of this project, there will be several opportunities for the public to get involved, review information and plans, and provide input. This report provides a summary of what was heard during the first engagement session for the Dome Road Master Plan project held in late February and early March 2021.

1.1 PURPOSE OF ENGAGEMENT

The purpose of this first round of engagement on the Dome Road Master Plan was to:

- Introduce the project and team;
- Review each of the four development sites;
- Present the draft vision and goals; and
- Gather input from the public on any of the above topics.

1.2 ENGAGEMENT OPPORTUNITIES AND PARTICIPATION

There were two main ways for the public to participate in this engagement process; an online/in-person session and an online survey. All relevant information about this project was posted on the Dome Road project page on the City of Dawson website.

A background document was produced to summarize the project and to provide information to those who were not able to attend the sessions; it can be found in Appendix A. To further get the word out, a letter about the project and the opportunities to get involved, was mailed to Dawson property owners.

Due to COVID restrictions, public sessions needed to be kept to a maximum of 10 people. Residents who wanted to participate in person were asked to sign-up with City staff beforehand.

Online and in-person public information sessions

There were two public information sessions held on Tuesday February 23rd; one from 12-1:30pm and one from 6:30-8pm at City Hall. Both sessions were broadcast live using Microsoft Teams so that people at home can view the presentation and ask questions in real-time.

During these sessions, Stantec went through a presentation which included the planning process, a review of each of the four sites and the draft vision and goals. After the presentation, the meeting was opened up for discussion, questions and to gather input. A copy of the presentation slides can be found in Appendix B.

The noon session had 4 attendees and the evening session had 6 attendees. A recording of the noon session was made available on the City of Dawson project website for anyone who was not able to attend the meetings.

Online survey

An online survey was prepared using Surveymonkey and a link was available on the City of Dawson's project website from February 19 until March 11, 2021. A copy of the survey questions can be found in Appendix C. Staff at Tr'ondëk Hwëch'in also sent out the information about the survey to their citizens. In total, 128 completed responses to the survey were received.

1.3 DRAFT VISION AND GOALS

As one of the key purposes of this engagement process was to gather public comments on the draft vision and goals, they are provided below for reference.

Draft Vision

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

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

Draft Goals

The goals listed below will provide specifics for how the vision will be carried through the Master Plan and into the development. These goals will guide the planning elements such as the lot layout, design of greenspaces, trail and road networks, and supporting infrastructure.

Goal 1: Provide a Variety of Housing Types

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

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

Goal 2: Create a Sense of Character

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

Goal 3: Plan for a Complete Neighbourhood

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

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

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

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

The Dome Road development will have good access for people traveling by car, bike, ATV, snowmachine and on foot. This will include connections within new neighbourhoods, to downtown, the river and other

community destinations. Some trails will be designed to be part of the transportation network and others will provide connections to existing trails that are used for recreation. Safety for all is a priority.

Goal 6: Efficient Infrastructure

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

Goal 7: Sustainable Design

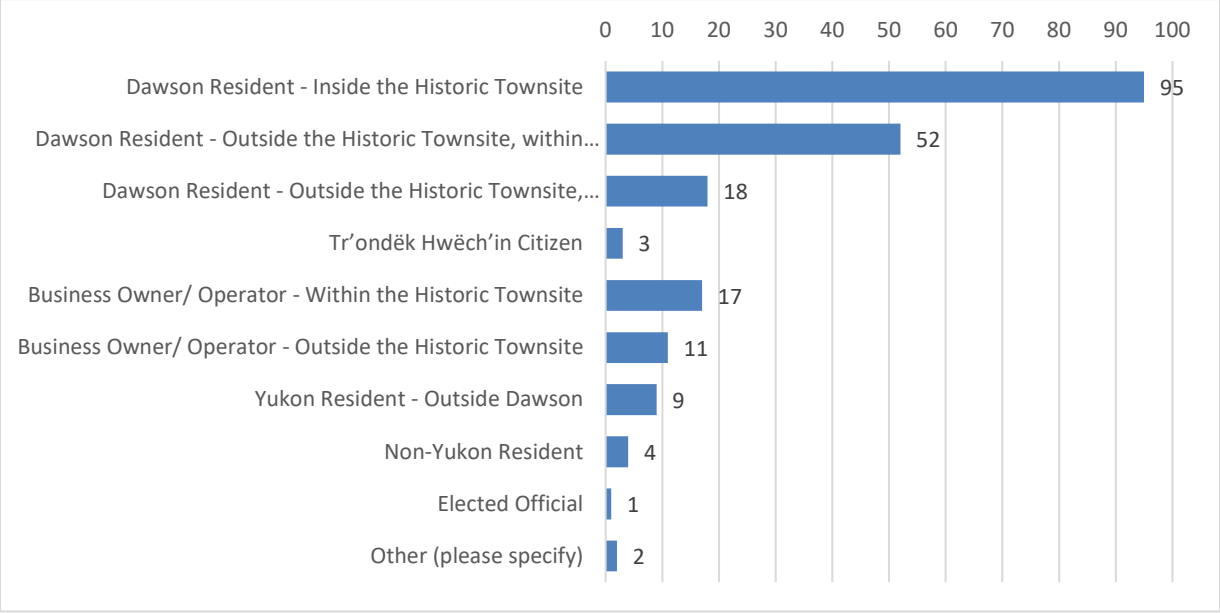
This development will include elements of sustainable design. Developing a new neighbourhood is an opportunity to move away from the status quo and towards a new model for residential development.

2.0 SURVEY RESULTS

This section provides a summary of what was collected using the online survey.

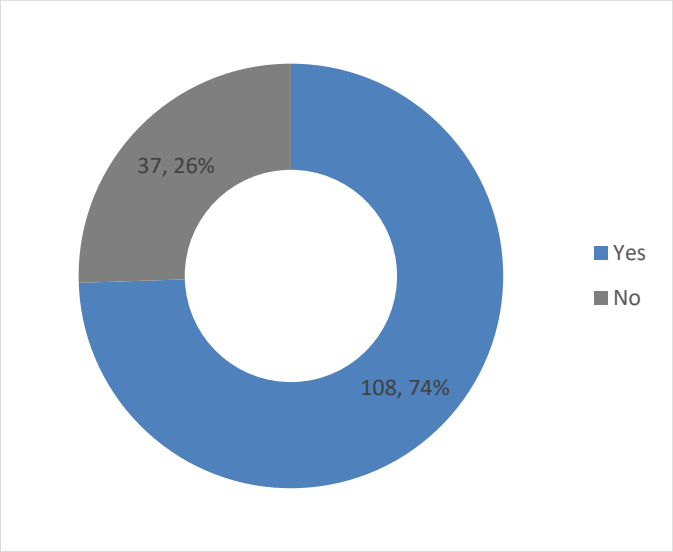
Question 1. We know that Dawsonites may have multiple interests in this project: they are residents, entrepreneurs, property owners, and have ties to many different industries. Please select the statement(s) that best describe you and your responses to this survey.

Figure 1 – Interests of survey respondents



Question 2. Does the draft vision statement capture your vision for the area?

Figure 2 – Do you feel the draft vision captures your vision for the development?



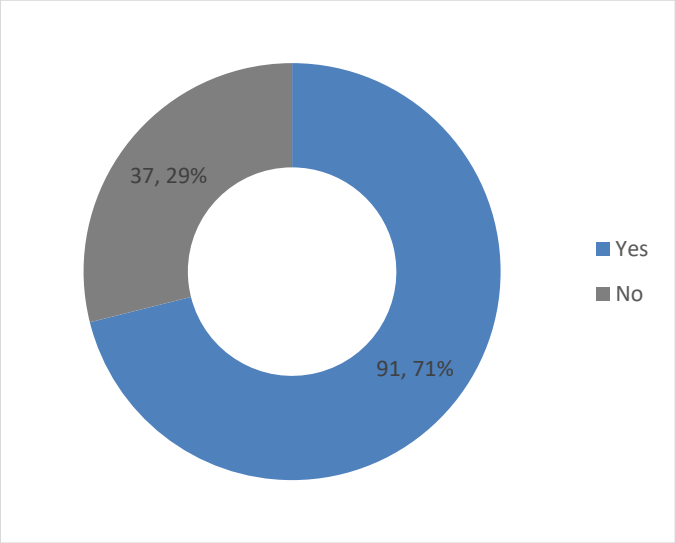
Of respondents, 74% feel that the draft vision captures their vision for the area. Respondents were also provided an opportunity to answer the sub-question: Why or why not?

Written comments were provided by 37 people and the full responses are provided in Appendix D. The following list of themes summarizes the more common comments.

- Concern that the high cost of providing piped water and sewer will make the lots unaffordable
- Concern that the long-term cost of providing municipal services will have a negative impact the City's financial sustainability
- Questions and concerns about what the "connected greenspaces" will look like and how much room they will take up
- Would prefer to see country residential development along the Dome Road
- Support for a development that fits within Dawson and provides a range of housing types

Question 3. Do you think that these goals sufficiently support the vision?

Figure 3 – Do you feel that the draft goals sufficiently support the vision?



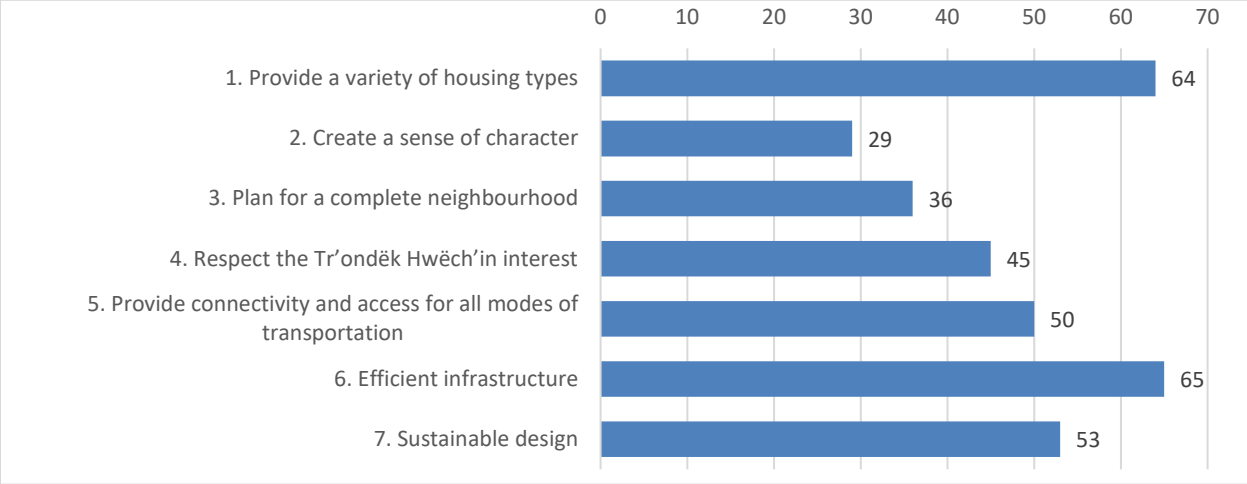
Of the respondents, 71% think that the goals sufficiently support the vision. Respondents were also provided an opportunity to answer the sub-question: Why or why not?

Written comments were provided by 30 people and the full responses are provided in Appendix D. The following list of themes summarizes the more common comments.

- Concern that the high cost of providing piped water and sewer will make the lots unaffordable
- Concern that the long-term cost of providing municipal services will have a negative impact on the City's financial sustainability
- Concern about the impacts to existing residents, roads and infrastructure
- Concern about enforcement of development types and overall aesthetics

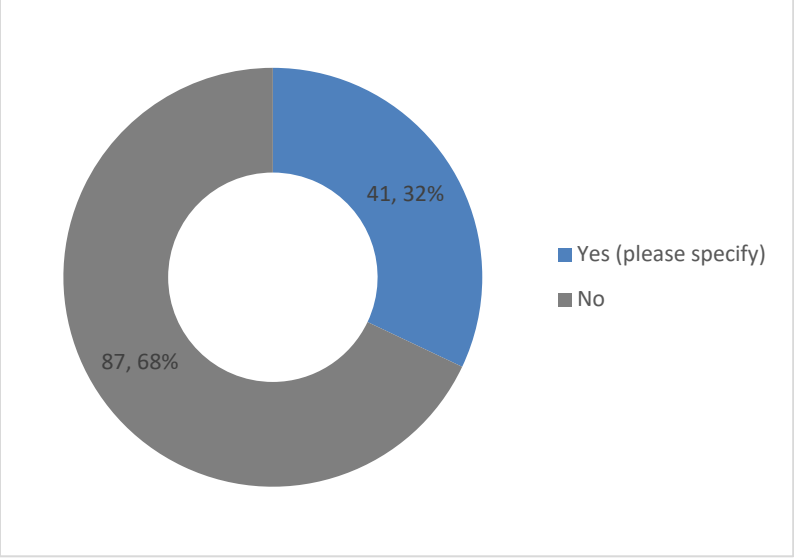
Question 4. Of the goals listed, which are the most important to you?

Figure 4 – Which goals are most important to you?



Question 5. Have we missed anything that you think should be a goal?

Figure 5 – Have we missed any goals?



Respondents were provided an opportunity to specify any goals that they feel are missing. Written comments were provided by 41 people and the full responses are provided in Appendix D. Below are the potential additional goals that were mentioned most often:

- Affordability
- Increased traffic and road safety
- Impacts on existing residents
- Impacts to the City's financial sustainability
- Capacity of the City's and community's facilities to serve new residents

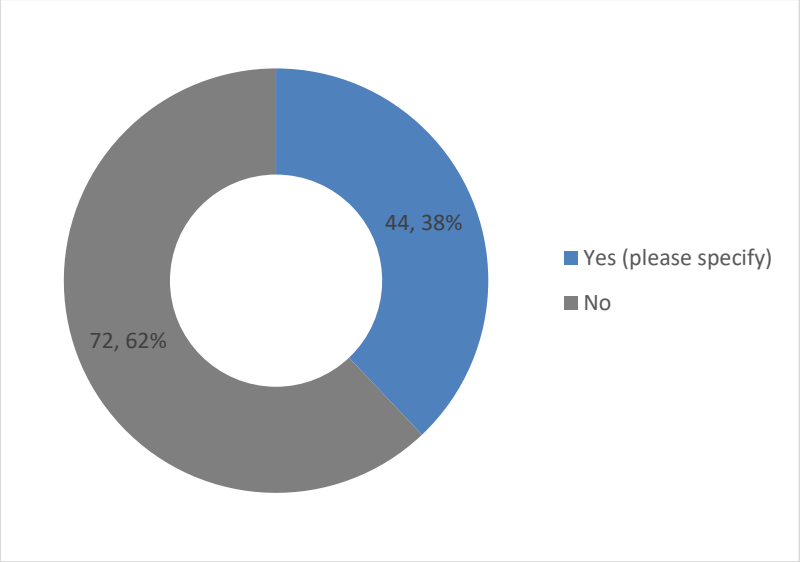
Question 6. How do you think this development could be "Authentically Dawson"?

This question was optional and open ended; 44 respondents provided answers. A full list of the responses is provided in Appendix D. The top responses were:

- Have a mix of housing types, sizes and building materials
- Avoid suburban (Whistlebend) design
- Balance between design rules and freedom for residents to develop as they please

Question 7. Are there any other opportunities or constraints that should be considered for Development Area A?

Figure 6 – Is there information missing about Area A?

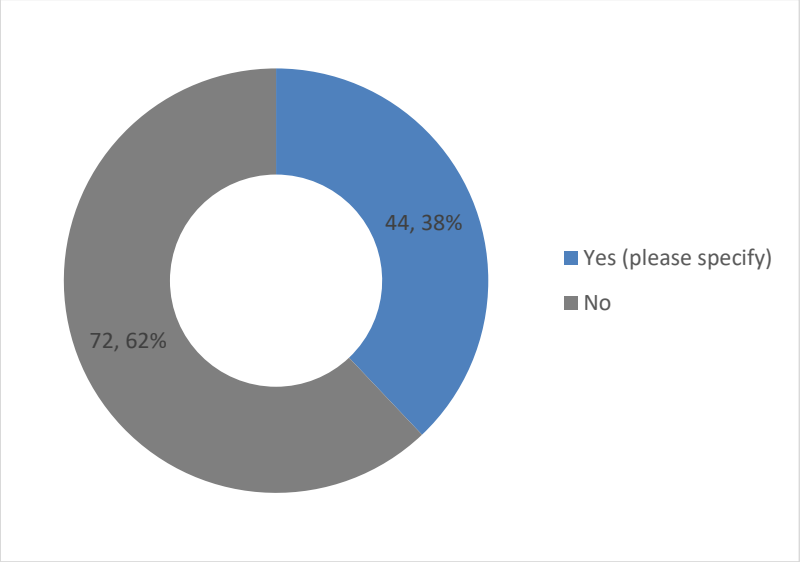


This question also had space to specify what is missing and 44 responses were received. They are listed in Appendix D. Key themes stated are:

- Concerns about the bank stability and erosion
- Importance of good traffic management
- Preference for country residential development at this location
- Financial impact of servicing these lots
- Need for appropriate trails, landscaping and aesthetics

Question 8. Are there any other opportunities or constraints that should be considered for Development Area C?

Figure 7 – Is there information mission about Area C?

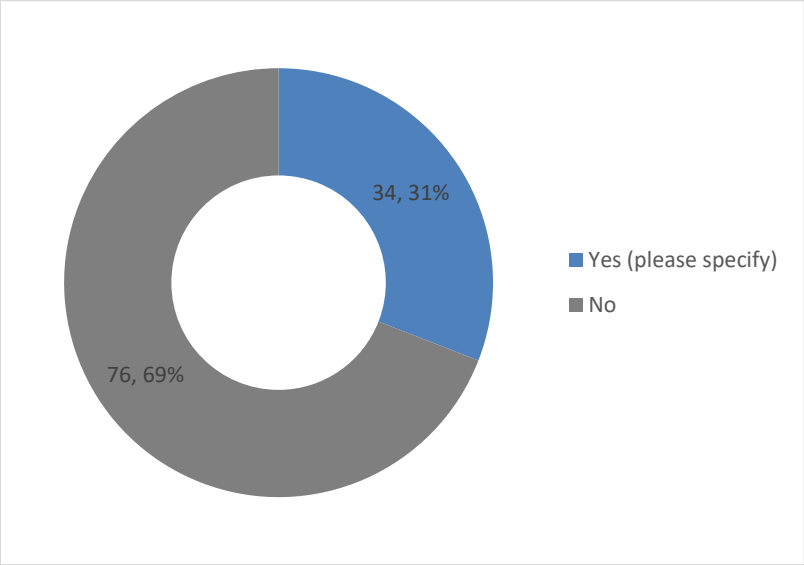


This question had space to specify what is missing and 45 responses were received. They are listed in Appendix D. Key themes stated are:

- Protection of existing ski trails
- Connectivity to surrounding trails
- Stormwater drainage and slope stability
- Impacts of mining claims
- Preference for country residential development at this location

Question 9. Are there any other opportunities or constraints that should be considered for Development Area D?

Figure 8 – Is there information missing about Area D?

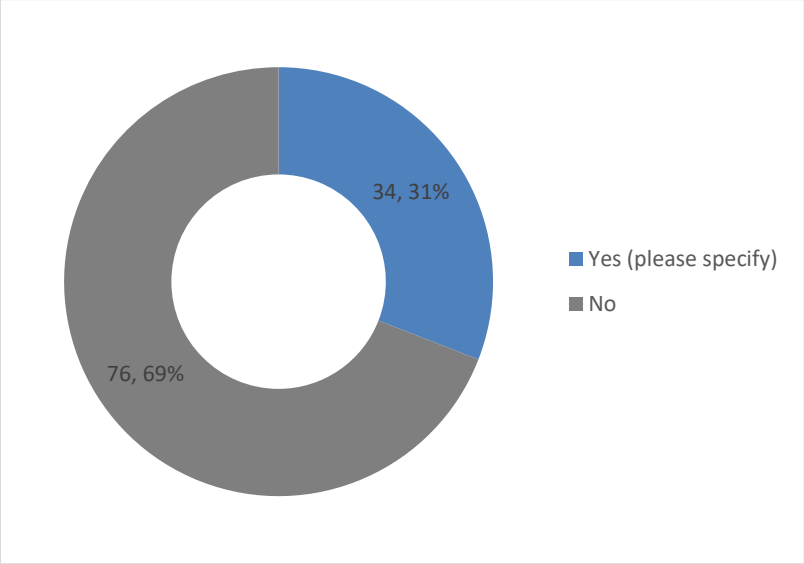


This question had space to specify what is missing and 45 responses were received. They are listed in Appendix D. Key themes are:

- Aesthetics are important here as this is the gateway to Dawson and offers the first impression of the community
- Potential location of some small commercial use
- Planning needs to include the recreation facility
- Impacts of highway traffic: congestion, safety

Question 10. Are there any other opportunities or constraints that should be considered for Development Area F?

Figure 9 – Is there information missing about Area F?



This question had space to specify what is missing and 39 responses were received. They are listed in Appendix D. Key themes are:

- Would like to see this area be used for the recreation facility
- Aesthetics are important here as this is the gateway to Dawson and offers the first impression of the community

Question 11. Please share any other thoughts that should be considered.

This allowed respondents to share any other thoughts for our team to consider. A total of 45 response were received and the full listing can be found in Appendix D.

- This development has the potential to be a financial strain on existing City infrastructure and services
- Many respondents are concerned that servicing this subdivision will be very expensive and may result in lots that are prohibitively expensive
- Residents are concerned about the capacity of the Dome Road to handle the additional traffic safely
- Some residents feel that the City's priority should be redevelopment and infill in the townsite
- Many people suggested that Areas A and C would be better for country residential lots
- There were also those who support this project and believe that new lots here will be good for the community

3.0 INPUT FROM PUBLIC SESSIONS

Between the lunch and evening sessions, ten members of the public attended. The following provides a summary of the key discussion points.

Community Growth and Affordability

- Other upgrades to community infrastructure and amenities will be needed; for example, the school has no space
- Population may grow even more as the community appeals to those who can work remotely
- Don't want to see new commercial development on the Dome Road negatively impact downtown
- Need to ensure there is demand for these lots before we develop them
- People can't find housing and will move out of Dawson if there isn't anything available
- "Affordability" is difficult to define
- Provide affordable housing lots is a priority for many
- The school, recycling depot, and recreation facility do not have the capacity to meet the needs of the residents of all these new lots
- Need to consider Tr'ondëk Hwëch'in interests and plans as we move ahead
- Climate change is impacting this area and causing more rain, erosion, runoff, and unsafe slope stability

Developability

- Need to ensure that proper and comprehensive geotechnical evaluations are completed, especially for Sites A and C, to mitigate concerns about erosion and sloughing
- Beautiful area along the ridge (Site A and C), stunning light
- Land has already been disturbed; not a natural landscape

Roadway Network

- Desire to see safe connectivity on Dome Road and Mary McLeod Road (walking, cycling, driving)
- Adding residents along the Dome Road will mean increased traffic on Mary McLeod, which is unsafe and already too busy
- Need to consider carrying capacity and tourism use on the Dome Road
- Dome Road is already in poor condition; need to plan for upgrades to bring this road up to an acceptable standard
- Need to consider geotechnical conditions; erosion and sink holes are apparent near accesses and roads
- Dome needs a forest fire plan and emergency evacuation routes
- Traffic is very bad in between 8:00 and 8:45

Lot Sizes and Housing Types

- People can still subdivide their existing lots, and many have been doing this
- Septic fields last 20-30 years but when they need replacement, they need a new location so each lot needs to be able to accommodate multiple sites, not just one
- Don't want condos, this isn't Whitehorse
- People want country residential along the Dome; should look in town for smaller lots
- This development is very important as there are no lots available in town
- Yukon is about land and space, no one moves here for a duplex

Servicing Considerations

- All required off-site improvements will impact development
- If lots are sold unserviced, then property owners can upgrade as they want to rather than paying a higher price upfront
- Concern about the use of septic fields and that impact on slope stability
- Consider extending services to existing lots, if it brought up to Area A
- Garbage drop-off near ball diamonds is not working well

Mining Uses

- Mining operations in this area aren't finished and will impact the ground condition
- There is no agreement to relinquish mining claims and this could mean a long delay for this subdivision

Trails and Recreation

- Consider impacts of this development on ski and bike trails in this area
- New recreation centre should be located in Area D or F and will be a benefit to nearby resident
- Need to think about the greenspaces; consider the current size and the amenities that are required

Design

- The design and aesthetics here are very important, especially in Areas D and F which are the gateway into the community
- Consider impacts of lights on the night sky
- Consider how new development will impact views from existing homes
- Should consider hot and cold of Dawson's climate; cooling areas and snow removal
- Would like to see accessibility to water, by animals, for wildfire and for cooling
- No corrugated metal siding

4.0 INPUT ABOUT SPECIFIC AREAS

This section provides a summary of the comments from both the survey and the public meetings that are specific to each of the four areas.

Comments about Area A

- There are beautiful views and great light all along the ridge
- Concerns about slope stability, sloughing and erosion, especially near steeper slopes
- This area would be better as for larger country residential lots; this would do away with the expense of servicing the lots and result in development that is more compatible with existing development
- Need to consider wildlife corridors and access, especially near the river
- A trail should be developed along the bluff so that the views are accessible to all
- Still some active mining claims in this area that need to be dealt with
- Vegetation is sparse here; need to consider landscaping and planting trees
- Opportunity for playground, community garden, eco-friendly power generation in this area
- Consider drainage for each lot; contours may need to be changed
- Tourists will see this area while driving the Dome Road; homes along the roadway should conform to heritage regulations
- Preference to see lower density development along the Dome Road
- Elevated position and orientation of roofs could take advantage of a good solar electric generation potential to help contribute to local sustainable power
- Lots should be small; but not too small
- Limit density to single family homes and duplexes

Comments about Area C

- Lots should be country residential; not serviced
- Include an area for tiny homes/ wall tents on one lot
- Lots here should not be allowed to subdivide
- Higher density is not appropriate for this area
- Homes along the roadway should have conform to heritage regulations
- Mining claims will make this area difficult to develop and could cause long delays
- Need to ensure new intersections are safe; current access has poor sight lines
- Need to identify wildlife corridors and retain vegetation where possible
- Take advantage of opportunities for solar energy
- Connection to surrounding trails
- Concern that climate change will lead to increased erosion, landslides, slumping, and drainage issues
- Concern about bank stability and geotechnical issues
- Leave space for the expansion of ski trails
- Area will be in shade for much of the time

- Will need to add vegetation as much of the existing vegetation has been removed

Comments about Area D

- Design and aesthetics here are so important as it is gateway to the community; some people would like to see buildings conform to heritage regulations and some want to see a mix of different design
- Good opportunity for housing for people without a vehicle as it is within walking distance of downtown
- Could be a good location for an improved tiny home or wall-tent city
- Lots should be connected to water and sewer
- This area is appropriate for some commercial use
- Higher density development would be good here
- Need to provide good access to trails and a safe route into town for pedestrians and cyclists
- Need to deal with mining claims before undertaking development; claims are significant and complex in this area
- This area is good for development as it will not impact traffic on Mary McLeod or on the Dome Road
- Need to consider increased pressure on the intersection of Dome Road and North Klondike Highway; it is already busy
- Avoid cookie-cutter design; mix different housing densities together
- This is a good location for the new recreation centre
- Should only be single family lots here
- Need to make sure that tourist traffic is controlled and there are signs pointing to key destinations

Comments about Area F

- Design and aesthetics here are so important as it is gateway to the community; some people would like to see buildings conform to heritage regulations and some want to see a mix of different designs
- Some small commercial uses will be needed here to support all the new area residents
- Need to include appropriate green spaces here
- Mining claims need to be dealt with here before planning a new neighbourhood
- Need to upgrade Dome Road and Highway intersection
- Good location for the new recreation centre
- Need to plan residential uses that are compatible with the recreation centre
- Need to plan for the right amount of parking for the recreation centre so it does not negatively impact new residential area
- This area is a busy wildlife corridor; need to consider how animals will connect with the river
- Boutillier Road also needs to be improved

5.0 CONCLUSION

5.1 SUMMARY THEMES

This section provides a summary of the most common themes that emerged through the engagement process. Input from meetings and the survey are considered together.

1. Community Growth and Lot Demand

- Respondents suggested that upgrades to other community infrastructure and amenities will be needed to support population growth that this Master Plan will show. Specifically, it was suggested that improvements are needed to the school, recycling depot, wastewater system, grocery stores, electrical grid, and recreation facilities.
- Several respondents also highlighted the importance of providing incentives to develop vacant/underused lots in the Dawson townsite.
- Although many people acknowledge that more housing is needed, there were concerns about the scale of this development. Residents want to see the lots released at the appropriate pace so that the community can grow responsibly.
- Some people are concerned that the town will grow too fast and will lose the character that people love.

Impact on Master Plan

- The Master Plan will include a phasing/land release plan so that the community grows at an appropriate pace. Full build-out could be 20 or 30 years away, depending on Dawson's growth rates.
- Phasing/land release will be dependent on serviceability, access, housing needs and site requirements.

2. Affordability

- Many respondents expressed concerns about the high cost of servicing Areas A and C. People want to see affordable lots and feel that bringing piped water and sewer to this area will make the lots too expensive.
- Efficient use of infrastructure was cited as the most important goal.
- Respondents were concerned about the long-term impacts on the City finances of having to operate and maintain services for these lots.
- Many respondents commented that affordability is an important goal for this development.
- People want to see the lots sold in a way that is fair and accessible; some respondents feel that residents looking for a home should be given preference over developers when it comes to selling lots.

Impact on Master Plan

- In working towards a Master Plan, we will consider costs to develop infrastructure as well as costs to operate and maintain it in the long-term.
- Cost estimates will be considered along-side lot layout options throughout the decision-making process.
- The Master Plan will identify land uses, development potential, and recommended servicing option.
- Land will be used efficiently to create more housing options at different prices,
- Some of these issues related to affordable housing, such as cost of construction, contractor availability and government programs related to housing, are outside the scope of the Master Plan.

3. Impacts on Existing Dome Road Residents

- Many residents were concerned about impacts the new development could have on existing Dome Road residents and specifically mentioned increased traffic, views, light pollution and noise as issues.
- Several nearby residents expressed support for unserviced country residential lots in Areas A and C, as lower density development is seen as being more compatible with existing land uses.
- Some people suggested that minimizing impact on existing residents should be included as a stand-alone goal.

Impact on Master Plan

- Minimizing impacts related to noise, traffic and land use transitions will be considered during the design and lot layout of each area.
- Consider editing the draft goals to reflect these concerns.

4. Lot Size and Land Use

- Respondents had different ideas about what type of housing densities are appropriate in the four areas.
- Generally, respondents would like to see higher density development in Areas D and F, and lower density development in Areas A and C.
- Some people like the idea of a lot for mini-homes or wall-tents and others do not.
- Some respondents wanted to see higher densities (duplexes, town homes) mixed in with single-family homes and some thought that Areas D and F would be better for this type of housing.
- There was some support for duplexes, but less support for condos or apartments.
- There was some support for small scale commercial uses in Areas D and F.
- Some respondents stated that higher density housing and/or smaller lots will be key to affordability.
- Providing a variety of housing types was the second most important goal for survey respondents.

Impact on Master Plan

- The Master Plan options will include a variety of housing types and densities.
- In generally, higher density housing will be found in Areas D and F, with lower density options in Areas C and A.
- Master Plan will include space for the recreation centre and some commercial space in Area F.
- The Master Plan will recommend appropriate zoning for each of these areas.

5. Geotechnical Conditions

- There were several comments related to erosion, sloughing and the geotechnical conditions in general.
- Respondents want to see comprehensive geotechnical evaluations are completed, especially for Sites A and C; and these should also consider impacts of climate change on the conditions.
- Drainage needs to be considered when developing the lots.

Impact on Master Plan

- The Master Plan will be created based on geotechnical investigation information available to date.
- The servicing section of the Master Plan will identify appropriate storage and retention considerations for stormwater management.
- More detailed geotechnical investigation will be part of the detailed design.

6. Road Network

- Many respondents had concerns about the condition of the Dome Road and suggested that upgrades would be required.
- Respondents stated that Mary McLeod Road is steep and dangerous and additional traffic on this route would not be good.
- Several people commented that improvements are needed to the intersection of the Dome Road and the North Klondike Highway to handle additional traffic.
- Several respondents commented that is it important that new roads off the Dome Road are safe and have good sightlines.

Impact on Master Plan

- The Master Plan will include recommendations about the required upgrades to the Dome Road and to the intersection of the Dome Road and the Alaska Highway.
- New accesses from the development to the Dome Road will be designed safely and will have appropriate sight lines.

7. Design and Aesthetics

- Many respondents feel that the design and character of buildings in Areas D and F are very important as this is the gateway to the community.
- Many respondents want to ensure that the new residential areas do not feel suburban and homes are not all the same.

- There was no overall agreement about whether new areas should be developed following Dawson's Heritage Bylaw or not, but there was support for flexibility and variety in design of new homes.
- Several respondents pointed out the need for landscaping, especially in Area A.
- Roadway layout and house orientation should take advantage of the grades, views and sun orientation; there were comments supporting both a grid network and an organic road pattern.

Impact on Master Plan

- The Master Plan will identify a general theme and character of the community.
- The public realm (parks, entry features, natural conditions) will provide a first impression and their design will be important to the character of this area.
- Recommendations of architectural controls or design guidelines will strengthen the overall look and feel of the new neighbourhoods.

8. Trails and Recreation

- Respondents believe that new residential areas need to include appropriate connections to trails and identify space for playgrounds, gathering places and community gardens.
- There is general support for locating the new recreation centre in Area F.
- The new areas will need safe walking/biking access to town.
- Trails should be developed along the ridges, so that everyone can enjoy the views.
- Trails should connect with existing trails.

Impact on Master Plan

- The Master Plan will identify internal greenspace, and key trail connections.

9. Comments about the Vision

- 74% of respondents feel that the draft vision is aligned with their vision for the area.
- It is not clear to several people what "Designed around connected greenspaces" means.
- Several respondents voiced concern about including servicing the lots as part of the vision. Many people commented about the expense and technical challenges of providing municipal services, especially to Areas A and C.
- Many would prefer to see Areas A and C developed for country residential development.
- Several people would like the vision to include a statement about the development of new trails and playgrounds.

Impact on Master Plan

- Edit vision so that the statement about greenspace is clearer. Also, consider elaborating on the trails and playgrounds in the appropriate goal.
- The servicing options will be developed based on potential serving cost and required off-site improvement. The master plan design approval process will ensure that the City and YG recognize servicing options that are efficient, innovative and not be overly difficult or expensive to maintain.

10. Comments about the Goals

- 71% of survey respondents feel that the goals are sufficient to support the vision.
- Several respondents added that it should be a goal that new development will not negatively impact existing Dome Road residents and properties.
- Affordability should be a separate goal; this should include affordability for residents and for the City.

Impact on Master Plan

- Consider strengthening the goals to highlight the importance of minimizing impacts on current residents.

5.2 NEXT STEPS

The feedback received during this engagement process was diverse. Although there were not many people at the public sessions, the discussions were good. The number of surveys received was excellent and many respondents provided thoughtful written comments. It is important to note that some of the feedback received was about matters that are outside the scope of this project. For example, some of the more specific comments about the greenspaces may be used to do the detailed design of landscaping and playgrounds, which is outside the scope of this project. Also, this new neighbourhood will not address all the community's concerns about affordability.

As outlined in Section 5.0, we will use the relevant feedback received to guide the development of the various development options that will be produced in the next step in the Master Plan project. These options, along with information about infrastructure upgrades, will be the subject of the next round of community engagement.

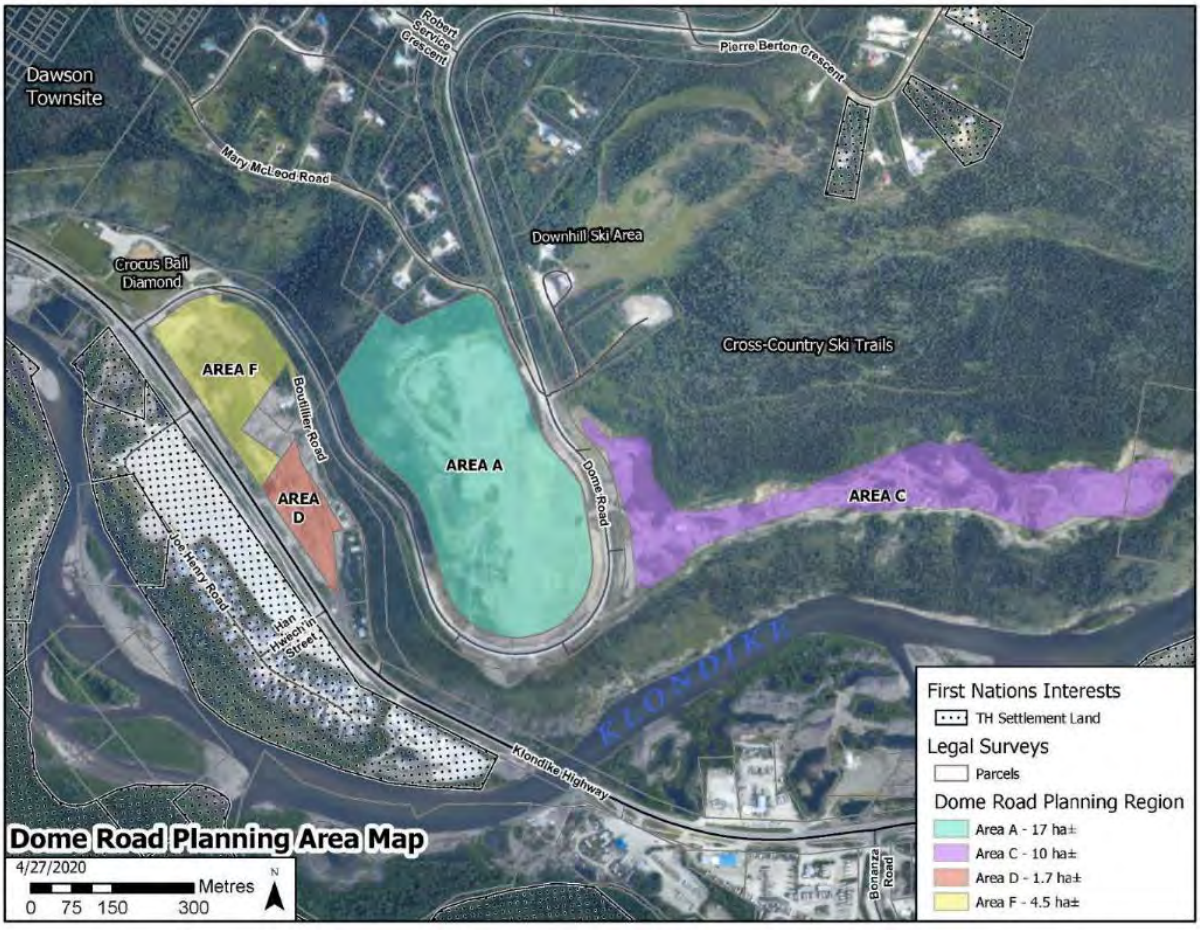
Appendix A - BACKGROUND DOCUMENT

Dome Road Subdivision Master Plan

INTRODUCTION

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

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



PLANNING PROCESS

This is not a new project for Dawson; a residential subdivision has been envisioned along the Dome Road for many years. The project was restarted in December 2019 when the City of Dawson led the Slinky Mine Charrette to begin work on a new vision, guiding principles, and design ideas for the future neighbourhood. As of February 2021, a Draft Planning Brief has been completed and will be available for review on the City website.

Predesign		Plan Development		Approval	
2009	First Residential Plan	March 2021	Draft Concept Plan	July 2021	YESAB
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DRAFT VISION AND GOALS

The overall neighbourhood vision is an important part of planning a new neighbourhood as it guides the process and provides a way to measure the success of the project. The draft vision and goals that are presented below have been developed based on the input gathered during the Slinky Mine Charrette, and discussions with representatives from YG and the City.

What's the Difference?

Planning Brief

The Planning Brief provides a review of existing legislation and planning documents, evaluates past studies and visioning completed to date, and identifies the constraints and opportunities of each of the four development areas. The Planning Brief brings together all the information that needs to be considered as the draft Concept Plans are developed.

Subdivision Master Plan

The result of the current planning process will be a Dome Road Master Plan. Once complete, the final plan will be adopted by the City of Dawson. The Master Plan will include:

- *Vision and goals for the development*
- *Development concept that includes lots, roads, trails, playgrounds, public spaces and zoning*
- *Servicing review, phasing and cost estimates*

Draft Vision

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

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

Draft Goals

The goals listed below will provide specifics for how the vision will be carried through the Master Plan and into the development. These goals will guide the planning elements such as the lot layout, design of greenspaces, trail and road networks, and supporting infrastructure.

Goal 1: Provide a Variety of Housing Types

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

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

Goal 2: Create a Sense of Character

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

Goal 3: Plan for a Complete Neighbourhood

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

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

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

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

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

Goal 6: Efficient Infrastructure

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

Goal 7: Sustainable Design

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

HOW TO GET INVOLVED

The planning process for the Dome Road will have several opportunities for the public to get involved.

- Online survey and online/in-person sessions to meet the project team, **comment on the draft vision and goals** and **get more information** about the four development areas
- Tuesday Feb 23 at 12 to 1:30 pm and 6:30 to 8 pm
- Wednesday Feb 24 at 6:30 (if needed)
- Details on the City Website

There will also be opportunity for the public to review and provide comments on the draft Concept Plan options (tentatively set for April 2021) and the draft Subdivision Master Plan (tentatively set for May 2021).

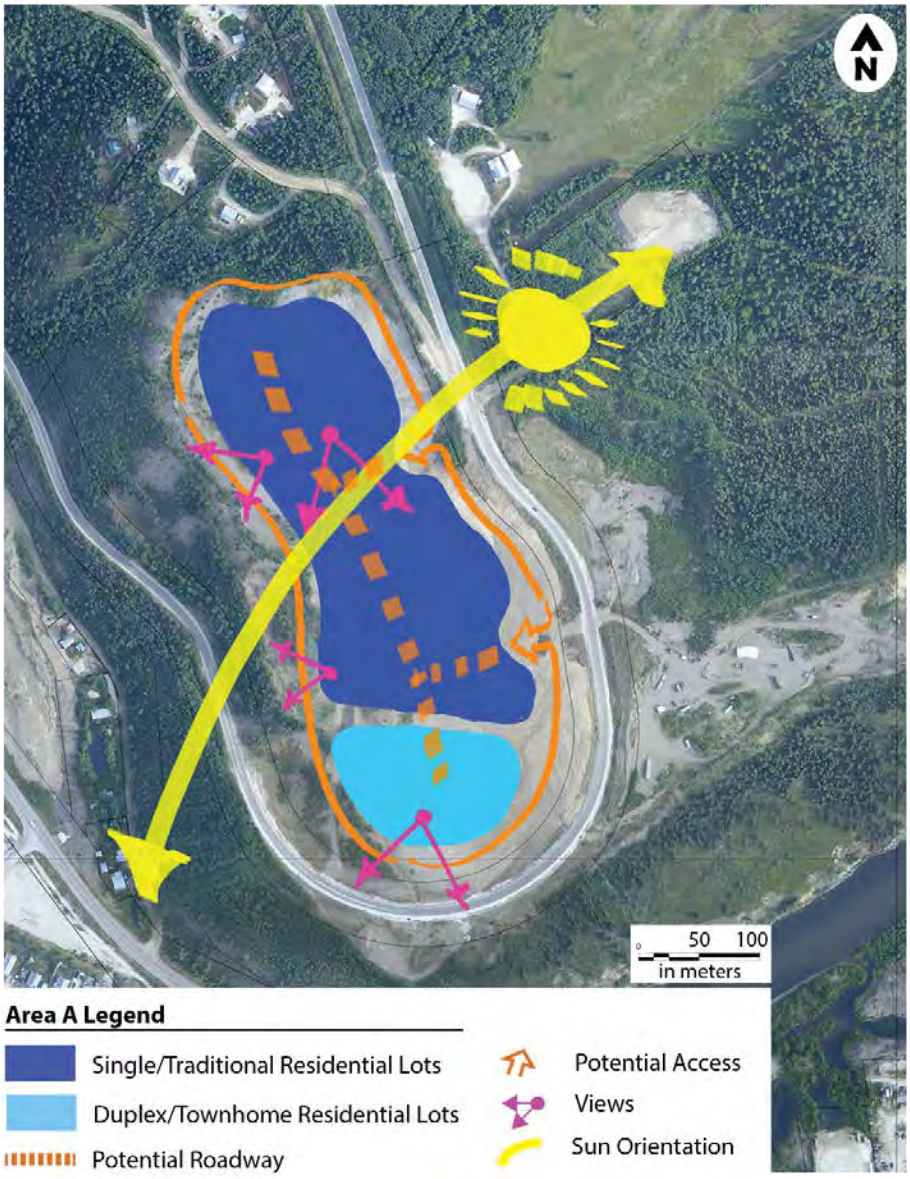
OPPORTUNITIES AND CONSTRAINTS

Each of the four development sites is different and it is expected that because of site conditions, access, views, topography, and development will look different in each area.

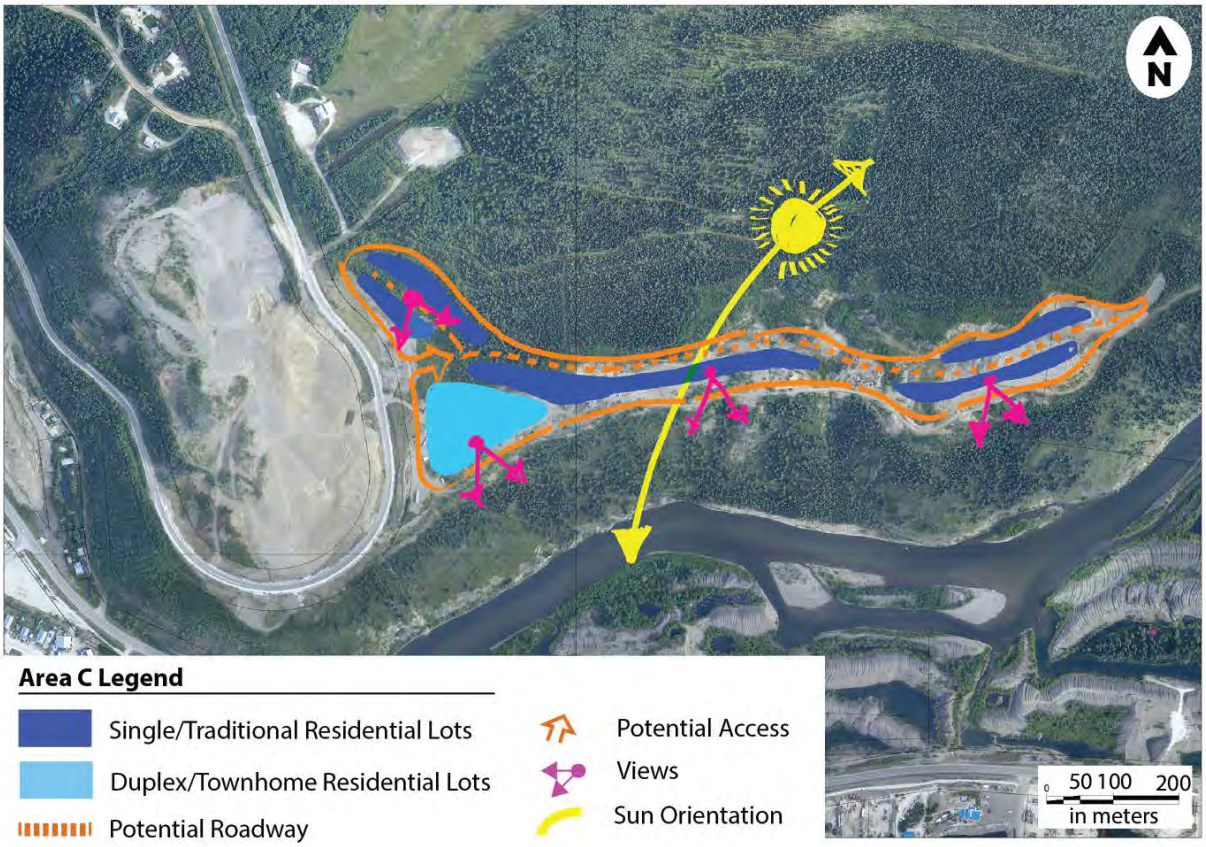
Development Area A

Development Area A is an undeveloped area, historically used for placer mining, as a gravel pit, and was subsequently regraded. The site is primarily cleared, with some vegetation to the north and along the slopes. The area is generally flat with a rising slope towards the northeast and a steep cliff along the west side.

- Area is largely developable with few challenges.
- Size and shape of area is appropriate for a variety of housing and development options.
- Roadway layout and house orientation should take advantage of the grades, views and sun orientation.
- Support smaller single family, duplex and townhome residential.



Development Area C



Development Area C is an undeveloped area that has been used for placer mining activities and regraded afterward. The site is primarily cleared of vegetation with some smaller trees. The site is mostly flat with an increasingly steep slope towards the northeast and a steep cliff located along the west side.

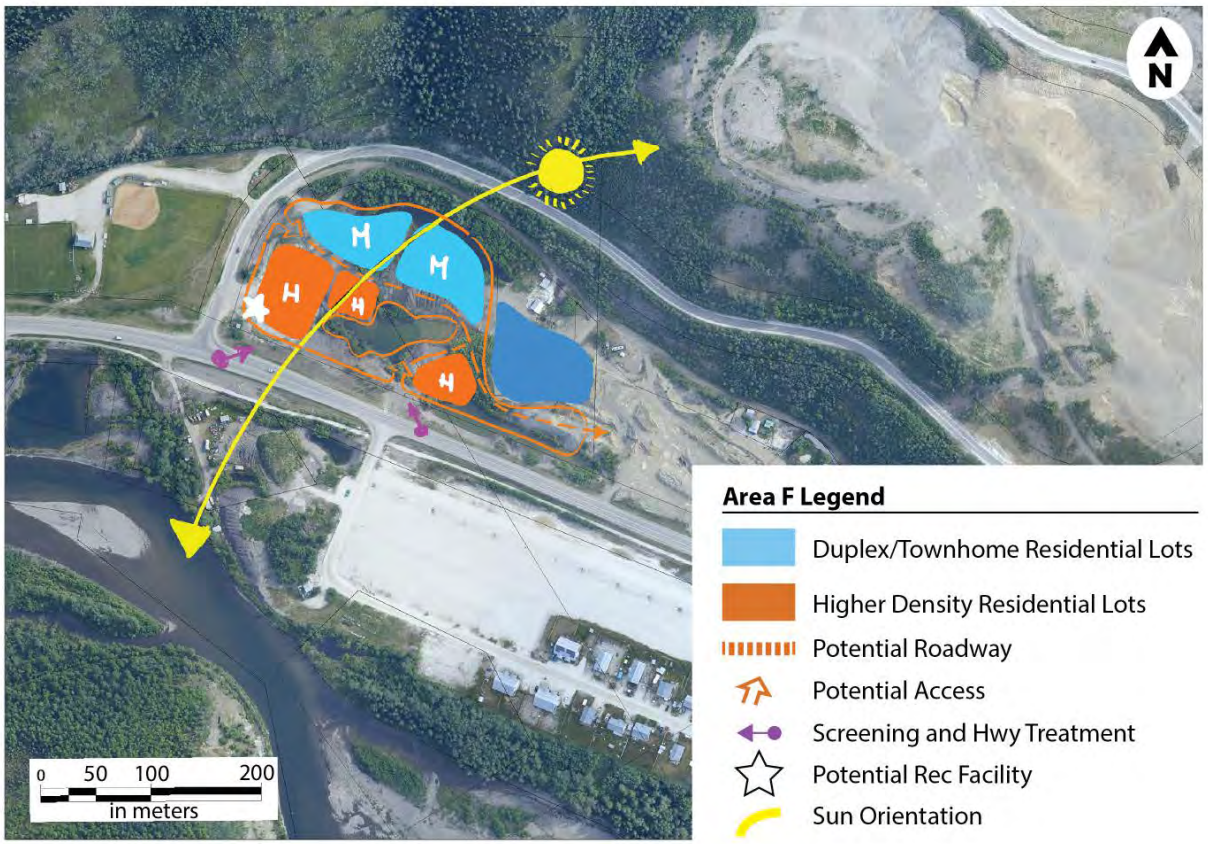
- Grades and long, thin shape of the site will limit development potential and design efficiencies.
- Required setbacks from steep slope will greatly reduce the developable area.
- Size and dimensions limit housing and development options.
- Roadway layout and house orientation should take advantage of the grades, views and sun orientation.
- Housing options and densities may be impacted by inefficiencies of required infrastructure.
- Limited access and inefficiencies of required infrastructure may be more ideal for larger single family.
- Access to TH Settlement Parcel S-94B must be protected.
- Areas near the Dome Road could support duplexes or condominiums.

Development Area D

Development Area D is an undeveloped area, historically used for placer mining and as a gravel pit, that is primarily clear of vegetation with some willows and shrubs around the ponds. The site is adjacent to the Klondike Highway and is generally flat.

- Site is developable, with few constraints.
- Size and dimensions of area is appropriate for a variety of housing and development options.
- Support higher density and condominium development.
- Transition and impacts to/from the Tr'ondëk Subdivision and existing industrial uses must be considered.
- Screening, landscape treatment and sound mitigation along Klondike Highway should be considered.
- Development should consider the potential inclusion of adjacent lots.

Development Area F



Development Area F is near the intersection of the Dome Road and the North Klondike Highway. It is an undeveloped area, historically used for placer mining, that contains a single building on the western corner of the lot. The site is primarily clear of vegetation with some trees and a small tailings pond.

- Backfilling of the tailings ponds may impact the developable areas and type of structures.
- Size and dimensions of area is appropriate for a variety of housing and development options.
- This area can support higher density and condominium development.
- Transition and impacts to/from Tr'ondëk and existing industrial must be considered.
- Screening, landscape treatment and sound mitigation along Klondike Highway should be considered.
- Development should consider the potential inclusion of adjacent lots.
- This location is being considered for the community's new recreation centre, meaning that additional recreational or commercial uses should be considered.

Appendix B - PRESENTATION SLIDES

Dome Road Future Subdivision Master Plan

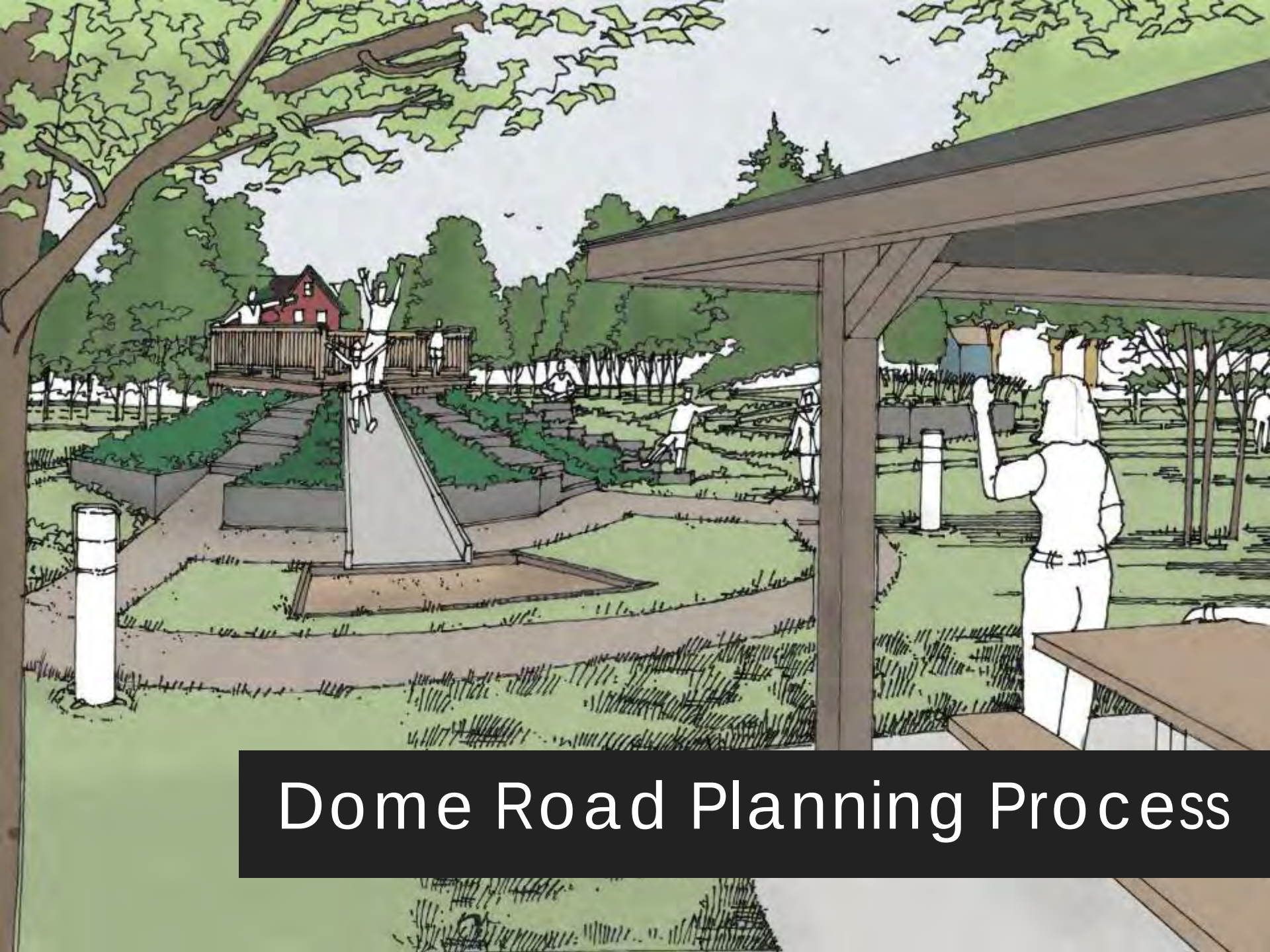
Community Engagement Session

February 23, 2021

Stantec

Agenda

- Dome Road Planning Process
- Site Review
- Vision and Goals
- Discussion and Next Steps



Dome Road Planning Process


Dawson Townsite
Robert Service Crescent
Pierre Berton Crescent
Mary McLeod Road
Downhill Ski Area
Crocus Ball Diamond
Cross-Country Ski Trails
AREA F
Boutillier Road
AREA A
Dome Road
AREA C
AREA D
Joe Henry Road
Han Hwech'in Street
KLONDIKE
Klondike Highway
Bonanza Road
First Nations Interests
TH Settlement Land
Legal Surveys
Parcels
Dome Road Planning Region
Area A - 17 ha±
Area C - 10 ha±
Area D - 1.7 ha±
Area F - 4.5 ha±
Dome Road Planning Area Map
4/27/2020
Metres
0 75 150 300
N

Dome Road Planning Steps

Predesign

- First Residential Plan - **2009**
- Slinky Mine Charrette **2019**
- Background Studies - **2019/2020**
- Planning Brief - **Jan 2021**

Plan Development

- Draft Concept Plan - **March 2021**
- Draft Master Plan - **May 2021**
- Final Master Plan-**June 2021**

Approval

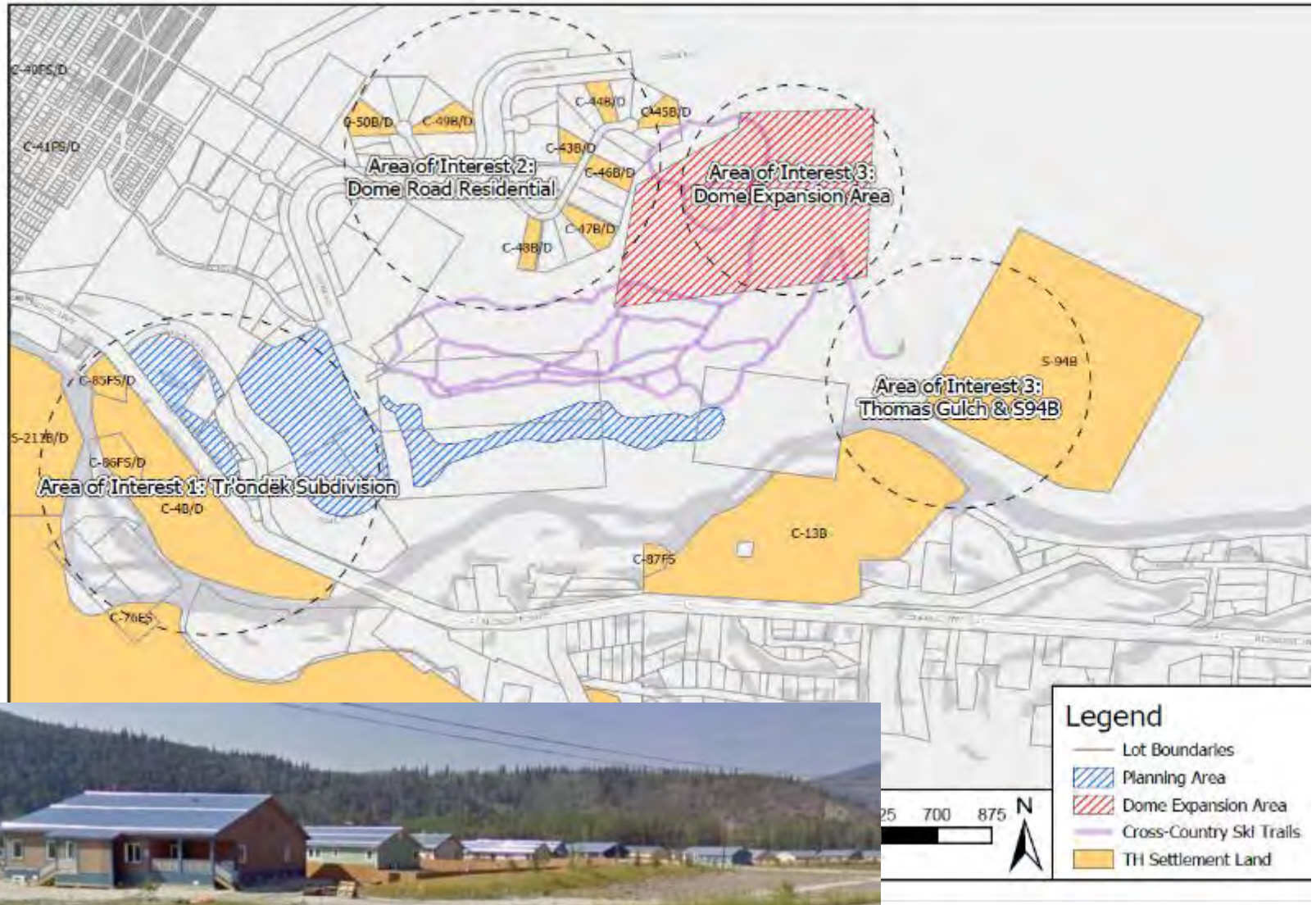
- YESAB Review - **July 2021**
- Council approval

Planning Process

- Planning Brief
- Engagement #1
- Draft Concept Plan
- Engagement #2
- Draft Master Plan
- Engagement #3
- YESSA
- Detailed Design

Tr’ondëk Hwëch’in Interests

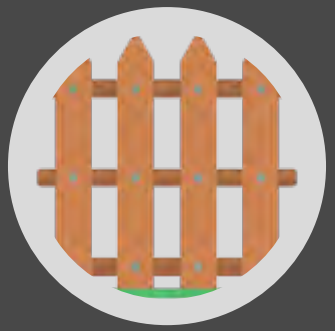
Dome Road Residential Development (TH Interests) - Map created by Alex Hallbom July 10, 2020

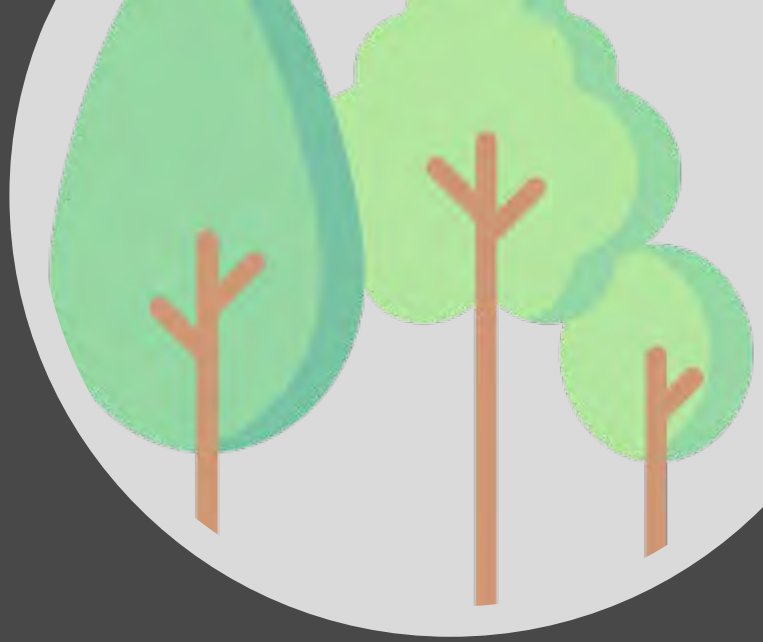


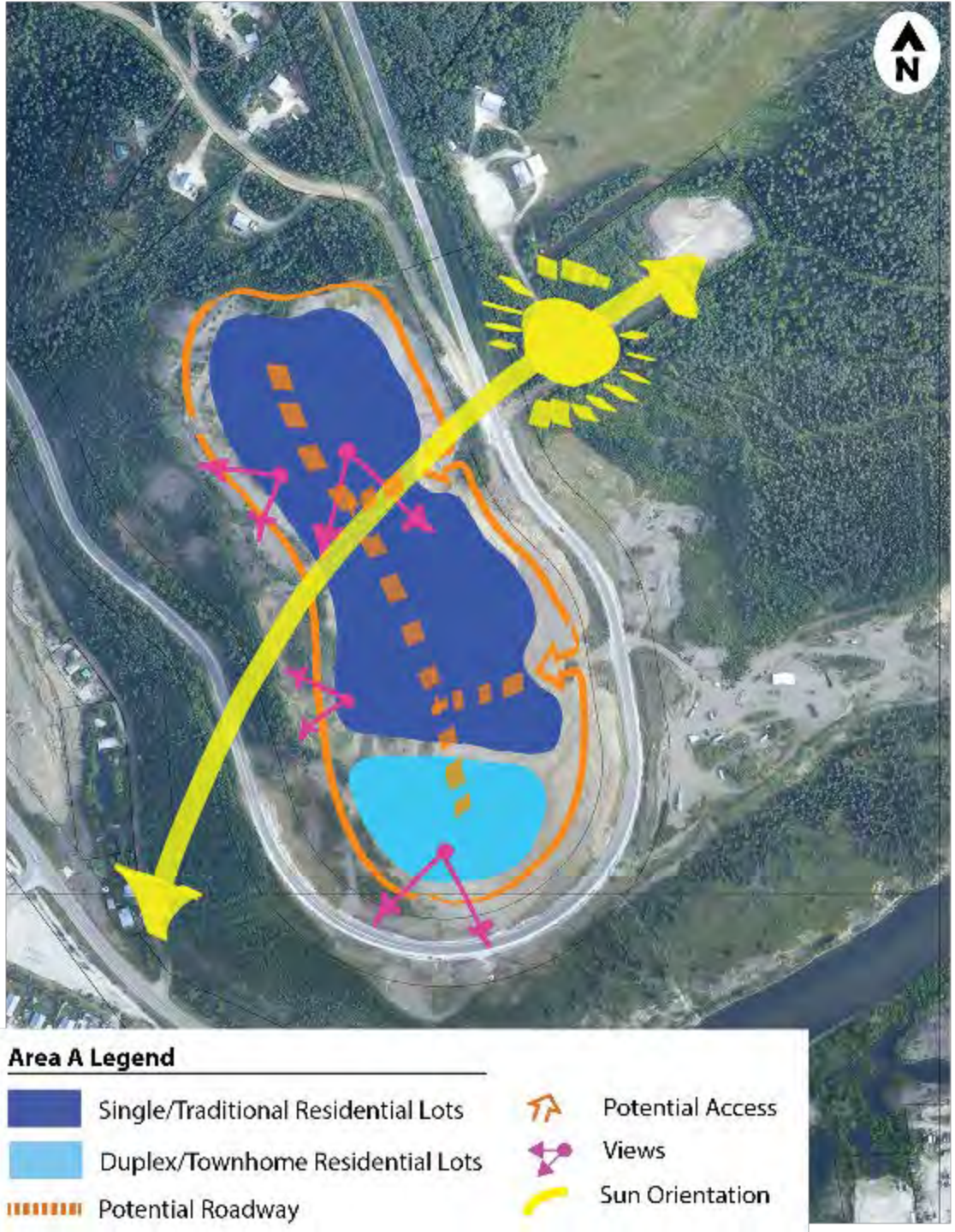

Development Area

Site Review

- Development Boundary
- Transportation and Access
- Existing Conditions
- Connectivity
- Development Potential

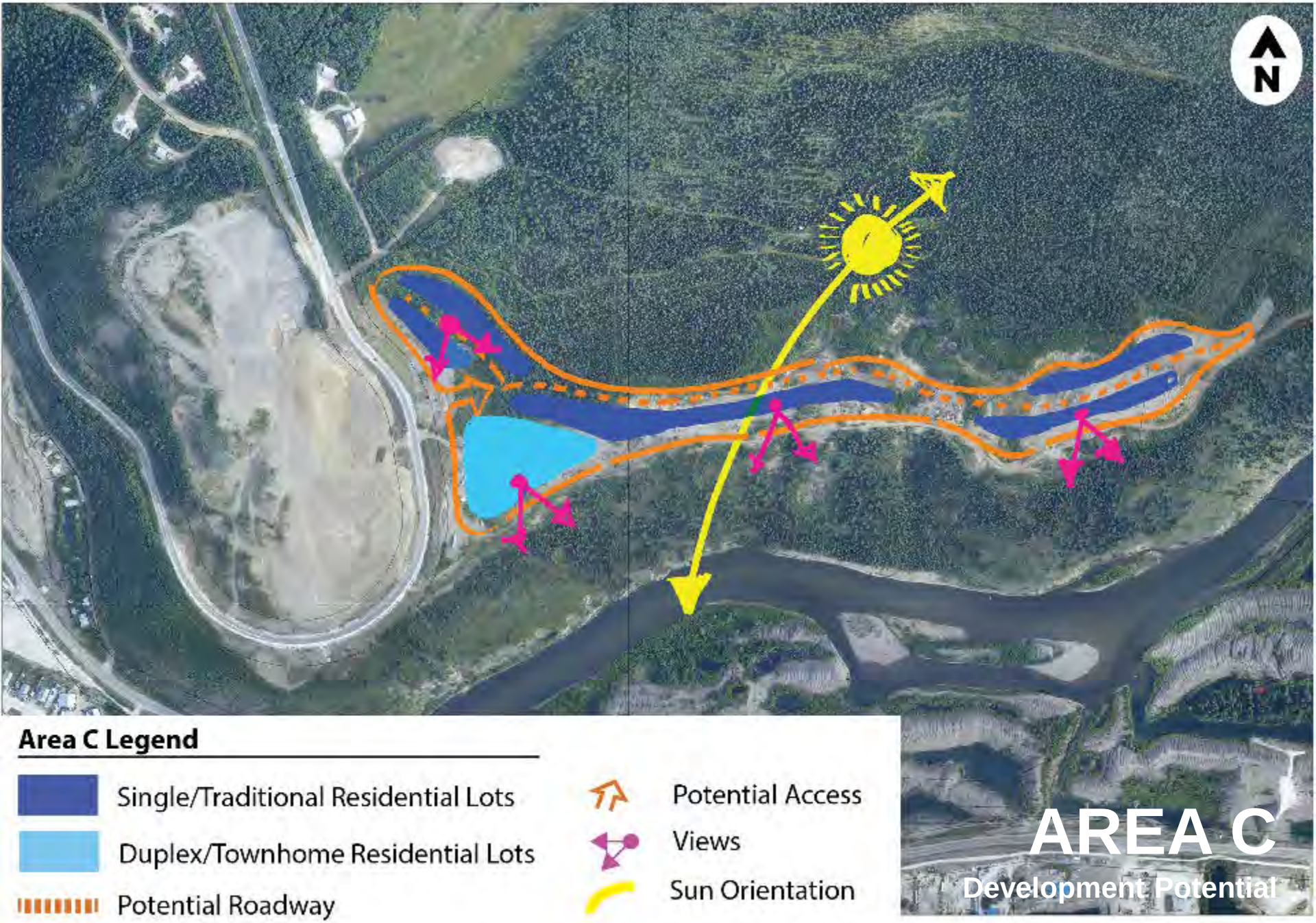




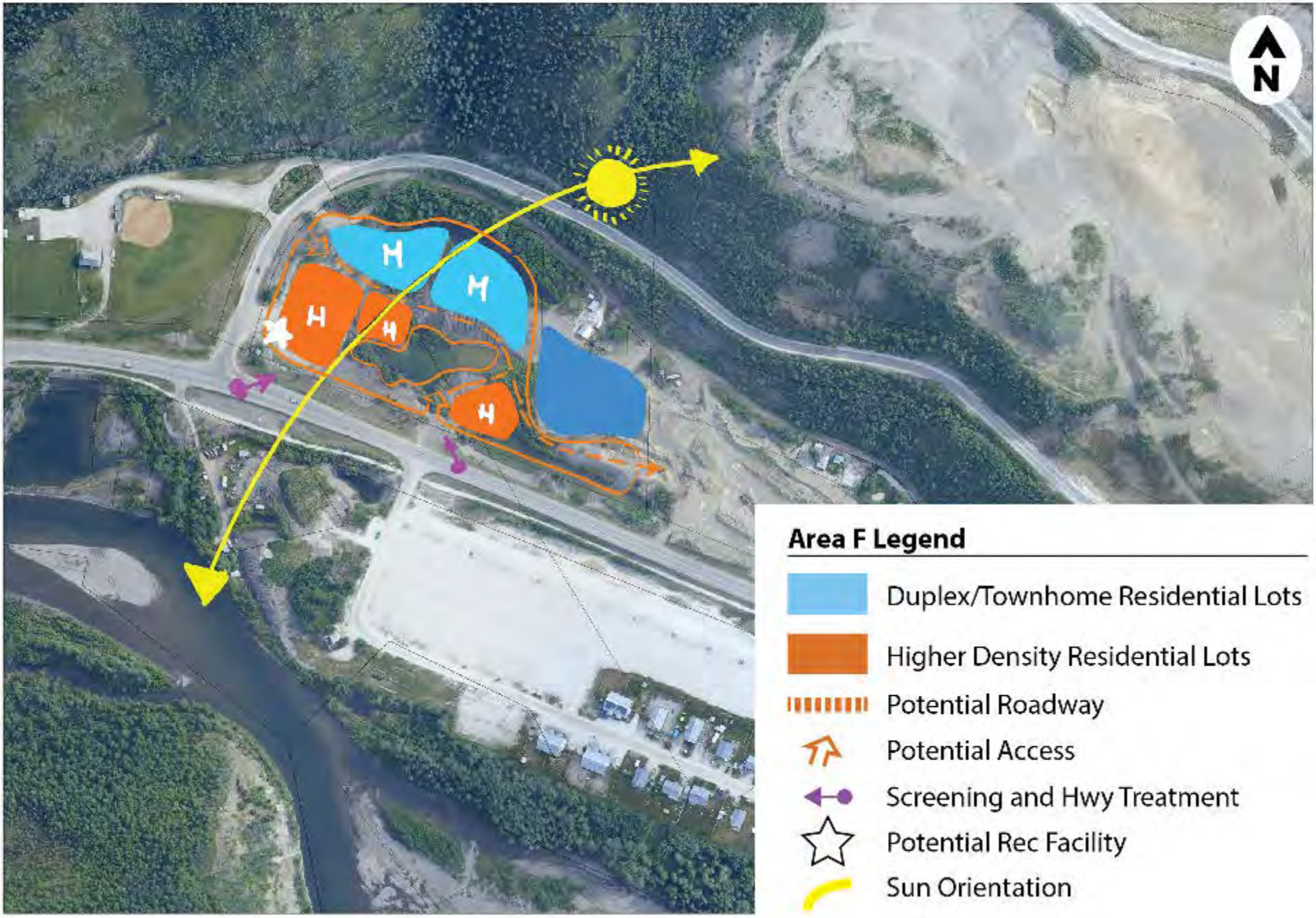


AREA A

Development Potential


N
Area C Legend
Single/Traditional Residential Lots
Duplex/Townhome Residential Lots
Potential Roadway
Potential Access
Views
Sun Orientation
AREA C
Development Potential


Area D Legend
Duplex/Townhome Residential Lots
Potential Roadway
Potential Access
Screening and Hwy Treatment
Sun Orientation
N
AREA D
Development Potential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H
H
H
H
H
Area F Legend
Duplex/Townhome Residential Lots
Higher Density Residential Lots
Potential Roadway
Potential Access
Screening and Hwy Treatment
Potential Rec Facility
Sun Orientation

Vision and Goals

DRAFT VISION

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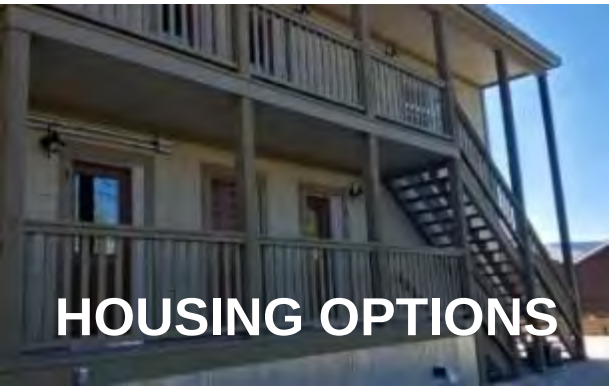
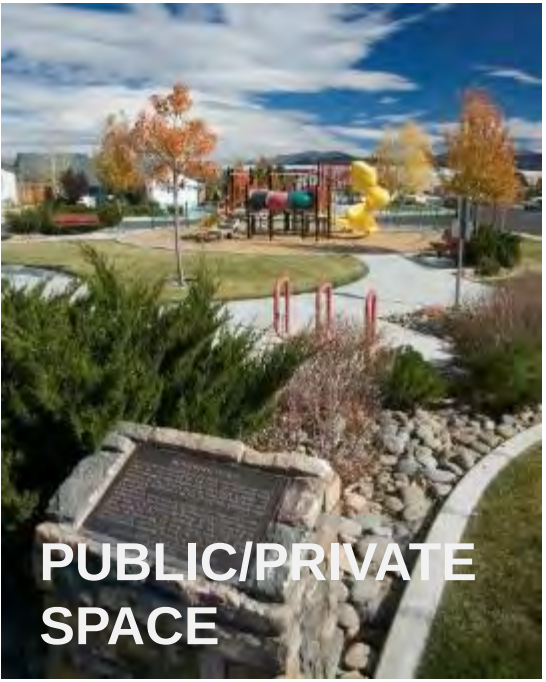
GOAL 1: PROVIDE A VARIETY OF HOUSING TYPES

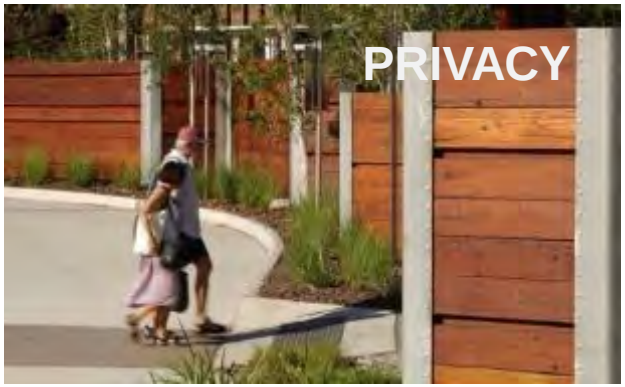


GOAL 2: CREATE A SENSE OF CHARACTER

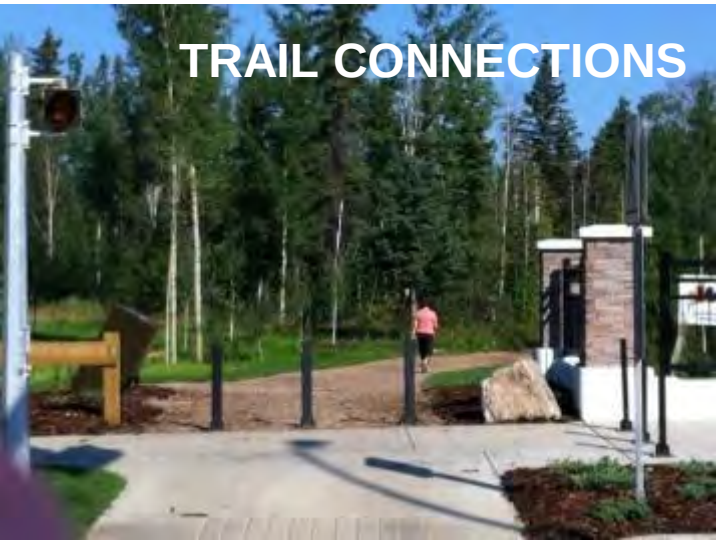


GOAL 3: PLAN FOR A COMPLETE NEIGHBOURHOOD

GOAL 4: RESPECT THE TR'ONDËK HWËCH'IN INTEREST

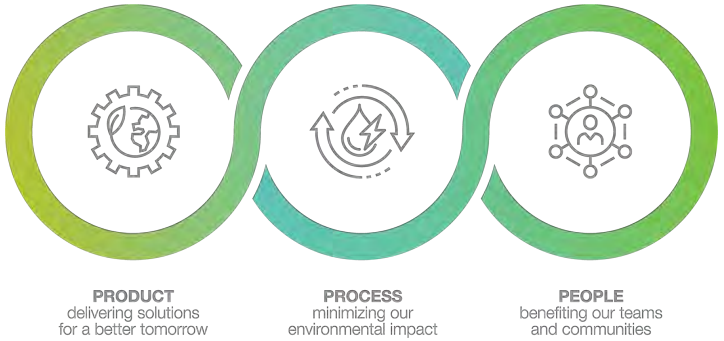


GOAL 5: PROVIDE CONNECTIVITY AND ACCESS FOR DRIVERS, WALKERS, AND CYCLISTS



Goal 6: Efficient Infrastructure

Goal 7: Sustainable Design



Next Steps and Discussion

Naming

- Gold Ridge (35 votes)
- Aurora Heights (34 votes)
- Crocus Bench/ Ridge (16 votes)
- ‘Our Home’, in Hän [Ninzho] (9 votes)
- Acklen Cliffs/ Bench/ Ridge (9 votes)
- ‘Dome’, in Hän [Unknown] (7 votes)
- Placer Ridge (6 votes)
- Prospector Ridge (5 votes)
- Miner’s Folly (5 votes)
- Perseverance Point (4 votes)

Next Steps

- Survey available until March 5, 2021
- Use information gathered to develop Concept Plan options
- Engagement #2 – April 2021


Dawson Townsite
Robert Service Crescent
Pierre Berton Crescent
Mary McLeod Road
Downhill Ski Area
Crocus Ball Diamond
Cross-Country Ski Trails
AREA F
Boutillier Road
AREA A
Dome Road
AREA C
AREA D
Joe Henry Road
Han Hwech'in Street
KLONDIKE
Klondike Highway
Bonanza Road
First Nations Interests
TH Settlement Land
Legal Surveys
Parcels
Dome Road Planning Region
Area A - 17 ha±
Area C - 10 ha±
Area D - 1.7 ha±
Area F - 4.5 ha±
Dome Road Planning Area Map
4/27/2020
Metres
0 75 150 300
N

Appendix C - ONLINE SURVEY QUESTIONS

Dome Road Subdivision Master Plan

Introduction

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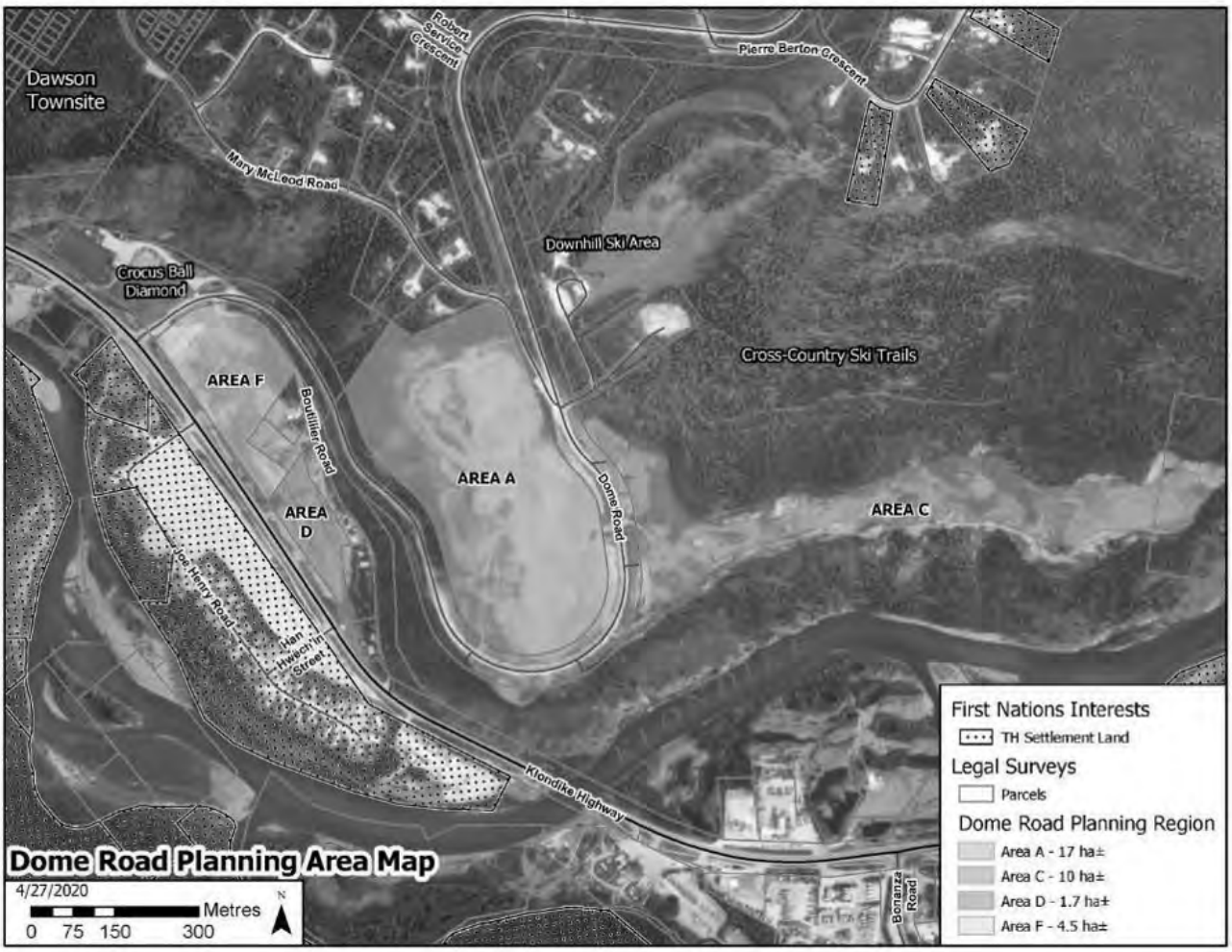

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Yukon

Dome Road Subdivision Master Plan

Getting started

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

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

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

Yukon

Dome Road Subdivision Master Plan

Draft Vision

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

2. Does this statement capture your vision for the area?

- ◯ Yes
- ◯ No

Why or why not - please specify. (Optional)

Dome Road Subdivision Master Plan

Draft Goals

The goals listed below will provide specifics for how the vision will be carried through the Master Plan and into the development. These goals will guide the planning elements such as the lot layout, design of greenspaces, trail and road networks, and supporting infrastructure.

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

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

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

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

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

Goal 6: Efficient Infrastructure

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

Goal 7: Sustainable Design

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

* 3. Do you think these goals will sufficiently support the vision?

- ◯ Yes
- ◯ No

Why or why not? (Optional)

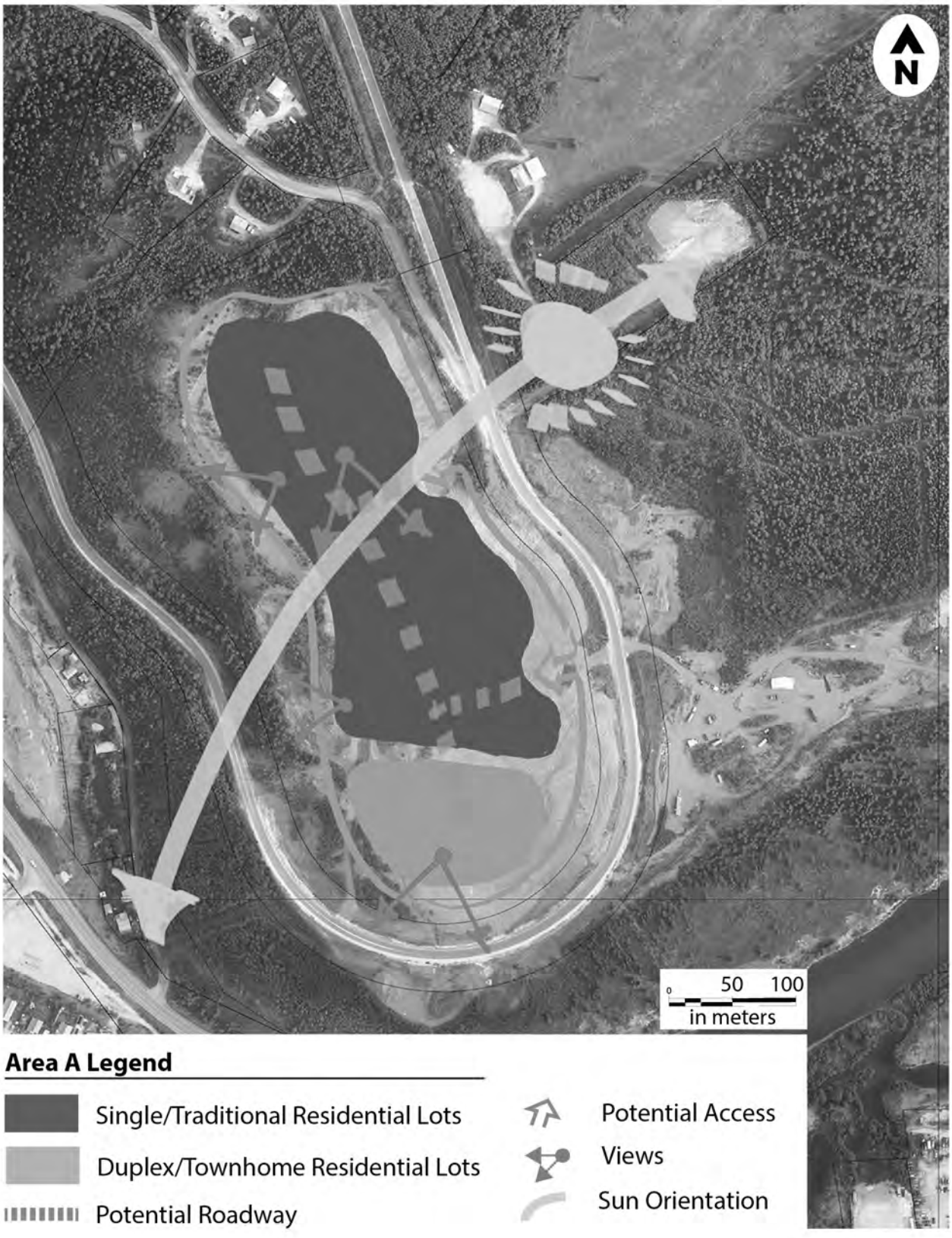
* 4. Of the goals listed, which are most important to you?

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

* 5. Have we missed anything you think should be a goal?

- ◯ No
- ◯ Yes (please specify)

6. How do you think this development could be "Authentically Dawson"? (Optional)


N
0
50
100
in meters
Area A Legend
Single/Traditional Residential Lots
Duplex/Townhome Residential Lots
Potential Roadway
Potential Access
Views
Sun Orientation

Development Area A is an undeveloped area, historically used for placer mining, as a gravel pit, and was subsequently regraded. The site is primarily cleared, with some vegetation to the north and along the slopes. The area is generally flat with a rising slope towards the northeast and a steep cliff along the west side.

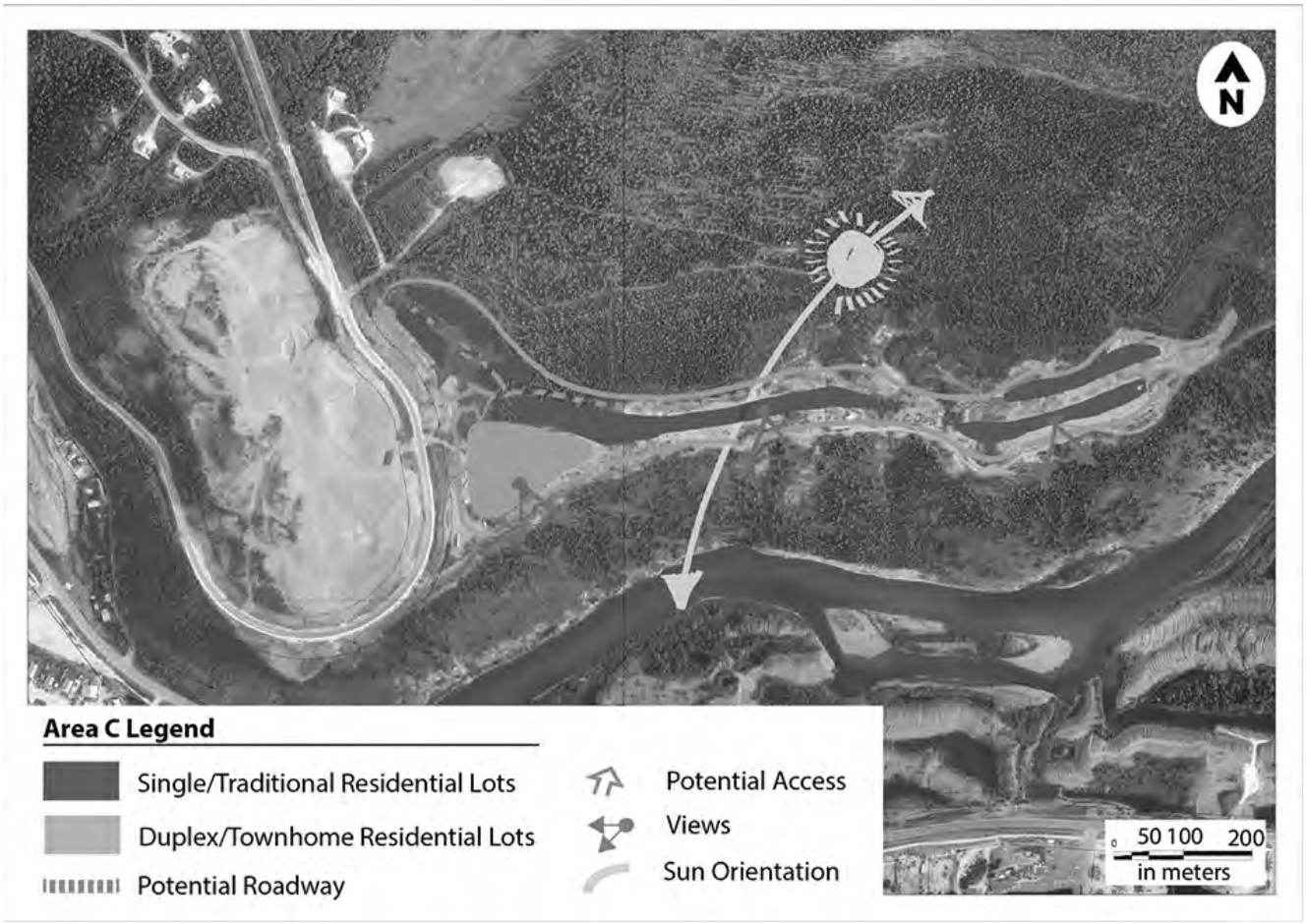
- Area is largely developable with few challenges.
- Size and shape of area is appropriate for a variety of housing and development options.
- Roadway layout and house orientation should take advantage of the grades, views and sun orientation.
- Support smaller single family, duplex and townhome residential.

* 7. Are there any other opportunities or constraints that should be considered for Development Area A?

- ◯ No
- ◯ Yes (please specify)

Development Area C

Opportunities and Constraints



Development Area C is an undeveloped area that has been used for placer mining activities and regraded afterward. The site is primarily cleared of vegetation with some smaller trees. The site is mostly flat with an increasingly steep slope towards the northeast and a steep cliff located along the west side.

- Grades and long, thin shape of the site will limit development potential and design efficiencies.
- Required setbacks from steep slope will greatly reduce the developable area.
- Size and dimensions limit housing and development options.
- Roadway layout and house orientation should take advantage of the grades, views and sun orientation.
- Housing options and densities may be impacted by inefficiencies of required infrastructure.
- Limited access and inefficiencies of required infrastructure may be more ideal for larger single family.
- Access to TH Settlement Parcel S-94B must be protected.
- Areas near the Dome Road could support duplexes or condominiums.

* 8. Are there any other opportunities or constraints that should be considered for Development Area C?

- ◯ No
- ◯ Yes (please specify)

Development Area D

Opportunities and Constraints

Development Area D is an undeveloped area, historically used for placer mining and as a gravel pit, that is primarily clear of vegetation with some willows and shrubs around the ponds. The site is adjacent to the Klondike Highway and is generally flat.

- Site is developable, with few constraints.
- Size and dimensions of area is appropriate for a variety of housing and development options.
- Support higher density and condominium development.
- Transition and impacts to/from the Tr'ondëk Subdivision and existing industrial uses must be considered.
- Screening, landscape treatment and sound mitigation along Klondike Highway should be considered.
- Development should consider the potential inclusion of adjacent lots.

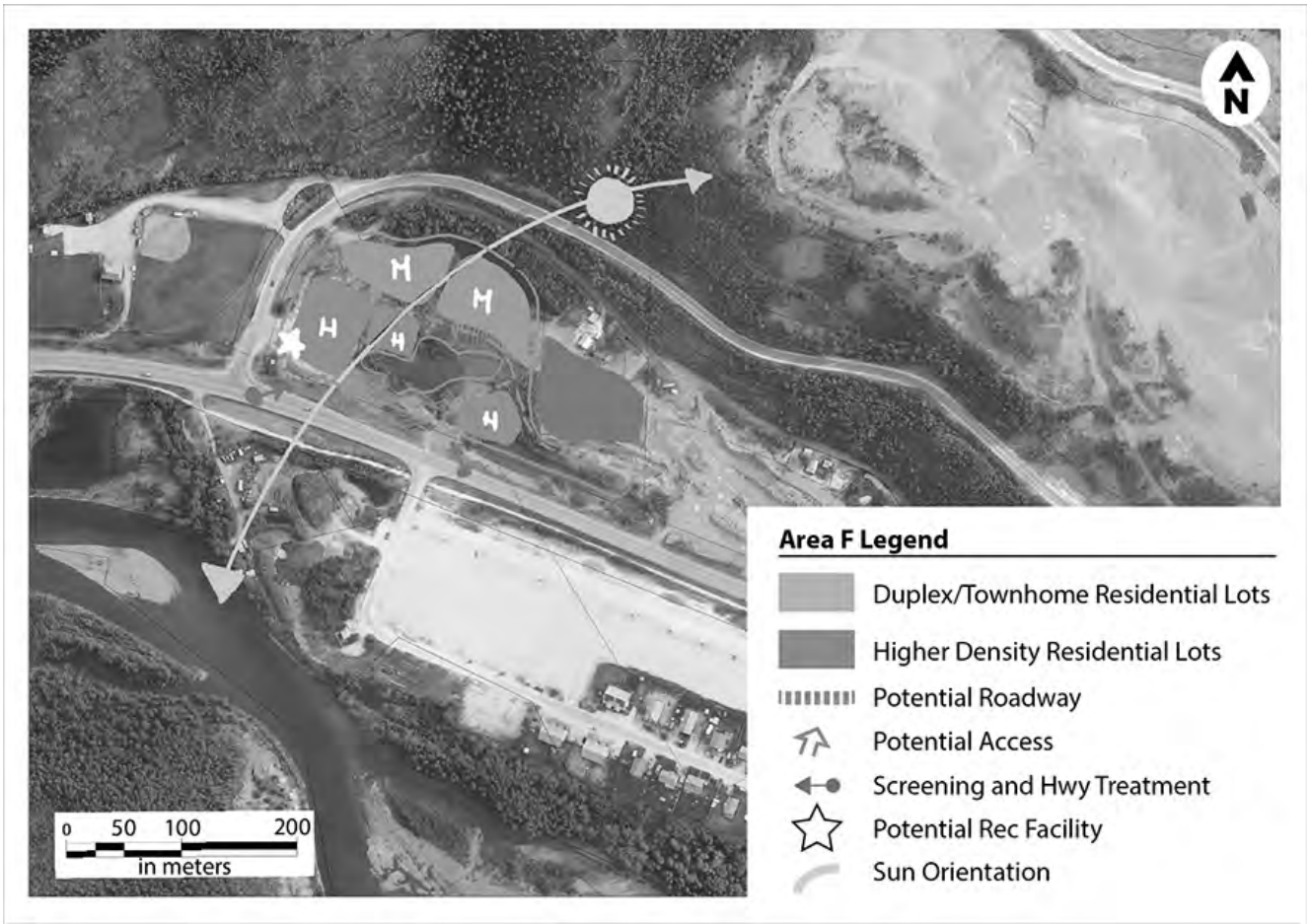
* 9. Are there any other opportunities or constraints that should be considered for Development Area D?

- ◯ No
- ◯ Yes (please specify)

Dome Road Subdivision Master Plan

Development Area F

Opportunities and Constraints



Development Area F is near the intersection of the Dome Road and the North Klondike Highway. It is an undeveloped area, historically used for placer mining, that contains a single building on the western corner of the lot. The site is primarily clear of vegetation with some trees and a small tailings pond.

- Backfilling of the tailings ponds may impact the developable areas and type of structures.
- Size and dimensions of area is appropriate for a variety of housing and development options.
- This area can support higher density and condominium development.
- Transition and impacts to/from Tr'ondëk and existing industrial must be considered.
- Screening, landscape treatment and sound mitigation along Klondike Highway should be considered.
- Development should consider the potential inclusion of adjacent lots.
- This location is being considered for the community's new recreation centre, meaning that additional recreational or commercial uses should be considered.

* 10. Are there any other opportunities or constraints that should be considered for Development Area F?

- ◯ No
- ◯ Yes (please specify)

Dome Road Subdivision Master Plan

Final Thoughts

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

Dome Road Subdivision Master Plan

Thank you!

Thank you for taking time to share your thoughts about the Dome Road Subdivision!

12. If you are a resident of the Dawson area, and would like to be entered into a draw for a prize, please enter your contact information below.

Name	
Address	
Email Address	
Phone Number	

Appendix D - WRITTEN SURVEY RESPONSES

Question 2. Does this vision statement capture your vision for the area? Why or why not?

Somewhat. Would like it to specify that the developments will be in keeping with the character of Dawson, and not replicate a suburban, cookie-cutter look or feel.
Need to think about other services. Should think about the capacity of the city. Need bigger grocery stores, bigger wastewater plan, a Rec Centre (in area F) to support all the subdivisions outside downtown. We have a lot of empty lots in town and in West-Dawson that can be used as well.
Concerned about the amount of invasive white clover and how that might affect the proposed "connected greenspaces". Will the clover travel along already established trails (ie: crocus bluff)?
I don't see how these upper lots could be hooked up to sewer and water when the current facilities barely function with the current amount of people hooked to the systems. I can't imagine how it would be in a future summer tourist season with all hotels full again as well. Those lots should be country residential and minimum 1 acre so they stay somewhat forested to not ruin the beautiful views from the dome and from the Klondike highway.
It does not share what the housing density will be. To make water and sewer "pay" I assume the density being planned for is intense. I would like the Dome area to remain a country residential feel not a "Whistle Bend" sardine housing style. The current residents bought and built on the Dome as a country residential area not a dense sub-division.
This area should remain country residential with large lots
I don’t like the idea of low cost housing on the dome, low cost housing isn’t optimal for people who live on the dome - an area where a vehicle is recommended, assuming most people requiring low cost housing wouldn’t have a vehicle. If people have to walk or bike this could cause accidents on the dome road.
I have no idea what "designing around a series of connected greenspaces" is supposed to mean or whether it's a good idea.
I think it's a mistake to establish as part of a "vision" that a neighbourhood be designed around a system of connected greenspaces. What is that even supposed to mean? First, we design the greenspaces then literally design the homes around them? Sounds confused.
The increase in traffic and noise will impact wildlife already displaced by the Dome subdivision when it was first put in. Everyone on the Dome subdivisions are in a cash grab so subdividing their land causing increased density, when will this stop? There’s lots of vacant or unused land sitting in town that could be used before we tear up the hillside anymore.
I have major concerns about the City's vision provide municipal water and sewer to areas A and C. How will the cost of installing and operating that infrastructure be recovered? Our tax base cannot support the necessary increase and recovering the cost from the land itself will push the price beyond the level of what individuals in the community can afford. Why can't we make the lots larger and go with septic and water delivery like the other lots on the dome?
I have major concerns about the municipality committing to install water and sewer infrastructure to the areas up the dome road. What will the cost be to tax payers to support the huge cost of installing and operating these services? Will these costs be recouped in the land sale? If so, how will the land remain affordable?
It is madness to think the town can afford to pump water up a hill and bring it back down. All of those lots will have to be sold and occupied before it MIGHT make sense. Why aren't the costs of that part of this planning process? You'll get too far down the road before realizing this was the wrong path to take. Good luck.
The. Rm to expensive for our tax base to have full service lots

With one exception: I don't believe it makes sense to try and install regular municipal water and sewer services up there. Country residential would be more economical.
Concerned about potential costs of connection to City water & sewer; garbage collection; density of proposed lots; impact on recreation activities within proposed area
Do not feel that we need to develop another "neighbourhood". green spaces cost O&M - more cost to the City. Piped system is already going to be too costly.
HOW MANY LOTS?
Not sure I understand, the houses will be pre built? Or empty lots will be sold?
The statement is pretty good but the development should include some form of recreational space (playground/outdoor skating rink) as well if that many lots are being put there.
Not sure why development on the Dome would start being serviced now when so many lots are not
Running water and sewer uphill? This will make development of this area impossible. Service the areas in town that aren't adequately serviced (like the north end) and have a reasonable chance of bringing lots to market before pursuing projects that have a limited chance of being built.
Municipal water and sewer? I can't even fathom the cost of this infrastructure project, let alone the O&M. We don't even have a fully operational sewage treatment system, do we? Won't the cost be astronomical? What sources of employment will allow property owners to develop these properties? Will this generate enough tax revenue to not rely on existing tax base?
Getting municipal water and sewer to these areas will cost quite a bit not only on the capital side but also on the ongoing operational cost side, have these costs been calculated and a cost benefit analysis done to see the impact if any to the tax base?
I fail to comprehend the sustainability of this development plan, specifically site A. Water and sewer costs, from the initial cost of development and installation to long term O&M costs. Additionally, we currently have no viable sewage treatment facility with nothing in sight.
Greenspace and multiuse trail systems seem like they would restrict the number of lots. Do we have a greenspace problem or housing problem?
I believe that it is a great idea to put a new neighborhood in this area. Lots are sorely needed in Dawson however it's my opinion and others I have spoken with that making this area only normal city residence lots is a folly. As the Dome is already country res. keep with that similar structure. The Yukon government released the studies on bring water and sewer to this location and at that cost it would be more effective to make larger lots and allow for water delivery and septic fields. This will ensure that the lot prices are more affordable to everyday people. Dawson is a special community, we don't want another copper ridge or Whistlebend here. or 180000$ lots. I'd like to see families in this space and affordability is key to that. Cost of building alone is high enough here. I like the greenspace and trails connectedness idea.
Sounds too over developed
I like the variety of housing types, prices (PS, you can just say 'price' and avoid the annoying and unnecessary neologism 'price-point') and consideration of different types of transportation. While not mentioned here, in the background document, maintenance of character and avoiding "cookie cutter" "suburban" housing styles is addressed, and I strongly support that, too.
I think it's important to have a variety of housing types/density to meet the different needs of the demographic of people who will be interested in this housing project. I also think it is extremely important to include greenspace and trail systems that compliment the trail systems already in place on the Dome.
I would like to see zone F kept free for a future Rec facility
Impressed that access is included!

In previous surveys I was particularly concerned about connectivity, pedestrian safety and bottlenecks on roads due to increased traffic. The above addresses those concerns
It doesn't mention what range of housing types. Very vague.
Mixed housing and access to town are high on my list of priorities, as well as the sites being serviced.
The extreme need for more safe affordable housing options in Dawson.
Yes, this reflects my vision, except that I am still on board to develop even if the only feasible only way to make the subdivision a reality is partially municipally-serviced (in some areas) and partially unserviced (in other areas, e.g. A or C).

Question 3. Do you think these goals sufficiently support the vision? Why or why not.

Don't make it look anything like Whistle Bend please.
I do not like the idea of "compact design". Further I strongly disagree with the idea of using lots for wall tents or mini homes. These lots should be developed not for seasonal workers but for long term residents and families who call Dawson their forever home. No where in here does it talk about playgrounds or spaces for young families to live and grow. Accessibility for elders should also be considered. I agree that I don't want to see cookie-cutter homes. Please do not make this another Whistlebend where houses are built on top of one another and the land is stripped of all trees/nature.
Having more houses outside of Dawson is encouraging the use of cars and going against our goal in lowering our gas emissions. Are the houses going to use wood or oil, and create more pollution? All the services are in town and already at capacity, and this mean driving for everything. At least have the new Rec Centre in this area. A lot of the need for housing is during the summer (mines, tourism) need more than 1 lot for tiny houses, wall tents.
I don't see the point in servicing the lots, all the other properties on the dome are self serviced, what are the pros and cons? Is is going to be like a mini Dawson, with city lots as opposed to county residential? As far as I know we are zoned country residential to keep density low, is that not the goal anymore? It seems like it will be pretty high density for a not huge area, I think the roads will need to be updated and better maintained, especially during construction with large trucks going up and down the dome road. Is there a plan for that?
I think the beauty of the dome subdivision is it gives people the opportunity to live close to town but also experience nature and privacy with country residential lots. Those types of lots are seriously lacking in this area and in my opinion are what people are actually looking for when they think of living on the dome.
Leave it alone
It will be a complete mishmash of housing and how will the City or Government be able to control what is being built there? The City can't control the multitude of messes in town limits where a few people own a lot of abandoned buildings allowing them to go into ruin. Also, what kind of infrastructure will be necessary to provide services uphill? What about noise of that infrastructure to community members already living at the bottom of the Dome. How is the City/ Government going to ensure the safety of all these buildings on an old mine site? There's already sloughing, how stable is it? Has it been even thought about? Who determines how many and what kind of infrastructure can be supported on this loose rock pile?
It supports the vision you have, but that vision isn't exactly correct. I think that goal 7 is a snub to people who have worked hard to have a nice place on the dome, and goal 1 seems to present the problem of lowering the property values of the existing residents. I'm confused about goal 3 where it states you want to 'create a way to encourage neighbourhood interaction' (does this mean a rec centre of sorts, or a half built 'green space'), multi model transportation (does this mean a bus system? Does this mean widening the dome road to make it safer?), and lastly I'm baffled by 'design and density' do you intend a crowded space filled with a jumble of different housing types? Sounds messy and displeasing to the eye.
Again, concern with density of lots and cost of City of Dawson infrastructure. City of Dawson does not have a great history of securing AFFORDABLE development projects.

I would object only to the idea of wall tents. This brings a whole new challenge to a housing area: outhouses, potential for bear attractants are a couple of things I think of immediately. Summer wall tent housing should be within a camping area that would have supportive infrastructure such as showers, washrooms/outhouses, bear proof food storage.
Is there some sort of secret economic prospect that will afford the people in our community the income to afford all this? And with this increase in population, will our municipality have the ability to adequately service our town?
It does not address the traffic that will increase, in particular on Mary McLeod Rd. Mary McLeod Road already sees more traffic than its built for and is frequently the 'speed get away " to Dawson. Access on and off the hill and what to do about Mary McLeod Road has to be figured out before you get much further in this process. People always say they want to walk, and snow machine and bike. But they will drive. The roads to the Dome are also used by tourists which increases volume five months a year- at all hours thanks to the midnight sun.
Most of the vision is great however again. We need to get people into this area and pricing the lots is going to be key. We don't just want this area to be for developers. As an existing resident of the dome I'm concerned about the increased traffic flow to the two small roads up and down. In my opinion based on the studies released about the water and sewer upgrades 1,000,000 O&M for this area is going to be steep and effect everyone in Dawson. More so if in 5 years after opening we only have 5 to 10 properties in this location.
Agree with all goals although I would like to see some country residential lots
Goal 1 is too broad to be useful. I appreciate you may have that in all 4 Areas but applying this goal to each of the planning areas creates ambiguity and a lack of clarity. For example, is it ok to have apartments on Area A? Seems like not a great place to have this type of build where folks may have limited options for transport. I think perhaps a way to address this is to provide a little clearer context whether all those options are available for all Areas.
Good luck dealing with all these different interests.
How about enough lots to support reasonable population growth? How come that isn't in here?
Listening to and collaboration with Tr'ondëk Hwëch'in is essential.
Low rise apartments, low income housing and rentals should be built in lower sections of Dome lots by the crocus bluff hall park. The dome sections up the hill should be more for residential homes. Smaller lots on the lower dome sections and larger lots with green space on upper dome sections
MAYBE
Normal size lots Are to small
Seems like too many goals. Keep it fairly simple.
Some of these goals, in their extended description, have irreconcilable components. This will make compromising one goal necessary in choosing to fulfill another. Some examples: What are the sustainability limits of providing a variety of housing types? Is providing access for drivers, walkers, and cyclists an efficient use of infrastructure? Is it possible to plan an "authentically Dawson" neighbourhood? Goal 4 is good though: clear, unambiguous, easy to measure.
Sort of. I like the idea but question the sustainability. With the increased awareness of our environmental impact, it's odd that a project like this encourages so much use of fossil fuel.
These are all excellent goals that balance competing visions and interests.
Was not given an option to say - Unsure
What do you mean by sustainable design? The most cost-effective infrastructure would be no infrastructure at all, just like the rest of the dome.
Where is the city planning to deal with the sewage?

Would also like to see it outlined that the new developments will not negatively effect existing Dome properties (enjoyment of, security, value, etc.). Also that the new developments will connect with and complement the existing Dome neighbourhoods and facilities (ski hill, trails, etc.).
You've assumed hooking into the piped infrastructure was the only option. Bad, bad move.

Question 4. Have we missed anything you think should be a goal? If yes, please specify.

Keep the natural neighbourhood of the current Dome houses. It will be very ugly if there are too many houses being built up there and will ruin the views from the dome.
affordability for all ages
Affordability is such an important part of Goal #1 that I would break it out into its own separate goal.
Affordability should be a goal on its own. I see mention of this idea woven through some of the goals, but it should be identified separately so that it doesn't get lost in the mix.
Affordability, number 1
AFFORDABLE
Affordable housing please!
AFFORDABLE housing!!!
I think that affordability is a missed goal. Governments in the recent past have been so concerned with 100% cost recovery at the time of lot sale. We need to entertain lower up front cost at the long term benefit to the community either through increased local economic activity or through property taxes.
Yes. Affordable lots that meet current and future demand. Don't plan a subdivision that will never be built or cost too much to operate even if it was.
Make sure our stores, gas stations, post office, school and especially day care can bear a new load of people. Provide jobs for the amount of new people.
How to lower the Climate Change Impact (heating pollution, spreading the city and encouraging the use of cars,...)
Focus on creating an energy efficient neighbourhood
Environmental impact, protection, long-term: sustainability
Goal: Do not have Dawson City taxpayers pay for this.
Cost neutrality.
I'd like to hear more on the plans for economic sustainability as they pertain to this development.
Space for home gardening/food security.
Communal areas contribute to long term sustainability and a tight knit neighbourhood where folks live for a long time. Please consider park, walking trails, community garden and greenhouse area, and most importantly a communal work lot. Storage for boats, campers, skidoo's, but also an area to cut firewood, have a bonfire, work on carpentry projects, etc
I think when building this new subdivision you should consider that people who live on the dome are home buyers not home renters and are more long term prospects versus renters who may only stick around for a while. I also feel it would be unfair to the residents if areas A and C were to have low cost housing or apartments. Most dome lots/houses were built by people who intended to have families in Dawson. Maybe these areas could focus on town houses and areas D and F could be more low cost housing.
Respecting the residents on the door. This plan will ruin their views their property value, and their quality of resident.

Again, to specify that the new subdivision will complement and not detract from existing neighbourhoods (Dome and Tr'ondëk).
Safe access on and off the mountain in all seasons by motorists.
Safer road access, Mary McLeod road is dangerous. With a new subdivision I think use of the Mary Mc road should be taken into consideration.
Safety and affordability of housing.
There needs to be much more thought about how the dramatic increase in traffic volume and flow of people will occur. There should be a goal that speaks to management of traffic and flow of people in and out of the community. For example, as these goals are written there is no clarity on whether all of Area A and B will be routed down the Dome Rd or Mary McLeod. The latter is not an appropriate option at all and no additional traffic should be directed there. The road is not safe for high volumes of traffic.
Access by car to these lots. Mary McLeod road cannot withstand this level of increased use, it is a dangerous road as it is.
Maintaining the existing roads better with increased traffic demands. Looking at proposed access point to the new development, visibility might be an issue, especially with the crest of the hill very close by. Road safety should be addressed, not just built off of the existing road. Maybe utilize the large area at the Mary McLeod road intersection. Try not to change the feel of the existing dome residential lots, which are low density, private and quiet. I think trails should have designated uses, non motorized, off leash etc.
Actually no, that's not how I would characterize the problems with the goals.
Can I build my own home and purchase a lot?
Developing the area / selling the lots as our town allows for and adjusts to growth. A larger Dawson City population will require more services (doctor's appointments, access to programming, parking / traffic issues in historical center, grocery stores, spaces in child care and education etc). Please ease the growing pains!
Given the addition of a large number of residential lots, I would like to see mention of a 0-5yr old rec space. (there is mention of trails, skiing, and rec vehicle use already which is great) This neighbourhood will definitely need somewhere for young children to play - let's not have a neighbourhood where you need to load kids into the car just to get them to the park - it should be walkable. I believe this is super important!
Goal 1 will over crowd the area
I think that having some rural residential lots, especially in Area "C" would be a good choice. It is important for some people to have a larger property and the availability for these is very limited close to town. I think not including some rural residential lots would be a mistake.
not given an option - Unsure
Placement of the variety of homes. Upper dome more for residential housing and lower dome by crocus field more for apartments/rentals.
Please see above comments about safety, I.e. can the old mine site support this kind of infrastructure? What about the abundance of wildlife on this hill? Has any of their habitats been given consideration during this planning?

Question 6. How do you think this development could be "Authentically Dawson"?

1 acre lots minimum. If we really need that much more housing, town will become too big and we do not have the facilities for a town of 4000 people. Focus on current empty lots, force owners to do something with properties they have owned for years and nothing is happening with them. Those are way easier to service as they are at the bottom of the hill. Don't try to bring water and sewer up the hill. This will only create more problems to the already inefficient systems the town has.

Allow for variety of developments (individuals and corporate). Select local developers, if going that route. Provide for seasonal workers in a safe, environmentally friendly, fun and sustainable way (ex - Walltent City, to replace the loss of Tent City). Plan for and provide sustainable transportation services (electric bus service, bike trails) for children, elderly, and all residents, so as not to increase single vehicle traffic and associated emissions. Plan for community gardens, compost facilities, and enviro-friendly electrical generation (wind or solar power?). Make environmentally friendly and sustainable design an essential element of all developments.
Architectural guidelines regarding materials and design but different from HAC guidelines. No vinyl...
As with most projects in Dawson I don't think there will be any issue with it being authentically Dawson. I think the issue will be not creating something like whistle bend in Whitehorse.
AVOID compact city design (ex. AVOID whistle blend and copper ridge) Ensure there are trails which can be easily accessed and used by all (e.g. children and elders). Create larger lots that back on to green space. Ensure that the presence of nature remains prominent within the community (ex. Lots of trees/forest, green spaces, natural foliage, etc).
By limiting modern urban design of homes.
Design guidelines of some kind (something bridging the historic townsite and the Dome/Klondike Valley requirements and aesthetics) Affordable Visually diverse - no cookie cutter designs for neighbourhood or homes
DO NOT DO IT
Doesn't need to be. Outside Downtown core.
Don't wreck the dome with "affordable housing"
Don't raze the existing trees and completely flatten the grade to make it easier to build (see, the horror that is Whistlebend in Whitehorse); avoid hiring a developer to build all the houses; allow people to design and build on their own lots as they wish; if agencies such as Yukon Housing or developers are involved in designing/building, ensure there are guidelines for the appearances and materials used for the structures that maintain a sense of character; avoid paved, carefully groomed roads and lawns; encourage natural and permaculture landscaping
Don't use a grid system of tightly packed homes. Allow for organic design to influence how the project will look from the land. Plant trees to break the dessert vibe of the area currently.
Encourage use of mixed materials in exterior appearance, i.e. metal and wood. Provide a style guide that is not overly prescriptive on design but encourages use of colour from a pallet. I think this would encourage the kind of variety that might have occurred early in Dawson's history (but with more contemporary designs) but with a sense of unit from a standard colour pallet.
Ensure you plan for another ten years before doing nothing what you come up with. Dawson is good at that.
Focus on providing for all Dawson citizens, and I don't know, maybe a gondola.
Good luck
Have wall-tents and seasonal infrastructures for summer employees.
Honestly? To have larger parcels of land, no townhouses and low rise apartments. To have landscaping and reforestation be more of a focus
Houses could respect historical style .
I doubt it. The gentrification of Dawson has all but ensured it's demise.
I think the landscaping should represent the land around the area as well. I would hope to see lots of green space
If there is one building constraint that would help make this development look "authentically Dawson", it is enforced restrictions on the use of corrugated metal siding.
If you get it done quickly

It would be nice to see repurposed materials used in the construction of the housing, as well as colour/ architectural diversity. Just don't make it look like the suburbs! And please try to spare mature trees from being cut.
Its already built on mining tailings.. I do not believe that the dome road subdivision be subject to the historical building code as is inside in the town
Just allowing a variety of designs, lifestyles and approaches.
Keep the look of houses similar to downtown. No large block apartments. I do like the idea of green connecting spaces.
larger lot sizes outside of historic boundary
Leave it be, that’s authentic
let people do whatever they want=authentically Dawson
Make sure the houses are unique not cookie cutter. Make sure the yards allow for folks to build gardens or whatever they like in their yards... small lots force folks inside!
Mix and match of styles and sizes of homes.
no vinyl siding
Not connected to town utilities.
Opportunity of housing design key.
Recognizing the diverse reasons that people continue to call this place home and allowing flexibility in design to accommodate people from all walks of life. Making it OK to have a wall tents, campers, and small outbuildings for example to accommodate summer workers for example as described above is a great idea. Clusters of houses with green space. The density of town makes dawson so much more livable than many much larger towns because of the sense of community and walkability. Bringing some elements of the downtown to the dome so it’s not just country residential would be a good thing.
Respect for environment, local history, and design
The term "authentically Dawson" is defined above as "diverse, flexible, and colorful, and recognize human scale and northern elements". I don't see value in trying to limit the aesthetics of the designs of buildings in this neighbourhood. Authentically Dawson to me means that we let people exercise their creativity and individuality while adhering to the building codes and encouraging sustainable and efficient construction methods to minimize heat and power consumption.
This is a weird question.
This seems ridiculous. I realize there’s a shortage of housing in Dawson, but does this need to be so large scale? One new subdivision seems more logical to me.
This will be tricky. Some guidance on builds could be important but really the focus should be on development of very energy efficient builds that utilize the excellent aspect these lots will have. Not allowing developers to build a section of lots, while less efficient and possibly more costly, will result in a greater mosaic.
Tidy, straight streets as seen in historical town site, no cul-de-sacs or winding dead end roads, which are difficult to service (water and sewer) and maintain (snow removal, emergency services).
Unpaved roads (obviously), while not necessarily being forced to adhere to the historical bylaws of the downtown core I think encouraging this esthetic would be a good thing. Allowing space for seasonal rentals would also be important as it is something Dawson is really lacking.
Yes. There is no such thing as authentically Dawson. We need to move forward to a future where we respect the traditional keepers of this land and focus less on a colonialist invasion for minerals.

Question 7. Are there any other opportunities or constraints that should be considered for Development Area A?

This is an “I don’t know” answer... I need think about it more. I think there should be aesthetics as the vegetation here is sparse - I’d like there to be a plan for that- or discussion.
View of housing developments along roadway must be historic to try to tie in with heritage feel of community - visitor traffic on Dome road. Lots should be zoned Country Residential (no smaller than 1 acre)
It is currently an unappealing gravel moonscape and needs huge investment in landscaping the public parts of the new development
Plant some trees!
Replant trees at a cost to the town/territory. Develop safe walking/bike access to town.
AFFORDABLE housing
-: stability of cliff-side. changes to existing properties to the north-east (increased light pollution, noise, traffic, impacts to views). +: Opportunity for playground, community garden, eco-friendly power generation (solar). opportunity to build trails connecting to existing network and rec facilities.
is the ground stable to the outer reaches? Sloughing and erosion is visible during the summer months along the roadside and covering the new trail from crocus bluff. How will traffic be managed and will the road need to be redesigned for safety of people turning on and off the main dome road in an area with limited visibility. The road can also be slippery in this area during winter. Will additional road maintenance be required on the Dome Road and Mary McLeod road with so many more residents on the Dome? To what extent will these costs be reflected in our taxes?
You said it, steep cliffs and a gravel pit...how is this a safe foundation for infrastructure? How will the population increase be supported safely through roads? Tourist traffic, increased volume on these roads means regular maintenance...the roads are not maintained enough right now, how can increasing volume of traffic and population improve this problem? Once again, what about cumulative effects on the wildlife population?
The lots should be in acre size lots
This area should allow for normal single detached housing and larger lots to remove the need for water and sewer infrastructure. However I believe that this is a forgone conclusion so not cramping it and creating a copper ridge style subdivision would be great. Allow for people to have outdoor space.
The cost of servicing lots uphill. Who would pay for that if only a few lots were sold?
Who is paying for sewer and water?
Consideration for those who live in the area already, and protecting the ski trails and ski hill.
Gold mining. Trees.
If there is any possibility that mining will continue in the immediate area, those investing in property should be fully aware of this.
Higher elevation shouldn't be connected to sewer and water from town. It is too far and will most likely cause more problems. Develop septic fields and use water delivery. Bigger lots are better than smaller lots to keep the character of the dome subdivision.
Include a playground. As a Dome resident with young children this is something that is lacking for this part of Dawson. We have to drive to town when we want to go to the park as our children are too small to walk up the hill. Having a playground in the neighbourhood would be great and I think this is the perfect opportunity.
Gardening area that is available to the neighbourhood. Playground/ park. Trail along the bluff so everyone has access to the views is extremely important!! Please don’t back the property lines up to the edge looking over klondike valley or Yukon River. This should be everyone’s to share and enjoy!

Current dome road points directly into the setting sun in may/august, making driving difficult. Vegetation could help this.
The current contouring may need to be changed. Think about proper drainage for each lot. There are some low spots right now. Also consider sight lines for vehicles where intersections are placed on the dome road. Currently, exiting the ski hill road is dangerous as you cannot see if anyone is driving up the dome road. It might be good to try and improve the Mary McLeod intersection at the same time.
That people will use Mary McLeod road to access these lots.
The 2nd access by Mary McLeod road and the Ski hill access does not seem safe. This many lots.homes would create lots of noise will travels up hill affecting pollution and effect other residents.
The Dome Road is going to need a double lane (turning lane) and an island to stop people from turning against traffic flow.
The proposed north entrance has the potential of being a steep grade and the south entrance requires additional thought for site distance and safety for vehicles leaving the subdivision
Traffic management should direct vehicles down Dome Rd. The design above does the exact option and directs people to Mary McLeod. In several previous consultations it has been made clear this is unwise and administration has agreed. Design needs to address this carefully. Possibly an angled merge road on the downhill side (outflow only) would help alleviate this issue to some degree. I agree with most of the other elements raised above. A community greenhouse and/or some communal garden lots may be appropriate. This will be one of the best growing locations in around town!
add a walking trail that circumnavigates the subdivision and connects to other trails.
I think there is opportunity to better connect existing trail systems through that neighbour hood to keep people from walking on the dome road itself. Also I would prefer to see the duplexes and higher density property hidden at the back of the bluff behind the hill rather then it be the first thing you see when you come up the dome.
Trails
Faster access from the west for emergency vehicles.
Access to water and sewer, road access, road wear and tear, cost of ownership, municipal service availability.
Convenience store.
Elevated position and orientation of roof's could exploit a longer solar electric generation potential to help contribute to local sustainable power.
I dont like the idea of clumping together all the duplexs and townhomes. it would be nice to see these types of housing mixed, to avoid cookie cutter streets like the Turner Street duplexes downtown. Its nice to break up the skyline as well to create nicer views for other homes. Is there anything that will be done to create a sound or privacy barrier with the dome road? Its easy to see how the sights and sounds of vehicles travelling uphill could be unpleasant for the homes surrounded by road on 3 sides. Again, I have concern for winding roads, would prefer to see them straight.
Limit multi family dwellings to duplexes. Is there some plan for a green space or something to ‘encourage neighbourhood interaction’
Roadway layout and house orientation should take advantage of the grades, views and sun orientation and take advantage that it's a large developable area, which is what we really need in dawson
Should make lots not allowed to subdivide or have multiple residences. Too much congestion in the downtown already with this and starting on the dome.
Small lots but not too small. Overclustering on a sun-soaked grave plot sounds oppressive.
Snow removal.
Some have suggested that this area might better be utilized as rural residential with acreages. Bear in mind that the bulk of this area is deforested and therefore unlikely to have much appeal or market value as a large lot.

The fact that it would cost a bundle to service these lots. Plus, this area wasn't regraded or brought to any standard required for construction. A lot of groundwork is needed to get this land ready for development.
Unknown
Where are the connected greenspaces the homes are supposed to be designed around?
Will lot sizes be larger than 50x100?

Question 8. Are there any other opportunities or constraints that should be considered for Development Area C?

Historic appearance of structures along roadway. Condominiums or town homes would not tie into Dawson Heritage as structures would be smaller cabins or single family homes. Lots should be country residential, not connected to City sewer & water due to high cost of infrastructure, some allowance given to small homes sharing specific lots
affordable housing
Ensuring stability of the bank (edge of ski trails is already eroding - we had to re-route one of the trails this fall). Connectivity to the ski trails would also be great if possible.
Long term erosion similar to face of hill below cemetery on Mary McLeod.
I think it would be better to intersperse duplex lots in amongst other regular residential lots- why are you making these their own neighbourhoods? They would be less conspicuous and fit in better if you just had a few duplex/townhome lots dotted around all of the areas.
I think there's a lot of options for families in Dawson but there really isn't as many options for renters, I think that should be a priority
I think this area would be best suited for rural residential lots with their own water/septic fields. Having rural residential lots in this development is important and I feel like this parcel is the best choice.
larger lot sizes. Not density living
There should be larger lots 3 acres.
This area should have country residential lots
This area would be better used for country residential zoning
Duplexes or condominiums? Can you really see that kind of development in Dawson? I think you need to get your feet on the ground and start talking to the people who live here and not rely on a survey to do your work for you! Sit at the post office, ask for input, not all Dawson citizens have access to the internet and may not even be on Facebook. The City of Dawson can't keep streets cleared, cannot get their television programming sorted, etc, how will they manage another subdivision?
Again, ensuring that investors are aware of any potential for mining that would impact their living should be fully disclosed.
Claims will make developing this complicated
[redacted] [Name redacted] ongoing/proposed placer mining work in Area C represents potential delays of ??? years.
Mining claims?
Need to clarify placer mining interest/conflict before seriously proceeding and this is a long-delayed responsibility of YG. Once that is resolved, this area is quite possibly the premier location for scenic lot development.

The fact there are claims here means no development will happen. Too many politicians scared of the miner makes this a non starter.
This area is still being actively mined. As the city has been fighting this for years how will there planned development affect the ongoing recreational values in the area. Again country residential lots should be used here. We live in the Yukon where land is abundant.
impacts on wildlife corridor connecting to Klondike River.
concerns regarding road safety and maintenance apply to Area C as well.
Very careful planning will be needed re: access onto the Dome Rd as a result of line of site for pedestrian, bikers, vehicles, etc. It may be appropriate to have a smaller number of lots in this area simply for that reason. Access to cross country trails would enhance this location. Some green space and conifer cover should be maintained along the top of the escarpment for the deer that use the site and perhaps to facilitate another trail that could be used seasonally to link the existing trails and future trails that may show up via Thomas Gulch. Residents should be aware that these deer may end up in gardens (vegetable or flower). Design elements in the lots and some guidance will help dissipate this issue.
What kind of road upgrades are going to be implemented to handle the additional vehicles? Slope stability- holding tanks vs septic fields. Water run off
Take advantage of increased solar power potential
Again consider issues with the current contouring of the land. There is a big depression that collects water runoff in the North West corner. I'd think this should be filled. All development areas should be contoured to near final grade before selling so private individuals aren't left to themselves to try and build higher than their neighbours and eventually create problems. The Long arm stretching East could be country residential without water and sewer services. This would make the infrastructure costs more efficient while still providing lots.
Climate change and water run off. The increase of rain in summer and the amount - deluge rather than a nice rain- has been washing away driveways and affecting the ditches for water run off. Things are changing and planning for landslides and water damage should be considered.
Ensure geotechnical survey is done to aid safe building of homes and prevent pollution into river.
Access to trails and parks. Safety beside highway
Expansion of the ski trails and hiking trails used by the entire community. Visually not sure it will look good for the view from the highway and summit of the dome
If too few housing lots can fit under these constraints, then walking trails and ski trails should be prioritized here. Create active outdoor spaces that encourage healthy living and a happy community!
It should also be kept in mind that the towns only groomed ski trails are right there.
Suggest duplex/townhome lots a little closer to town (in the NW end of this subdivision); access to ski trails (and improvements for summer use) will make this a really great site!
Would this impact cross country ski trails?
Xc ski trail network.
Consider the views from the top of the dome. Limit the number of houses allowed on that stretch so we don't just see rows of houses when arriving in town from the Klondike highway. 1 acre lots should be minimum. Do not connect those houses to city water/sewer.
I DON'T THINK THIS PART OF THE DOME DEVELOPMENT IS NECESSARY AT THIS TIME
Please don't lump all the duplexs and townhomes together. Please mix them throughout the single and traditional residential lots and try to keep streets as straight as possible.
Should make lots not allowed to subdivide or have multiple residences. Too much congestion in the downtown already with this and starting on the dome.

This area will be in the shade a lot of the time - lots should be cheaper than the former Slinky site.
This is obviously the worst one. It's not really clear how developing this site meets the goals that are supposed to " support the vision".
Trees
Water and septic field placement access by roads
Water and sewer.
Who is going to live in all this new houses? What about a shortage of power? There is already a big pressure on the grid as it is now.
Why is the TH settlement parcel not depicted on the map?

Question 9. Are there any other opportunities or constraints that should be considered for Development Area D?

Aesthetics is critical at all entry points to towns, especially tourist towns. Also, great potential for housing of those people who are not vehicle dependent, since this is within walking distance to downtown (could provide an interesting "small house" area or a glorified wall tent rental area for summer employees, for whom there have been decades of disservice.)
Again this being one of the first things people see when coming to town aesthetics should be important.
Consider this is the entrance to Dawson City. We want the neighbourhood to look inviting.
Historic appearance of development as all visitors to Dawson will drive past; this area would be good to extend City sewer and water
No condos, and homes should be more historic looking as this area is highly visible from the road.
This is one of the first places seen coming into town care should be given to the aesthetics as if seen from the highway
What kind of screening and highway treatment. What does this mean? Water and sewer.
affordable housing
Commercial use. Ie: grocery store, convenience store, restaurant etc
Maybe some commercial opportunities for example a coffee shop or restaurant for people living or working in the area.
Should be commercially zoned.
Should be set aside for commercial lots
Why is there no option for commercial use. Considering amount residential in the area why can there not be options for business to develop and offer services such as grocery stores.
Flood proofing.
I like the idea of supporting higher density development
Larger apartment building would be better placed in this area. Also with this being the welcome mat to the community I believe that there should be a certain building standard for this area
Safety beside highway. Access to trails and parks
Safety for kids playing and non-motorized transportation to/from Dawson, given proximity to hwy
Mining Claims

Rights of the miner on the claims overlapping this area need to be resolved prior to any development or planning a this location. It is incredibly frustrating to see this area continue to be explored as one available for development when such a significant and complex situation remains unresolved. It is misleading to the public and unfair to continue to consult on this area without first having a resolution or even the potential for a resolution in line for the very near future.
There are claims on this land. Dealing with miners in this area might be challenging.
New recreation centre
This area should be considered for a rec centre
This area should be designated for the future recreation complex and any surrounding lots should compliment this. As an arena is generally an unsightly building with industrial lighting in the parking areas, maybe we shouldn't consider this for housing. it also runs along the highway which isn't that nice to live beside. Avoid cookie cutter homes and winding road ways. Mixed housing developments with townhomes, duplexes and single residential mixed together.
This would not add to the traffic levels on the dome road/Mary McLeod road
Given all the townhome lots proposed in the other areas, are you over-estimating the community interest in duplex type housing? Plant a lot of trees around the subdivision.
good spot for "Walltent City"?
Highway traffic
Maybe traffic considerations/parking/access, congestion.
Power?! How will we be able to support anymore strains on our power grid? We have too many power outages already! Also, where is the infrastructure going to support services for up the hill development? Do you want to live near that?
Should only be single residential lots. Should make lots not allowed to subdivide or have multiple residences. Too much congestion in the downtown already with this and starting on the dome.
The one concern I have is about traffic flow... when tourists come back to Dawson they tend to rubberneck and even stop on the highway in places they shouldn't. Signage to let visitors know the areas are private would be something I'd like to see.
This one could have more houses with smaller lots as it is more designed for it. It can be connected to city facilities if the facilities can allow it.
what is happening with sewage treatment plans - is there a possibility of a sewage lagoon in the area as well?

Question 10. Are there any other opportunities or constraints that should be considered for Development Area F?

Again, should be historic looking as it is seen from the road. Please make the most of the recreation possibilities for this area, and make it easily accessible by foot from downtown.
First impressions to Dawson
Same as previous aesthetics coming into town
Commercial use please for service businesses, such a huge amount of residential development requires more services.
Commercial use. Eg: grocery store, convenience store, restaurant, etc

This is the first development area that shows thinking about more than residential use. What about the idea of a compelte neighbourhood? Schools? Commercial spaces? Also the greenspaces that the homes are supposed to be designed around?
keep existing ponds to create small wetland-like eco-system (support ducks, frogs, etc., which have suffered considerable habitat loss as Dawson expands). Also potential for outdoor skating rink?
Potential flooding.
Cross walks and/or traffic lights.
Same as area F, safety w proximity to hwy for kids and non-motorized commuting to town
Sewage lagoon site?
Mining Claims.
Mining rights, as discussed previously need to be considered. I see this area and the one next to it as prime areas for development if the land conflicts can be resolved. Installation of water and sewer appears to be more feasible and the traffic concerns are not present for this area as they are further up the dome.
The planning for this area makes sense. Will need to consider how people traffic will be managed into and out of town. For example, will a better trail be built around Crocus and the cliff and into town (as all the kids currently travel) or will there be an effort to get people across the Klondike Hwy and onto the Dyke trail? The latter seems a bit obvious but I'd bet most kids and many people will walk the shorter route by Crocus Bluff and the cliff. Build this into planning.
I think it should be considered for the new recreation centre, as long as it would work there and not have to get rebuilt in 5 years lol
If the recreation facility does go here, there will be no residential construction right? It would make sense to leave the whole area for recreation, including indoor and outdoor. (Outdoor skating rink, park, etc.)
If this site is chosen for the new rec centre, the building footprint, parking lot, and accesses seem like they will leave little or no space for residential development. not sure that's been made clear in communications to date.
New arena site?
New rec.complex
Possible rec centre location. Access to trails and parks. Safety beside highway.
Rec Center
REC CENTER SITE! Please consider the surrounding lots / site D and how they may be impacted by the rec center.
Recreation facility! I see it is on here. This is the most logical location for the facility. Water sewer, How is the city going to pay for all of this?
Should be for new rec centre. Most cost effective place with limited ground work and plenty of parking.
SHOULD BUILD THE REC CENTER HERE!!!
Should keep that site for new public services such as the rec centre
This area should be used for recreation
This area should be used to build the new Rec Centre. It is the best location for such a big facility and it can have plenty of room for parking and is central for all subdivisions of Dawson. We don't need that much extra housing. Focus on better infrastructure to satisfy current population before trying to grow to fast. Dawson city will become less attractive to residents if there is too many people and not enough infrastructure. The character of this town is in its size as well. It shouldn't become so much bigger.
This is where the new recreational centre should be but let’s shut down a business within Dawson.

This would be a great site for a rec centre and associated commercial facilities that would be more centrally accessible for both the existing townsite and the new developments, particularly if there is higher density residential housing in the locality.
Until the final location is chosen for the recreation center (which should be a major priority), we would not want to see any plans for this area.
Historically bears and other animals walk through this area to get down to the Klondike River. I am concerned that so much more density on top and below, it will create issues for human and animals. When you look at this area we have blocked animals access to the river.
Again, sewage treatment plans long term impacting this area?
As per development d.
Cost of infrastructure; would be good location for some smaller homes as is walking distance to town.
Perhaps apartments close to a new recreation centre would be more ideal and affordable for lower income families . Living on the dome and having a family but likely only one car could be limiting to families wanting to access recreational activities
Please see all previous concerns
Should not plan or develop this area for housing at all at this point. being looked at for other uses.
What's the dark blue area? Is this included in the development? Consider improving Boutillier Road as well. It is very narrow. Could the development area be expanded to include the land where the western part of Boutillier road is before the first private lot? Then provide access to Boutillier Road through the new development.

Question 11. Please share any other thoughts that should be considered.

Please avoid a similar layout to C-4, whistle bend (In WH) and copper ride (In WH). Ensure the presence of nature remains a important component of lot placement/development. Accessibility, especially for elders and young children is important and must be safe and community orientated (ie. encourage residents to interact/support one another).
A new recreation center should be the number one priority for Dawson City.
Just don't [expletive] up the rec centre again
Priority should be given to the owners of gold rush campground to mitigate damage to their established business by the city.
I am pleased to see these areas being considered for housing. I would also hope that within the historic townsite action could be taken for "abandoned" buildings such as the old post office across from the school. I think municipalities can apply pressure sometimes by taxation policies for vacant buildings?
Should develop all the empty lots in town or in West dawson before opening that area. New recreational centre would be centrally located in this area, with plenty of parking space. What if gold price collapse and tourism doesn't catch up who will pay to service those lots?

Please consider the fact that there are a lot of empty/unused space in this town to focus on before going and adding 300 lots around the dome subdivision. That could mean over 600 people more living here. Can you imagine, our grocery stores can barely make it to feed the amount of people we have in town right now. The waste water treatment plant can't even process the wastewater produced by town already and it's even worse in the summertime with all the hotels full. Also, the housing crisis is not as bad as it was 10 years ago. There has already been quite a few multiplex to help the situation. Don't make Dawson become such a bigger city. It will simply lose its character and become such a busy place to live. Keep the small town personality that Dawson has. This is why we live here. Not to have subdivisions like Riverdale and so on in Whitehorse. We're here for the small and UNIQUE gold mining historic town of Dawson City.
The city seems to have a great plan for residential but with such a potential of a huge influx of people in town there is no where orientated for commercial possibilities. Already we don't have any space in the historic site of town why not allocate lower dome for grocery store, childcare centre, recreation centre.
The residential lots should be on a 1 lot/person basis, for the first year these are available. Otherwise people who have the means to, will buy multiple lots and raise the price and resell. There's too much need from to many people to allow profiteering
Whilst I understand that a lot of people are looking for housing, I think it should be understood that when people think of moving up to the dome most of the time they are Looking for the privacy and bigger lots. I feel like it would be a shame to compromise the little developable space the dome has left to cram housing there. Especially if there are better opportunities for higher density areas in the valley and considering how big of a demand there is for those bigger country residential lots.
Just the concern re logistics of getting the lots serviced and the cost involved to the taxpayer.
Where is the money coming from to build infrastructure up the hill to provide water and sewer up there? To a waste water treatment facility that doesn't work. And for town of less than 2,000, and far fewer taxpayers. Where are all the people who want to buy these lots or who could even afford them?
I don't want the town to grow too fast. Please develop responsibly / in stages. Is there anything being done for the unofficial deer population that have been calling this area home for the last 10 years or so? I know they are probably difficult to take into consideration as they have yet to be declared a new species in our area and very little is probably known about them, but its is plainly obvious by all the tracks on the sides of the hills that this is where they choose to live.
1. Cumulative impacts to wildlife? Historically an abundance of wildlife live in these areas and have natural trails to the river. 2. Added strain on our electrical grid, we already have to use the diesel generators too much to cover the demand 3. How are the citizens going to be able to afford to pay for all these services? 4. Noise pollution on busy roads...added development increases noise and busyness = safety issues 5. Stability of using a historical minesite, safety? How much development can be supported on an old gravel pit with such steep drop offs? 6. Road maintenance, how and what is going to keep it all maintained? 7. My biggest concern is that this is all you will rely on to complete your public input, get out on the streets and talk to your community! 8. What about the derelict and vacant land spaces in our city core? If the City of Dawson cannot control or maintain that- how will they be able to guarantee maintaining more infrastructure efficiently? 9. Stop homeowners from subdividing their land in a money grab and increasing density in rural areas where peace and quiet, wildlife and nature can Co-exist. 10. Fix and maintain what you already have before you increase your workload and cause more problems

I believe development on the Dome lots should be restricted to Country Residential. This would better reduce the impact on City infrastructure, reduce the costs of having to expand sewer & water, garbage collection, impact on outdoor recreational activities (for all Dawsonites), traffic congestion (as existing traffic is a concern on Mary McLeod).
I really hope this neighbourhood can be designed well. With community interests as the main focus. Trails, recreation space (b-ball court?), communal garden space, communal gathering area with a bonfire :)
Consider along with the development of these new subdivisions, an increase in opportunity for the Ski Hill/Ski Trails to become a recreation hub, with a playground, outdoor skating rink, tennis/basketball courts, etc. Also, essential to plan for and insist on environmentally friendly power generation for these new homes (allow space for solar panels, explore other options such as wind power). consider road safety - the new Dome Road and Mary McLeod are already rather dangerous. New turn-offs and more traffic will only make this worse. Plan for and fund municipal bus service and encourage/facilitate walking and biking. create space/opportunities for community gardens, green spaces and small ponds.
I would be interested to know if the Dome Road will require work to accommodate for an anticipated increase of traffic?
Increased traffic on the Dome Road is a concern
Mary McLeod road is dangerous now, and I fear that adding such high population to the top of the road without acknowledging the upgrades or potential closure the road would need would be extremely short sighted.
People will be very fortunate to have the lots on the Dome. The light is almost year round. As I said before, everyone talks about other modes of transport and so much opportunity for walking to town for work etc. - but they will drive. Most house have 2-3 vehicles and they will be on the roads. It is paramount that nothing is undertaken until every last mining property on the Dome is extinguished. If this is ignored, you will have re-created the same issues all over again that resident have been dealing with for 15+ years. Mining and country residential- or in this case huge subdivision- do not mix. It has to be completely over. Thanks for asking.
The traffic on the new and old dome roads is already dangerous for pedestrians and drivers. Ensuring relief roads are built along with traffic calming measures should be a high priority.
Services to these lots are going to put more pressure on our existing infrastructure (esp our terrible water pipes and full dump). We need a recycling and compost PICK UP run by the city. Our water pipes in city are going to need a lot of repairs and this needs to be accounted for. Also, no condos or townhomes. Please dont make this a terrible whistle bend type development. There needs to be certain historical standards maintained.

Overall I am very much in support of developing new housing in the Klondike as it is very badly needed. A few things to consider which, although I appreciate do not fall under the city's jurisdiction, need to be discussed very early on in the planning phase. (1) Our daycares are full, and the Little Blue badly needs a new building and a larger capacity. We probably need a third daycare as well. (2) Our school is full. The portables are a health hazard, an eyesore, and an environmental liability. I mention these two aspects because if we are increasing the housing capacity of this town, then presumably we encouraging families to move to the region and make a life here. At the moment, school and daycare wise, there is no room for growth. I believe that the City needs to be a strong advocate to YG to work on this solution RIGHT NOW. Another thing to consider is that although these neighbourhoods are intended for all demographics, they do marginalize the elderly because they are not within easy walking distance of any services. I understand the importance of connection to the road and trail networks, and I agree, but I also wonder about older pedestrians, children, and women. What can we do to ensure trails are lit-up, safe, maintained, etc. ? Thanks.
The population growth and housing crisis of Dawson City are undeniable. I think this project will bring much needed relief to many locals. So long as the project is economically responsible, environmentally sustainable, and in line with respecting the TH peoples, I am very much in support of it.
The sooner the better for Dawson!
This development should be a priority. Lack of housing is such a deterrent to building our population.
This town needs lots and more then ever people want to stay and raise a family in Dawson. The City and Yukon government need to ensure that families and lower income people can afford to build and live in this new area. Dawson is a wonderful place and seeing it grow into the future is amazing. People also need space so incorporating the natural area and greenspaces is needed. No more Whistlebend deserts or copper ridge townhouse rows. This is the Yukon not Burnaby.
Whatever gets planned, it must have a chance of being built. Too many plans with no product. Dawson is withering.
Will this development require that the City also explore public transportation options in the future?
Country residential lots is the best solution, I think.
If water and sewer is going to present a major time constraint, consider septic and 1 acre lots. We need development options yesterday.
It's great to see the results of the previous survey and design charette reflected in this phase. Keep up the good work!
Listening to and collaboration with Tr'ondëk Hwëch'in is essential through the entire land use process.
make housing AFFORDABLE!! and build the rec center at Crocus Bluff!!
MAKE SURE THERE IS PUBLIC MEETINGS ,INPUT ALL THE WAY NO BEHIND CLOSED DOORS DECISIONS
My current question would be what are anticipated property tax rates for these lots at all different proposed locations? Current taxes on the dome are already exceptionally high so will these increased lots decrease the existing property taxes on the dome ? Will the new lots reflect in town tax rates?
Overall, I think this is an excellent initial plan. It addresses the most pressing needs for the community, namely housing. I look forward to how things progress.
Please open up residential lots soon!!
Regardless of what choices are made, development in some way has to begin. This City needs to grow.

Significant thought is needed on how you will manage the flow of people into and out of these Areas if you want to make them more bike, walk, ski doo, etc accessible and reduce the volume of cars and trucks moving around. Also far more thought is required on having cars and trucks sent down the Dome Road and not Mary McLeod. The latter is not safe for higher volumes of traffic due to how narrow it is and due to pedestrian traffic, kids playing in the main townsite. As it stands, the road is extremely unsafe for the many kids who live on 7th avenue in town (i.e., washboard, sharp turn, narrow road). If planning is not specifically addressing this in a meaningful way you will have a dramatic increase in traffic as that is the easiest way to get into town as evidenced by the many folks from the Dome already driving it multiple times of day.
Thanks for all the hard work on moving these areas from destructive mining to constructive community development.
The timeline provided on the first page of the survey does not provide any indication about when land development will take place or the timeline for having lots available for sale. Over the past 5 years residents have been consulted numerous times on a variety of land development projects, none of which have come to fruition. I would appreciate seeing some of these projects move beyond the planning phase and public communication regarding those initiatives that are no longer being explored (e.g. What is happening with the North End development project?).
This plan seems to be based on a piped system. Does that include all the areas or just some? When will we see actual lot sizes and estimated costs? Commercial lots were discussed previously - what happened with that?
Tiny homes don't solve anyone's problem and are a stop gap solution at best.
We need housing. Do we need this much housing? Who can afford it? How many new people will be coming to Dawson? Resources for building, where would they be acquired from? How will we sustain this influx of people? Are our 2 stores prepared for this? School, day care, gas, stove oil and all other supplies...that will be all ready? Who will be paying for the new water and sewer system? What about power? Are we just putting more diesels to Dawson? Do we want or need to grow that much really? Not a fan of this huge project. Not at all.

Report to Council

[x] For Council Decision [ ] For Council Direction [ ] For Council Information

[ ] In Camera

AGENDA ITEM:	Future Recreation Centre Site	
PREPARED BY:	Paul Robitaille, Parks and Recreation Manager	**ATTACHMENTS:** 1. *Detailed Geotechnical Evaluation – Proposed Recreation Centre Site at the Gold Rush Campground – Tetra Tech Jan 14, 2021* 2. *Detailed Geotechnical Evaluation – Proposed Recreation Centre Site near Bottom of Dome Road – Tetra Tech Jan 14, 2021* 3. *Technical Memo Summary - 1207 Fifth Avenue Tetra Tech May 4, 2021* 4. *Summary Phase II Environmental Site Assessment – incl Lot 1059 Golder April 30, 2021* 5. *Dawson City Recreation Centre Community Engagement Report – Republic Architecture April 12, 2021* 6. *Block Q Planning study - Excerpt – Recreation Centre option – Stantec/Vector Research Feb 9, 2021*
DATE:	May 6, 2021	
RELEVANT BYLAWS / POLICY / LEGISLATION:		

RECOMMENDATION

That Committee of the Whole forward to Council to direct administration to continue the planning and design for a new Recreation Centre in Dawson city at the _____ site.

ISSUE / PURPOSE

Council and Administration have been evaluating options for the location and features of a future recreation centre. Location for this centre has been narrowed down to two possible sites:

1. Block Q, Ladue Estates
2. Dome Road (LOT 1059 QUAD 116 B/3 DAWSON CITY GENERAL YT)

A decision needs to be made on the location of the centre so that planning may continue on the design and features of the future centre.

BACKGOUND SUMMARY

For years, the City of Dawson has had stability issues with the current *Art and Margaret Fry Recreation Centre* based on erosion, permafrost, and poor construction.

In 2019, the City hired Stantec to investigate locations for the future recreation centre. The *Dawson City Recreation Facility Pre-Planning Report* was provided to the City in November 2019.

Following the review of this document, Council and Administration narrowed down the possible locations to two possibilities:

1. Block Q, Ladue Estates
2. Dome Road (LOT 1059 QUAD 116 B/3 DAWSON CITY GENERAL YT)

To properly evaluate these two options, the City of Dawson initiated studies to determine ground conditions:

1. Block Q, Ladue Estates:
    a. *Detailed Geotechnical Evaluation – Proposed Recreation Centre Site at the Gold Rush Campground* (Tetra Tech - January 14, 2021)
    b. *Phase II Environmental Site Assessment – 1207 Fifth Avenue* (Tetra Tech - November 17, 2020)

2. Dome Road (LOT 1059 QUAD 116 B/3 DAWSON CITY GENERAL YT):
    a. *Detailed Geotechnical Evaluation – Proposed Recreation Centre Site near Bottom of Dome Road* (Tetra Tech - January 14, 2021)
    b. *Phase II Environmental Site Assessment – at Lot 1059 (adjacent to Area D), Dawson City, YT* (November 17, 2020)

Following these studies, the *Dawson City Recreation Centre Community Engagement Report* (Republic Architecture - April 12, 2021) was performed as part of the *Feasibility Study,* undertaken by Republic Architecture.

Also included for consideration is the Block Q planning report section regarding the Recreation Centre option.

ANALYSIS / DISCUSSION

This project requires a decision on the location of the future recreation centre.

There are benefits and challenges to both sites, which are described in the attached documents, and have been discussed at Council at length.

A decision on this matter will assist us in moving forward with the design and features to include in the future recreation centre.

APPROVAL		
NAME:	Cory Bellmore, CAO	**SIGNATURE:** C Bellmore
DATE:	May 7, 2021	

Detailed Geotechnical Evaluation
Proposed Recreation Centre Site at the Gold Rush Campground
Dawson City, Yukon



PRESENTED TO

Government of Yukon, Community Services
Infrastructure Development Branch

JANUARY 14, 2021
ISSUED FOR REVIEW
FILE: 704-ENG.WARC03386-65

This "Issued for Review" document is provided solely for the purpose of client review and presents our interim findings and recommendations to date. Our usable findings and recommendations are provided only through an "Issued for Use" document, which will be issued subsequent to this review. Final design should not be undertaken based on the interim recommendations made herein. Once our report is issued for use, the "Issued for Review" document should be either returned to Tetra Tech Canada Inc. (Tetra Tech) or destroyed.

Tetra Tech Canada Inc.
61 Wasson Place
Whitehorse, YT Y1A 0H7 CANADA
Tel 867.668.3068 Fax 867.668.4349

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EXECUTIVE SUMMARY

Tetra Tech Canada Inc. (Tetra Tech) was retained by the Government of Yukon to complete a geotechnical evaluation of Block Q at the current location of the Gold Rush Campground in the City of Dawson, Yukon and to provide detailed recommendations for the foundation construction of a proposed new recreation center. The work was procured via Tetra Tech's Standing Offer Agreement and authorized under contract C00055004.

On September 15, 2020 Tetra Tech retained the services of Midnight Sun Drilling of Whitehorse to complete a drilling program throughout the site. Three boreholes were advanced to termination depths of 16.2 m, 16.2 m, and 2.1 m. Standard Penetration Tests were completed at 1 m and 2.5 m in borehole BH20-01 to collect soil samples to undergo further environmental testing. Monitoring wells were installed in boreholes BH20-01 and BH20-02 to 3 m depth, and 2.1 m in borehole BH20-03. Subsurface conditions at the site consisted of sand and gravel fill for 1 m to 1.2 m, overlaying a permafrost silt and organic matrix that extended down to approximately 4 m to 4.6 m below ground surface. Sand, gravel and cobbles were encountered underlying the silt and organics until bedrock. Groundwater was measured at 1.9 m, 2.2 m, and 1.7 m in boreholes BH20-01, BH20-02, and BH20-03, respectively, perched on top of the permafrost. Permafrost was continuous below the perched water table to the bottom of the holes.

Based on the soil conditions encountered during the field evaluation, Tetra Tech considers the site suitable for construction of the proposed recreation centre, assuming significant foundation improvements are made. These improvements are presented in the site preparation recommendations outlined in the report. At this time no detailed design drawings have been provided, but a suitable foundation can consist of either shallow foundations (strip and spread footings) after a significant subcut and backfill operation, or a deep foundation (rock socketted piles). For the shallow foundation system, the site must be stripped to remove all the unsuitable frozen silt and organics and to expose the underlying sand and gravel. The excavation should extend to the site property lines. If the excavation walls cannot be shaped or shored in accordance with the most recent edition Occupational Health and Safety Regulations, then the excavation walls will need to be supported so that adjacent streets and underground utilities aren't compromised. For the deep foundation (rock-socketted piles supporting a structural slab) the area under the building does not need to be stripped, but adjacent parking areas might need to be partially subcut and backfilled if settlement is noted around the building.

For the shallow foundation on backfill, Tetra Tech assumed a strip and spread footing thickness of 0.3 m, and a surface cover of 1.0 m from the underside of footing to finished grade. An unfactored Ultimate Limit State (ULS) bearing resistance of 400 kPa can be used for 0.4 m wide strip footings and 1.0 m wide spread footings, and a Serviceability Limit State (SLS) bearing pressure of 300 kPa can be used for 0.4 m wide strip footings and 1.0 m spread footings. SLS was calculated based on an allowable settlement of 25 mm, which is generally sufficient to limit differential settlement to tolerable levels for most buildings. Bearing resistance is highly sensitive to soil properties and footing geometry (e.g., burial depth, footing size, footing shape, etc.). Tetra Tech should be retained to review and adjust the provided bearing resistance if different footings sizes, shapes, burial depth, or higher bearing resistances are required.

If a deep foundation system is preferred, a structural slab will be required to support the building and associated slabs (hockey and curling rinks). A 219 mm outer diameter steel pipe pile installed a minimum of 3 m into the bedrock will have a factored geotechnical resistance of 503 kN in compression and 377 kN in tension. The final design of the deep foundation will require a review of loads and other details with a structural engineer.

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APPENDICES

ACRONYMS & ABBREVIATIONS

Acronyms/Abbreviations	Definition
2015 NBCC	2015 National Building Code of Canada
CSA	Canadian Standards Association
SPMDD	Standard Proctor Maximum Dry Density
YG	Government of Yukon Department of Community Services, Infrastructure Development Branch

LIMITATIONS OF REPORT

This report and its contents are intended for the sole use of Government of Yukon and their agents. Tetra Tech Canada Inc. (Tetra Tech) does not accept any responsibility for the accuracy of any of the data, the analysis, or the recommendations contained or referenced in the report when the report is used or relied upon by any Party other than Government of Yukon, or for any Project other than the proposed development at the subject site. Any such unauthorized use of this report is at the sole risk of the user. Use of this document is subject to the Limitations on the Use of this Document attached in the Appendix or Contractual Terms and Conditions executed by both parties.

1.0 INTRODUCTION

1.1 General

Tetra Tech Canada Inc. (Tetra Tech) was retained by the Government of Yukon Department of Community Services, Infrastructure Development Branch (YG) to complete a geotechnical evaluation and provide recommendations for the foundation construction of a new recreation center located at the existing Gold Rush Campground (Block Q) in the City of Dawson, Yukon. The work was procured via Tetra Tech's Standing Offer Agreement No. 2017/18-2753-03 and authorized under YG contract No. C00055004.

1.2 Scope of Services

A subsurface geotechnical exploration program was completed at the subject site to develop geotechnical recommendations for foundation design and construction. This geotechnical report was prepared using the results of the exploration program, and includes the following:

- A summary of the geotechnical and groundwater conditions observed at site, a site plan with borehole locations, and borehole logs;
- Recommendations for site preparation and construction of the proposed new building;
- Preliminary geotechnical bearing resistances for shallow building foundations (spread/strip footings or monolithic slab-on-grade) on compacted backfill;
- Factored capacities of deep foundations (rock-socketted steel pipe piles) in compression and tension;
- Site classification and other considerations for seismic design; and
- Recommended construction monitoring and materials testing requirements during construction.

2.0 WORK COMPLETED

Tetra Tech previously completed a geotechnical report entitled "Preliminary Geotechnical Evaluation – Desktop Study, Proposed Recreation Center Site on Gold Rush Campground Property – Dawson City, Yukon (Tetra Tech File No. 704-ENG.WARC03386-55, dated March 31) on behalf of YG, which provided preliminary geotechnical recommendations for the construction of a new recreation center.

Tetra Tech retained Midnight Sun Drilling of Whitehorse to carry out a drilling program at the site using their Prospector P1 Tracked RC/DD drill rig. The drilling program started on September 15, 2020 and was completed September 16. Three boreholes were advanced to termination depths of 16.2 m, 16.2 m, and 2.1 m. Standard Penetration Tests were completed at 1 m and 2.5 m in borehole BH20-01 to collect soil samples to undergo further environmental testing. No other soil samples were collected during the field program. Monitoring wells were installed in boreholes BH20-01 and BH20-02 to 3 m depth, and 2.1 m in borehole BH20-03.

During the drilling program, the soil profile encountered in each borehole was logged by Tetra Tech's field representative, Mr. Taylor Pasloski, P.Eng. Soil samples were not collected as it was assumed that for shallow

foundations the fill and organics would be stripped from site, therefore the depth to gravel was the primary consideration; and for deep foundations the depth to bedrock was the primary consideration.

It was intended for BH20-03 to be drilled to the target depth of 16.2 m, but the hole was prematurely terminated due to drill casing breaking down hole. Mr. Pasloski made the field decision that enough information was collected to complete the design from the previous two boreholes, and it was more cost effective to terminate the hole as is than incur additional standby costs.

Borehole locations are shown in Figure 1, and detailed borehole logs are attached in Appendix B.

3.0 SITE CONDITIONS

3.1 Surficial Conditions

The proposed location is between Fourth Avenue and Fifth Avenue and York Street and Duke Street. The site is currently developed and used seasonally as a campground.

3.2 Subsurface Conditions

Ground conditions encountered during the drill program were generally consistent throughout the site and can be summarized as sand and gravel fill for 1 m to 1.2 m, overlying a frozen silt and organic matrix that extended down to approximately 4 m to 4.6 m below ground surface. Sand, gravel and cobbles were encountered underlying the silt and organics until bedrock.

It was anecdotally reported that there were areas of buried machinery and other metal parts, etc. on this property, but these were not encountered during the drilling program.

3.3 Groundwater

Groundwater was at 1.9 m, 2.2 m, and 1.7 m in boreholes BH20-01, BH20-02, and BH20-03, respectively. This is considered to be a perched water table on top of the permafrost.

3.4 Permafrost

Although no samples were collected due to the drilling method, Tetra Tech's local knowledge of the area expects the silty organic matrix to contain both visible non-visible ice in the permafrost.

It is well known that permafrost is continuous in Dawson City north of Church Street. As this area was not glaciated in the last ice age, the permafrost is at least 50,000 years old and probably much older. Our knowledge of the campground site inferred from adjacent boreholes and excavations is that permafrost is continuous under the property within silty and organic soils down to a depth of approximately 20 m. The permafrost is usually ice rich near surface with lenses and crystals of ice throughout. Massive ice wedges have also been encountered in other areas of Dawson.

The presence of permafrost makes this site an undesirable location for the construction of a recreation centre, unless significant foundation improvements are made (subcut and backfill) or the building loads are transferred through the permafrost into the underlying bedrock. Previous experience has shown that the gravel and cobbles

underlying the organic silts and sands near surface are considered to be thaw stable, after any visible ground ice has been removed from the top of this layer. The bedrock is also thaw stable.

3.5 Bedrock

Bedrock (Klondike Schist) was encountered at 14.0 and 13.7 m below ground surface in boreholes BH20-01 and BH20-02, respectively.

4.0 RECOMMENDATIONS

YG has indicated that there is no preferred foundation type for the new recreation center. Based on the evaluation program completed, Tetra Tech considers the site suitable for construction. Both shallow (strip and spread footings) on an engineered fill pad, and deep foundations (rock-socket piles) are considered suitable foundations.

4.1 Site Preparation

4.1.1 Shallow Foundations

Site preparation for shallow foundations (concrete footings) should be undertaken in accordance with the following recommendations:

- The entire lot should be excavated down to remove the fill and frozen silts and organics to expose the underlying gravels. The excavation depth will vary throughout the site, but will extend down at least 4.6 m as shown in borehole BH20-02;
- Any visible ground ice exposed at the top of the gravel surface must also be removed;
- The excavation should extend from property line to property line in all directions, so that future performance of the site is acceptable (i.e. no soft spots, thaw depressions, or seasonal frost related movements);
- The excavation side slopes must be shored or shaped in accordance with the most recent edition of Occupational Health and Safety Regulations. Tetra Tech should be contacted to provide recommendations if steeper sidewall slopes are desired or planned. Any overhanging cobbles or boulders should be removed from sidewalls. Spoil piles should be kept a distance away from the excavation crest equal to or greater than the excavation depth;
- If the excavation walls cannot be shaped or shored, they will need to be supported so that adjacent streets and underground utilities aren't compromised. Such ground support methods can consist of sheet pilings, soil anchors, a temporary retaining wall, or other similar methods;
- If minor groundwater is encountered at the base of the excavation, coarse tailings or rockfill will be required to backfill up to just above the water elevation;
- If significant groundwater is encountered, the contractor should be prepared to pump and treat the water before disposing of it offsite;
- The exposed subgrade should be inspected by a qualified geotechnical engineer to confirm that suitable ground conditions have been encountered and to provide additional recommendations if necessary;

- The excavations should be backfilled using a pit run gravel conforming to the specifications as outlined in Table 1. The engineered fill should be placed in lifts no thicker than 300 mm, moisture conditioned and compacted to at least 98% of Standard Proctor Maximum Dry Density (SPMDD) per ASTM D698;
- A 0.15 m thick layer of 20 mm crushed basecourse conforming to the specifications in Table 1 should be placed immediately below the underside of the concrete foundations and floor slabs. The basecourse should be moisture conditioned and compacted to at least 98% SPMDD; and
- The elevation of the top of the building pad should be higher than the surrounding terrain, to promote positive drainage away from the building foundations.

Table 1 - Recommended Granular Material Specification

Pit Run Gravel		20 mm Crushed Basecourse Gravel	
Particle Size (mm)	**% Passing by Mass**	**Particle Size (mm)**	**% Passing by Mass**
80.0	100	-	-
25.0	55 - 100	20.0	100
12.5	42 - 84	12.5	64 - 100
5.00	26 - 65	5.00	36 - 72
1.25	11 - 47	1.25	12 - 42
0.315	3 - 30	0.315	4 - 22
0.080	0 - 8	0.080	3 - 6

4.1.2 Deep Foundations

If deep foundations are selected, it will not be necessary to prepare the area under the building other than to ensure there is enough gravel surfacing for piling rig access.

4.2 Foundation Design

4.2.1 Shallow Foundations

Spread and strip footings or a mat foundation may be designed in accordance with the following recommendations, assuming that the site preparation as detailed in Section 4.1 is completed:

- Tetra Tech assumed strip and spread footing thickness of 0.3 m, and a surface cover of 1.0 m from the underside of footing to finished grade;
- Unfactored bearing resistances are provided based on a footing width of 0.4 m for strip footings and 1 m for spread footings. Bearing resistance is highly sensitive to soil properties and footing geometry (e.g., burial depth, footing size, footing shape, etc.). Tetra Tech should be retained to review and adjust the provided bearing resistance if different footings sizes, shapes, burial depth, or higher bearing resistances are required;
- An unfactored ULS bearing resistance of 400 kPa should be used for 0.4 m wide strip footings and 1.0 m spread footings. An SLS bearing pressure of 200 kPa should be used for 0.4 m wide strip footings and 1.0 m spread footings. SLS was calculated based on an allowable settlement of 25 mm, which is generally sufficient to limit differential settlement to tolerable levels for most buildings.
- Foundation elements should not be cast directly onto or over seasonally frozen soils, and the soils under the foundation must not be allowed to freeze during construction; and

- Finished grades should be sloped to promote positive drainage and direct surface runoff away from the building foundations.

4.2.2 Deep Foundations

A deep foundation consisting of grouted rock-socketted steel pipe piles is also considered suitable for this site. A preliminary pile foundation design is shown in Figure 2. The pile length will vary throughout the site depending on the depth to bedrock and the structural loads. The final design of the deep foundation will require a review of loads and other details with a structural engineer. If deep foundations are selected, site preparation as described in Section 4.1 will also be required, and the entire building, including hockey and curling rinks, etc. could be supported on either a structural slab or a slab-on-grade. A 219 mm outer diameter steel pipe pile grouted a minimum of 3 m into the bedrock will have a factored geotechnical resistance of 503 kN in compression and 377 kN in tension.

4.3 Site Grading and Drainage

Final site grading and drainage plans should direct surface water away from the proposed structures. Tetra tech recommends that the final grade within 3.0 m of the proposed structures be sloped down and away at a minimum of 4%. It is also recommended that gravel or landscaped areas beyond this be graded at a minimum of 2%. This should provide positive drainage without causing erosion problems.

Future and existing development should be taken into consideration when directing drainage, so flow is not directed into adjacent developments.

It should be noted that if a pile foundation supporting a structural slab is selected, then there will eventually be a large thaw depression under the building that will collect surface water and may affect adjacent parking areas and other small surface structures. The maintenance and filling of this area next to the building will be an ongoing activity until all the permafrost has thawed. There will also be ponded water under the slab that should be considered in future maintenance of the structure.

4.4 Seismic Considerations

The 2015 National Building Code of Canada (2015 NBCC) requires that a site classification be established for seismic design of new structures, based on average soil properties of the top 30, (i.e., “site stiffness”). Tetra Tech recommends the site be considered Site Class C, per Table 4.1.8.4.A (National Research Council of Canada, 2015).

4.5 Seasonal Frost Protection

Based on Tetra Tech’s historical knowledge of the area, the gravel tailings proposed for site backfill are not considered frost susceptible. If shallow foundations are selected and the site is prepared in accordance with the recommendations outlined in Section 4.1, perimeter insulation should not be required.

If deep foundations (piles) are selected, they have been designed to resist seasonal frost penetration around the perimeter of the building.

4.6 Parking Areas

YG has not indicated if the parking areas will be paved. Following site preparation recommendations outlined in Section 4.1, the site should be capped with at least 300 mm of 20 mm crushed gravel (Gran A). the recommended

gradation for the crush is outlined in Table 2. All backfill should be placed in lifts no thicker than 300 mm, moisture conditioned, and compacted to at least 98% SPMDD.

4.7 Concrete

Concrete should be cast onto a clean, level, compacted granular bearing surface. It is important that no loose and/or disturbed materials be allowed to remain on the bearing surface. As noted in Section 4.1, the foundation bearing surface should consist of 20 mm crushed basecourse, moisture conditioned and compacted to at least 98% SPMDD.

Tetra Tech recommends that all concrete be designed, mixed, placed and tested in accordance with the most recent editions of the Canadian Standards Association (CSA) Standard CAN/CSA-A23.1 and 23.2. According to these standards, concrete should be designed to at least satisfy minimum durability requirements as defined by exposure class.

The exposure class of the concrete is dependent upon the presence or lack of chlorides, sulphates, freezing and thawing conditions and soil saturation. Building foundations for this project are expected to be exposed to freeze-thaw cycles in non-saturated conditions. The governing exposure class is “F-2” and type GU cement is acceptable.

Exterior concrete exposed to chlorides and freeze-thaw conditions should be designed using exposure class “C-1” (structurally reinforced) or “C-2” (non-structurally reinforced) concrete. In addition to the above, CAN/CSA-A23.1 also provides recommendations for cold weather concrete placement. These include protecting freshly placed concrete from freezing conditions.

5.0 CONSTRUCTION OBSERVATIONS AND TESTING SERVICES

All recommendations presented herein are site specific and based on the assumption that an adequate level of monitoring during foundation excavation and construction will be provided, and that all construction activities will be carried out by a suitably qualified, experienced contractor. An adequate level of construction monitoring also provides opportunity to confirm that recommendations based on data obtained at discrete locations are relevant to other areas of the sites.

It is recommended that Tetra Tech be given the opportunity to review details related to the geotechnical aspects of the final design prior to construction. Experience has shown that this may prevent inconsistencies, deficient performance, and/or increased costs that may lead disputes.

For this project, assuming that the building is constructed on a shallow foundation, we expect that the following construction monitoring, and testing activities will be required:

- Inspection and approval of prepared subgrade;
- Compaction testing during granular fill placement; and
- Concrete testing of foundation elements, slabs, and other concrete structures.

If a deep foundation is selected for the building, full time pile inspection services will be required in addition to the construction monitoring for general site preparation as described above.

6.0 CLOSURE

We trust this document meets your present requirements. If you have any questions or comments, please contact the undersigned.

Respectfully submitted,
Tetra Tech Canada Inc.

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/cr

7.0 REFERENCES

Canadian Geotechnical Society . (2006). *Canadian Foundation Engineering Manual 4th Edition.* Canadian Geotechnical Society.

National Research Council of Canada. (2015). *National Building Code of Canada.* Ottawa.

FIGURES

LEGEND

- BOREHOLE LOCATION

0 100m

Scale: 1:2,000 @ 8.5"x11"

CLIENT

Yukon Government

TETRA TECH

DETAILED GEOTECHNICAL EVALUATION
PROPOSED RECREATION CENTRE - DAWSON, YT

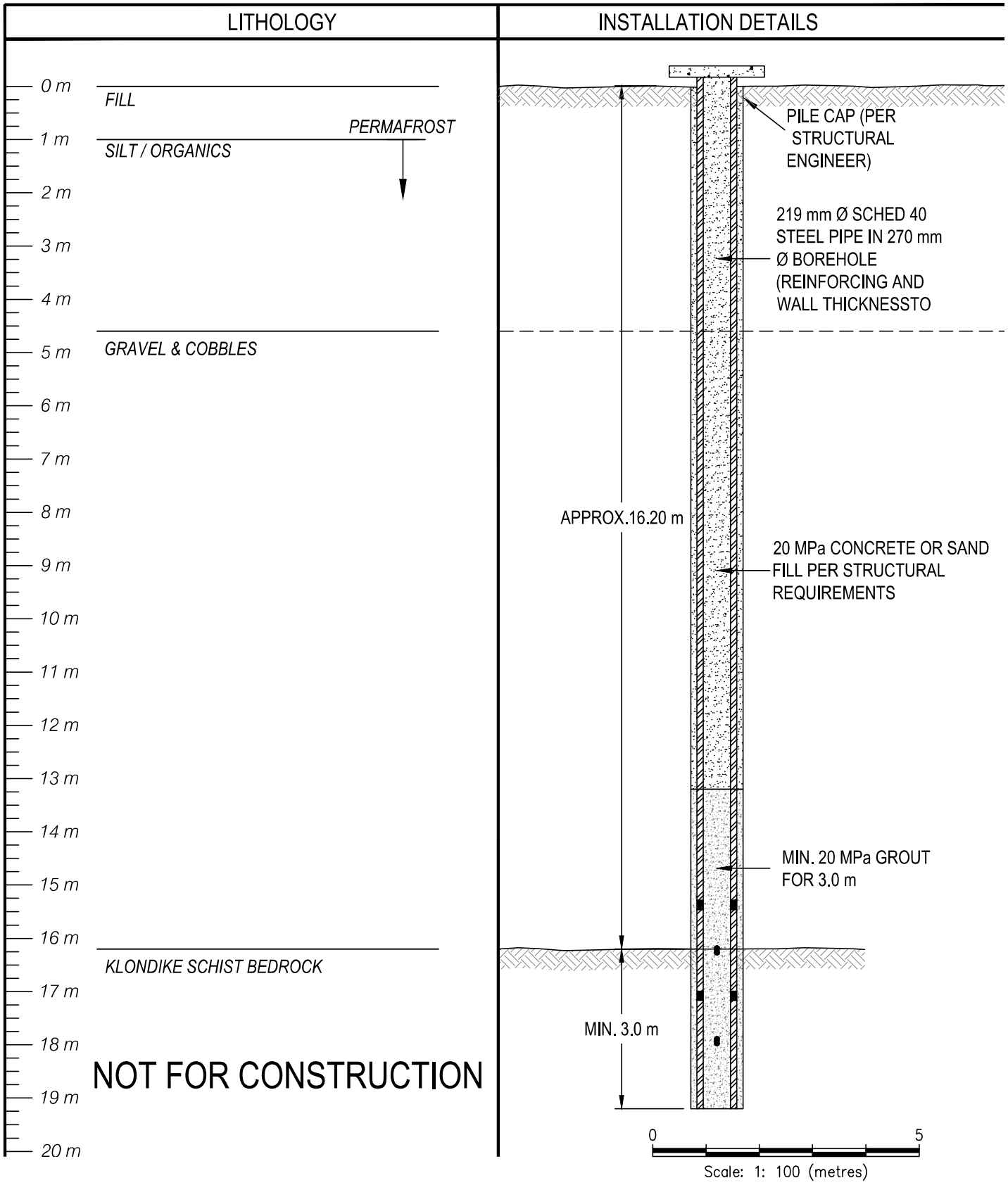
SITE PLAN SHOWING
TESTHOLE LOCATIONS

PROJECT NO.	DWN	CKD	REV
ENG.WARC03386-65	TP	JRT	0

OFFICE	DATE
EBA-WHSE	September 18, 2020

Figure 1

Q:\Whitehorse\Data\0201drawings\Dawson City Area\ENG.WARC03386-65 - Detailed Rec Center\ENG.WARC03386-65 Fig.1-R0 V2.dwg [FIGURE 1] September 18, 2020 - 11:14:45 am (BY: PASLOSKI, TAYLOR)



NOTES :

- ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE SPECIFIED

- 219 mm OD STEEL PIPE PILES INSTALLED WITH A 3 m ROCK SOCKET WILL HAVE A FACTORED GEOTECHNICAL RESISTANCE OF 503 KN IN COMPRESSION AND 377 KN IN TENSION"

CLIENT

Yukon Government

TETRA TECH

NEW RECREATION CENTER - GOLD RUSH CAMPGROUND DAWSON, YUKON

PROPOSED ROCK SOCKET STEEL PIPE PILE FOUNDATION

PROJECT NO.	DWN	CKD	REV
ENG.WARC03386-65	TP	JRT	0

OFFICE	DATE
EBA-WHSE	October 20, 2020

Figure 2

APPENDIX A

TETRA TECH'S LIMITATIONS ON THE USE OF THIS DOCUMENT

LIMITATIONS ON USE OF THIS DOCUMENT

GEOTECHNICAL – YUKON GOVERNMENT

1.1 USE OF DOCUMENT AND OWNERSHIP

This document pertains to a specific site, a specific development, and a specific scope of work. The document may include plans, drawings, profiles and other supporting documents that collectively constitute the document (the "Professional Document").

The Professional Document is intended for the use of TETRA TECH's Client, its officers, employees, agents, representatives, successors and assigns (the "Client") as specifically identified in the TETRA TECH Services Agreement or other Contractual Agreement entered into with the Client (either of which is termed the "Contract" herein). TETRA TECH does not accept any responsibility for the accuracy of any of the data, analyses, recommendations or other contents of the Professional Document when it is used or relied upon by any party other than the Client, unless authorized in writing by TETRA TECH. Any changes to the conclusions, opinions, and recommendations presented in TETRA TECH's Professional Document must be authorized by TETRA TECH.

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Where TETRA TECH submits electronic file and/or hard copy versions of the Professional Document or any drawings or other project-related documents and deliverables (collectively termed TETRA TECH's "Instruments of Professional Service"), only the signed and/or sealed versions shall be considered final. The original signed and/or sealed electronic file and/or hard copy version archived by TETRA TECH shall be deemed to be the original. TETRA TECH will archive a protected digital copy of the original signed and/or sealed version for a period of 10 years.

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If any error or omission is detected by the Client or an Authorized Party, the error or omission must be brought to the attention of TETRA TECH within a reasonable time.

1.4 DISCLOSURE OF INFORMATION BY CLIENT

The Client acknowledges that it has fully cooperated with TETRA TECH with respect to the provision of all available information on the past, present, and proposed conditions on the site, including historical information respecting the use of the site.

1.5 INFORMATION PROVIDED TO TETRA TECH BY OTHERS

During the performance of the work and the preparation of this Professional Document, TETRA TECH may have relied on information provided by third parties other than the Client.

While TETRA TECH endeavours to verify the accuracy of such information, and subject to the standard of care herein, TETRA TECH accepts no responsibility for the accuracy or the reliability of such information even where inaccurate or unreliable information impacts any recommendations, design or other deliverables and causes the Client or an Authorized Party loss or damage, except where TETRA TECH has subcontracted for such information.

1.6 GENERAL LIMITATIONS OF DOCUMENT

This Professional Document is based solely on the conditions presented and the data available to TETRA TECH at the time the data were collected in the field or gathered from available databases.

The Client, and any Authorized Party, acknowledges that the Professional Document is based on limited data and that the conclusions, opinions, and recommendations contained in the Professional Document are the result of the application of professional judgment to such limited data.

The Professional Document is not applicable to any other sites, nor should it be relied upon for types of development other than those to which it refers. Any variation from the site conditions present, or variation in assumed conditions which might form the basis of design or recommendations as outlined in this report, at or on the development proposed as of the date of the Professional Document requires a supplementary exploration, investigation, and assessment.

TETRA TECH is neither qualified to make, nor is it making, any recommendations with respect to the purchase, sale, investment or development of the property, the decisions on which are the sole responsibility of the Client.

1.7 NOTIFICATION OF AUTHORITIES

In certain instances, the discovery of hazardous substances or conditions and materials may require that regulatory agencies and other persons be informed and the Client agrees that notification to such bodies or persons as required may be done by TETRA TECH in its reasonably exercised discretion.

1.8 ENVIRONMENTAL AND REGULATORY ISSUES

Unless stipulated in the report, TETRA TECH has not been retained to explore, address or consider and has not explored, addressed or considered any environmental or regulatory issues associated with development on the subject site.

1.9 NATURE AND EXACTNESS OF SOIL AND ROCK DESCRIPTIONS

Classification and identification of soils and rocks are based upon commonly accepted systems, methods and standards employed in professional geotechnical practice. This report contains descriptions of the systems and methods used. Where deviations from the system or method prevail, they are specifically mentioned.

Classification and identification of geological units are judgmental in nature as to both type and condition. TETRA TECH does not warrant conditions represented herein as exact, but infers accuracy only to the extent that is common in practice.

Where subsurface conditions encountered during development are different from those described in this report, qualified geotechnical personnel should revisit the site and review recommendations in light of the actual conditions encountered.

1.10 LOGS OF TESTHOLES

The testhole logs are a compilation of conditions and classification of soils and rocks as obtained from field observations and laboratory testing of selected samples. Soil and rock zones have been interpreted. Change from one geological zone to the other, indicated on the logs as a distinct line, can be, in fact, transitional. The extent of transition is interpretive. Any circumstance which requires precise definition of soil or rock zone transition elevations may require further investigation and review.

1.11 STRATIGRAPHIC AND GEOLOGICAL INFORMATION

The stratigraphic and geological information indicated on drawings contained in this report are inferred from logs of test holes and/or soil/rock exposures. Stratigraphy is known only at the locations of the test hole or exposure. Actual geology and stratigraphy between test holes and/or exposures may vary from that shown on these drawings. Natural variations in geological conditions are inherent and are a function of the historical environment. TETRA TECH does not represent the conditions illustrated as exact but recognizes that variations will exist. Where knowledge of more precise locations of geological units is necessary, additional exploration and review may be necessary.

1.12 PROTECTION OF EXPOSED GROUND

Excavation and construction operations expose geological materials to climatic elements (freeze/thaw, wet/dry) and/or mechanical disturbance which can cause severe deterioration. Unless otherwise specifically indicated in this report, the walls and floors of excavations must be protected from the elements, particularly moisture, desiccation, frost action and construction traffic.

1.13 SUPPORT OF ADJACENT GROUND AND STRUCTURES

Unless otherwise specifically advised, support of ground and structures adjacent to the anticipated construction and preservation of adjacent ground and structures from the adverse impact of construction activity is required.

1.14 INFLUENCE OF CONSTRUCTION ACTIVITY

Construction activity can impact structural performance of adjacent buildings and other installations. The influence of all anticipated construction activities should be considered by the contractor, owner, architect and prime engineer in consultation with a geotechnical engineer when the final design and construction techniques, and construction sequence are known.

1.15 OBSERVATIONS DURING CONSTRUCTION

Because of the nature of geological deposits, the judgmental nature of geotechnical engineering, and the potential of adverse circumstances arising from construction activity, observations during site preparation, excavation and construction should be carried out by a geotechnical engineer. These observations may then serve as the basis for confirmation and/or alteration of geotechnical recommendations or design guidelines presented herein.

1.16 DRAINAGE SYSTEMS

Where temporary or permanent drainage systems are installed within or around a structure, the systems which will be installed must protect the structure from loss of ground due to internal erosion and must be designed so as to assure continued satisfactory performance of the drains. Specific design detail of such systems should be developed or reviewed by the geotechnical engineer. Unless otherwise specified, it is a condition of this report that effective temporary and permanent drainage systems are required and that they must be considered in relation to project purpose and function.

1.17 DESIGN PARAMETERS

Bearing capacities for Limit States or Allowable Stress Design, strength/stiffness properties and similar geotechnical design parameters quoted in this report relate to a specific soil or rock type and condition. Construction activity and environmental circumstances can materially change the condition of soil or rock. The elevation at which a soil or rock type occurs is variable. It is a requirement of this report that structural elements be founded in and/or upon geological materials of the type and in the condition used in this report. Sufficient observations should be made by qualified geotechnical personnel during construction to assure that the soil and/or rock conditions considered in this report in fact exist at the site.

1.18 SAMPLES

TETRA TECH will retain all soil and rock samples for 30 days after this report is issued. Further storage or transfer of samples can be made at the Client's expense upon written request, otherwise samples will be discarded.

1.19 APPLICABLE CODES, STANDARDS, GUIDELINES & BEST PRACTICE

This document has been prepared based on the applicable codes, standards, guidelines or best practice as identified in the report. Some mandated codes, standards and guidelines (such as ASTM, AASHTO Bridge Design/Construction Codes, Canadian Highway Bridge Design Code, National/Provincial Building Codes) are routinely updated and corrections made. TETRA TECH cannot predict nor be held liable for any such future changes, amendments, errors or omissions in these documents that may have a bearing on the assessment, design or analyses included in this report.

APPENDIX B

BOREHOLE LOGS

TERMS USED ON BOREHOLE LOGS

TERMS DESCRIBING CONSISTENCY OR CONDITION

COARSE GRAINED SOILS (major portion retained on 0.075mm sieve): Includes (1) clean gravels and sands, and (2) silty or clayey gravels and sands. Condition is rated according to relative density, as inferred from laboratory or in situ tests.

DESCRIPTIVE TERM	RELATIVE DENSITY	N (blows per 0.3m)
Very Loose	0 TO 20%	0 to 4
Loose	20 TO 40%	4 to 10
Compact	40 TO 75%	10 to 30
Dense	75 TO 90%	30 to 50
Very Dense	90 TO 100%	greater than 50

The number of blows, N, on a 51mm O.D. split spoon sampler of a 63.5kg weight falling 0.76m, required to drive the sampler a distance of 0.3m from 0.15m to 0.45m.

FINE GRAINED SOILS (major portion passing 0.075mm sieve): Includes (1) inorganic and organic silts and clays, (2) gravelly, sandy, or silty clays, and (3) clayey silts. Consistency is rated according to shearing strength, as estimated from laboratory or in situ tests.

DESCRIPTIVE TERM	UNCONFINED COMPRESSIVE STRENGTH (KPA)
Very Soft	Less than 25
Soft	25 to 50
Firm	50 to 100
Stiff	100 to 200
Very Stiff	200 to 400
Hard	Greater than 400

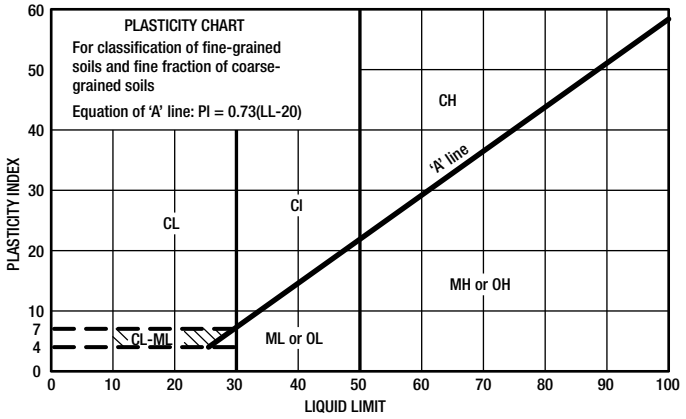
NOTE: Slickensided and fissured clays may have lower unconfined compressive strengths than shown above, because of planes of weakness or cracks in the soil.

GENERAL DESCRIPTIVE TERMS

Slickensided - having inclined planes of weakness that are slick and glossy in appearance.
Fissured - containing shrinkage cracks, frequently filled with fine sand or silt; usually more or less vertical.
Laminated - composed of thin layers of varying colour and texture.
Interbedded - composed of alternate layers of different soil types.
Calcareous - containing appreciable quantities of calcium carbonate.;
Well graded - having wide range in grain sizes and substantial amounts of intermediate particle sizes.
Poorly graded - predominantly of one grain size, or having a range of sizes with some intermediate size missing.

MODIFIED UNIFIED SOIL CLASSIFICATION

MAJOR DIVISION			GROUP SYMBOL	TYPICAL DESCRIPTION	LABORATORY CLASSIFICATION CRITERIA	
COARSE - GRAINED SOILS More than 50% retained on No. 75 µm sieve*	GRAVELS 50% or more of coarse fraction retained on No. 4 sieve	CLEAN GRAVELS	GW	Well-graded gravels and gravel-sand mixtures, little or no fines	Classification on basis of percentage of fines Less than 5% pass 75 µm sieve GW, GP, SW, SP More than 12% pass 75 µm sieve GM, GC, SM, SC 5% to 12% pass 75 µm sieve Borderline classification requiring use of dual symbols	$C_U = D_{60} / D_{10}$ Greater than 4 $C_C = \frac{(D_{30})^2}{D_{10} \times D_{60}}$ Between 1 and 3
			GP	Poorly-graded gravels and gravel-sand mixtures, little or no fines		Not meeting both criteria for GW
		GRAVELS WITH FINES	GM	Silty gravels, gravel-sand-silt mixtures		Atterberg limits plot below 'A' line or plasticity index less than 4 — Atterberg limits plotting in hatched area are borderline classifications requiring use of dual symbols
			GC	Clayey gravels, gravel-sand-clay mixtures		Atterberg limits plot above 'A' line and plasticity index greater than 7
	SANDS More than 50% of coarse fraction passes No. 4 sieve	CLEAN SANDS	SW	Well-graded sands and gravelly sands, little or no fines		$C_U = D_{60} / D_{10}$ Greater than 6 $C_C = \frac{(D_{30})^2}{D_{10} \times D_{60}}$ Between 1 and 3
			SP	Poorly-graded sands and gravelly sands, little or no fines		Not meeting both criteria for SW
		SANDS WITH FINES	SM	Silty sands, sand-silt mixtures		Atterberg limits plot above 'A' line and plasticity index less than 4 — Atterberg limits plotting in hatched area are borderline classifications requiring use of dual symbols
			SC	Clayey sands, sand-clay mixtures		Atterberg limits plot above 'A' line and plasticity index greater than 7
FINE-GRAINED SOILS (by behavior) 50% or more passes 75 µm sieve*	SILTS Liquid limit <50		ML	Inorganic silts, very fine sands, rock flour, silty or clayey fine sands of slight plasticity		
	SILTS Liquid limit >50		MH	Inorganic silts, micaceous or diatomaceous fine sands or silts, elastic silts		
	CLAYS Above "A" line on plasticity chart negligible organic content Liquid limit <30		CL	Inorganic clays of low plasticity, gravelly clays, sandy clays, silty clays, lean clays		
	CLAYS Above "A" line on plasticity chart negligible organic content Liquid limit 30-50		CI	Inorganic clay of medium plasticity, silty clays		
	CLAYS Above "A" line on plasticity chart negligible organic content Liquid limit >50		CH	Inorganic clay of high plasticity, fat clays		
	ORGANIC SILTS AND CLAYS Liquid limit <50		OL	Organic silts and organic silty clays of low plasticity		
	ORGANIC SILTS AND CLAYS Liquid limit >50		OH	Organic clays of medium to high plasticity		
HIGHLY ORGANIC SOILS			PT	Peat, muck and other highly organic soils		



* Based on the material passing the 75 mm sieve

† ASTM Designation D 2487, for identification procedure see D 2488 USC as modified by PFRA

GROUND ICE DESCRIPTION

ICE NOT VISIBLE

GROUP SYMBOL	SYMBOL	SUBGROUP DESCRIPTION	
N	Nf	Poorly-bonded or friable	
	Nbn	No excess ice, well-bonded	
	Nbe	Excess ice, well-bonded	

VISIBLE ICE LESS THAN 50% BY VOLUME

GROUP SYMBOL	SYMBOL	SUBGROUP DESCRIPTION	
V	Vx	Individual ice crystals or inclusions	
	Vc	Ice coatings on particles	
	Vr	Random or irregularly oriented ice formations	
	Vs	Stratified or distinctly oriented ice formations	

VISIBLE ICE GREATER THAN 50% BY VOLUME

ICE	ICE + Soil Type	Ice with soil inclusions	
	ICE	Ice without soil inclusions (greater than 25 mm thick	

NOTES:

1. Dual symbols are used to indicate borderline or mixed ice classifications.
2. Visual estimates of ice contents indicated on borehole logs ± 5%
3. This system of ground ice description has been modified from NRC Technical Memo 79, Guide to the Field Description of Permafrost for Engineering Purposes.

LEGEND: Soil ☐ Ice ■

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BOREHOLE KEYSHEET

Water Level Measurement


Measured in standpipe, piezometer or well


Inferred

Sample Types


A-Casing


Core


Disturbed, Bag, Grab


HQ Core


Jar


Jar and Bag


75 mm SPT


No Recovery


Split Spoon/SPT


Tube


CRREL Core

Backfill Materials


Asphalt


Bentonite


Cement/ Grout


Drill Cuttings


Grout


Gravel


Sand


Slough


Topsoil Backfill

Lithology - Graphical Legend[1]


Asphalt


Bedrock


Cobbles/Boulders


Clay


Coal


Concrete


Fill


Gravel


Limestone


Mudstone


Organics


Peat


Sand


Sandstone


Shale


Silt


Siltstone


Conglomerate


Topsoil


Till

1. The graphical legend is an approximation and for visual representation only. Soil strata may comprise a combination of the basic symbols shown above. Particle sizes are not drawn to scale

TETRA TECH

Borehole No: **BH20-01**

Project: Detailed Recreation Center Evaluation	Project No: ENG.WARC03386-65
Location: Gold Rush Campground	Ground Elev: 319.93 m
Dawson City, Yukon	UTM: 576786.81 E; 7105023.2 N; Z 7 NAD83

Depth (m)	Method	Soil Description	Ground Ice Description	Sample Type	Sample Number	SPT (N)	Moisture Content (%)	BH20-01	Elevation (m)
0									
1	Air Rotary	SAND and GRAVEL (White Channel Gravel) - trace silt, well graded, sub rounded to sub angular, damp, white	Unfrozen						319
		SILT and ORGANICS - interbedded, black			SA1	9			
2		- water measured at 1.92 m, September 17							318
3			Frozen (estimated) - Nbn		SA2	9			317
		SILT - non plastic and damp when thawed, brown							
4		SAND and GRAVEL- sub rounded, damp when thawed, brown							316
5									315
6									314
7									313
8									312
9									311
10									310
11									309
12									308
13									307
14		BEDROCK - brown (oxidized) chips and dust, angular (assumed Klondike Schist Bedrock)							306
15									305
16									304
17		End of Borehole at 16.2 m - Target Depth							303

SPT (N) 20 40 60 80

Plastic Limit / Moisture Content / Liquid Limit 20 40 60 80

08/25/2020

08/25/2020

Contractor: Midnight Sun Drilling	Completion Depth: 16.2 m
Drilling Rig Type: Prospector P1	Start Date: 2020 September 15
Logged By: TTP	Completion Date: 2020 September 15
Reviewed By: JRT	Page 1 of 1

TETRA TECH

Borehole No: **BH20-02**

Project: Detailed Recreation Center Evaluation	Project No: ENG.WARC03386-65
Location: Gold Rush Campground	Ground Elev: 320.29 m
Dawson City, Yukon	UTM: 576801.21 E; 7105105.77 N; Z 7 NAD83

Depth (m)	Method	Soil Description	Ground Ice Description
0	Air Rotary	SAND and GRAVEL (White Channel Gravel) - trace silt, well graded, sub rounded to sub angular, damp, white	Unfrozen
1		SILT and ORGANICS - interbedded, black	
2		- water measured at 2.27, September 17 (08/25/2020)	
3			
4			Frozen (estimated) - Nbn
5		SAND and GRAVEL- sub rounded, damp when thawed, brown	
6			
7			
8			
9			
10			
11			
12			
13			
14		BEDROCK - brown chips and dust, angular (assumed Klondike Schist Bedrock)	
15		- grey - light brown	
16			
17		End of Borehole at 16.2 m - Target Depth	

Moisture Content (%): Plastic Limit 20 | Moisture Content 40 60 | Liquid Limit 80

BH20-02 / Elevation (m): 320, 319, 318, 317, 316, 315, 314, 313, 312, 311, 310, 309, 308, 307, 306, 305, 304

Contractor: Midnight Sun Drilling	Completion Depth: 16.2 m
Drilling Rig Type: Prospector P1	Start Date: 2020 September 15
Logged By: TTP	Completion Date: 2020 September 16
Reviewed By: JRT	Page 1 of 1

TETRA TECH

NORTHERN ZONE7.GPJ EBA.GDT 21-1-14

Borehole No: **BH20-03**

Project: Detailed Recreation Center Evaluation	Project No: ENG.WARC03386-65
Location: Gold Rush Campground	Ground Elev: 319.69 m
Dawson City, Yukon	UTM: 576767.01 E; 7105048.14 N; Z 7 NAD83

Depth (m)	Method	Soil Description	Ground Ice Description
0	Air Rotary	SAND and GRAVEL (White Channel Gravel) - trace silt, well graded, sub rounded to sub angular, damp, white	Unfrozen
1		SILT and ORGANICS - interbedded, black	
2		- water measured at 1.7 m, September 17	Frozen (estimated) - Nbn
3		End of Borehole at 2.1 m - Broken Drill	

Moisture Content (%): Plastic Limit | Moisture Content | Liquid Limit; 20 40 60 80

BH20-03

Elevation (m): 319, 318, 317

08/25/2020

Contractor: Midnight Sun Drilling	Completion Depth: 2.1 m
Drilling Rig Type: Prospector P1	Start Date: 2020 September 16
Logged By: TTP	Completion Date: 2020 September 16
Reviewed By: JRT	Page 1 of 1

TETRA TECH

Detailed Geotechnical Evaluation
Proposed Recreation Centre Site near Bottom of Dome Road
Dawson City, Yukon

PRESENTED TO

Government of Yukon, Community Services
Infrastructure Development Branch

JANUARY 14, 2021
ISSUED FOR REVIEW
FILE: 704-ENG.WARC03386-65

This "Issued for Review" document is provided solely for the purpose of client review and presents our interim findings and recommendations to date. Our usable findings and recommendations are provided only through an "Issued for Use" document, which will be issued subsequent to this review. Final design should not be undertaken based on the interim recommendations made herein. Once our report is issued for use, the "Issued for Review" document should be either returned to Tetra Tech Canada Inc. (Tetra Tech) or destroyed.

Tetra Tech Canada Inc.
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Whitehorse, YT Y1A 0H7 CANADA
Tel 867.668.3068 Fax 867.668.4349

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EXECUTIVE SUMMARY

Tetra Tech Canada Inc. (Tetra Tech) was retained by the Government of Yukon to complete a geotechnical evaluation of Lot 1059 on the corner of Dome Road and the Klondike Highway in the City of Dawson, Yukon and to provide detailed recommendations for the construction of a proposed new recreation center. The work was procured via Tetra Tech's Standing Offer Agreement and authorized under contract C00055004.

On September 16, 2020 Tetra Tech retained the services of Midnight Sun Drilling of Whitehorse to complete a drilling program throughout the site. A total of four boreholes were drilled to various depths using Midnight Sun Drilling's Prospector 1 Tracked RC/DD drill rig, and the soil profile in each borehole was logged by a qualified geotechnical engineer. The site consists of a varying thickness of Klondike River Tailings overlaying bedrock. The groundwater was observed in open excavations around the site and estimated to be about 6 m below the crown of the Klondike Highway.

Based on the soil conditions encountered during the field evaluation, Tetra Tech considers the site suitable for construction of the proposed recreation centre, after significant foundation preparation has been completed. At this time no detailed design drawings have been provided, but a suitable foundation can consist of shallow foundations (strip and spread concrete footings) on an engineered fill pad, or a deep foundation (rock socketted piles) on a partially prepared engineered fill pad. A topographic survey should be completed prior to construction to estimate the volume of material that will be required to be rearranged or imported. The site should be stripped of all unsuitable material and levelled to 1.5 m above the water table before backfilling to the desired final grade.

Tetra Tech assumed strip and spread footing thickness of 0.3 m, and a surface cover of 1.0 m from the underside of footing to finished grade. An unfactored Ultimate Limit State (ULS) bearing resistance of 400 kPa can be used for 0.4 m wide strip footings and 1.0 m wide spread footings. A Serviceability Limit State (SLS) bearing pressure of 200 kPa can be used for 0.4 m wide strip footings and 1.0 m spread footings. SLS was calculated based on an allowable settlement of 25 mm, which is generally sufficient to limit differential settlement to tolerable levels for most buildings. Unfactored bearing resistances are provided based on a footing width of 0.4 m for strip footings and 1 m for spread footings. Bearing resistance is highly sensitive to soil properties and footing geometry (e.g., burial depth, footing size, footing shape, etc.). Tetra Tech should be retained to review and adjust the provided bearing resistance if different footings sizes, shapes, burial depth, or higher bearing resistances are required.

If a deep foundation system is preferred, a structural slab will be required to support the building and associated slabs (hockey and curling rinks). A 219 mm outer diameter steel pipe pile installed a minimum of 3 m into the bedrock will have a factored geotechnical resistance of 503 kN in compression and 377 kN in tension. The final design of the deep foundation will require a review of loads and other details with a structural engineer.

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ACRONYMS & ABBREVIATIONS

Acronyms/Abbreviations	Definition
2015 NBCC	2015 National Building Code of Canada
CSA	Canadian Standards Association
SPMDD	Standard Proctor Maximum Dry Density
YG	Government of Yukon Department of Community Services, Infrastructure Development Branch

LIMITATIONS OF REPORT

This report and its contents are intended for the sole use of Government of Yukon and their agents. Tetra Tech Canada Inc. (Tetra Tech) does not accept any responsibility for the accuracy of any of the data, the analysis, or the recommendations contained or referenced in the report when the report is used or relied upon by any Party other than Government of Yukon, or for any Project other than the proposed development at the subject site. Any such unauthorized use of this report is at the sole risk of the user. Use of this document is subject to the Limitations on the Use of this Document attached in the Appendix or Contractual Terms and Conditions executed by both parties.

1.0 INTRODUCTION

1.1 General

Tetra Tech Canada Inc. (Tetra Tech) was retained by the Government of Yukon Department of Community Services, Infrastructure Development Branch (YG) to complete a geotechnical evaluation and provide recommendations for the construction of a new recreation center located at Lot 1059 on the corner of Dome Road and the Klondike Highway in the City of Dawson, Yukon. The work was procured via Tetra Tech's Standing Offer Agreement No. 2017/18-2753-03 and authorized under YG contract No. C00055004.

Previously, a desktop geotechnical evaluation was completed on the site using available geotechnical information. This study concluded that the site was suitable for development of a new recreation centre.

The current Detailed Geotechnical Evaluation presents specific information for foundation design at the subject site.

1.2 Scope of Services

A subsurface geotechnical exploration program was completed at the subject site to develop geotechnical recommendations for foundation design and construction. This geotechnical report was prepared using the results of the exploration program, and includes the following:

- A summary of the geotechnical and groundwater conditions observed at site, a site plan with borehole locations, and borehole logs;
- Recommendations for site preparation and construction of the proposed new building;
- Geotechnical bearing resistances for shallow building foundations (spread/strip footings or monolithic slab-on-grade);
- Geotechnical design information for deep foundations (steel pipe piles);
- Site classification and other considerations for seismic design; and
- Recommended construction monitoring and materials testing requirements during construction.

2.0 WORK COMPLETED

Tetra Tech previously completed a geotechnical report entitled "Preliminary Geotechnical Evaluation – Desktop Study, Proposed Recreation Center Site near Dome Road – Dawson City, Yukon (Tetra Tech file No. 704-ENG.WARC03386-55, dated March 31) on behalf of YG, which provided preliminary geotechnical recommendations for the construction of a new recreation center, based on available information.

Tetra Tech retained Midnight Sun Drilling of Whitehorse to carry out a drilling program at the site using their Prospector P1 Tracked RC/DD drill rig. The drilling program started on September 16, 2020 and was completed September 17. Four boreholes were advanced to depths that ranged from 10.1 m to 12.8 m below ground surface. Due to lost circulation through the porous tailings, no samples were recovered during the field program.

During the drilling program, the soil profile encountered in each borehole was logged by Tetra Tech's field representative, Mr. Taylor Pasloski, P.Eng.

Borehole locations are shown in Figure 1, and detailed borehole logs are attached in Appendix B.

3.0 SITE CONDITIONS

3.1 Surficial Conditions

The proposed site for the recreation center is located on ancient alluvial deposits of the Klondike River. The site has been subjected to placer mining at least once in the past 110 years. There may be localized areas that weren't mined, mostly located close to the toe of the Dome Road Access near the valley wall. The site is undulating, and the elevation varies throughout. Ponded water at surface was located at the entrance into the lot off Dome road. Tetra Tech understands that the city of Dawson uses the lot as a snow disposal area in the winter.

3.2 Subsurface Conditions

Subsurface conditions around the site consisted of Klondike River Tailings that are primarily cobbles and boulders interbedded with sand and/or gravel with trace silt or sandy silt. Cobbles varied in size but were around 200 mm in diameter, and there were boulders sporadically throughout. Sand and gravel fill (White Channel gravel) were observed on surface at the entrance of the lot. Tetra Tech assumes the soil was placed as part of the snow removal process.

3.3 Groundwater

The groundwater visible in the open depressions was estimated to be at 6 m below the crown of the Klondike Highway during the time of drilling. The groundwater level should be verified during a topographic survey. It is believed that groundwater level at the site is related to water level fluctuations in the adjacent Klondike River. There are water-bearing depressions on site that can be used to monitor the groundwater elevation.

3.4 Permafrost

Permafrost was not encountered during the field evaluation.

3.5 Bedrock

Bedrock (assumed to be Klondike Schist) was encountered at 12.2 m, 10.1 m, 10.1 m, and 12.8 m in boreholes BH20-01, BH20-02, BH20-03, and BH20-04, respectively.

4.0 RECOMMENDATIONS

YG has indicated that there is no preferred foundation type for the new recreation center. Based on the evaluation program completed, Tetra Tech considers the site suitable for building construction using either shallow (strip and spread) footings, or deep foundations (rock-socketted steel pipe piles). A topographic survey of the site should be

completed to determine the amount of material that will need to be re-arranged/imported for future construction estimations, and to determine the approximate borehole collar elevations for a potential deep foundation system.

4.1 Site Preparation

Site preparation should be undertaken in accordance with the following recommendations:

4.1.1 Shallow Foundations

- All unsuitable material at surface (fill, organics, debris, fine grained soils) should be removed from the site, and the site should be levelled to a uniform elevation 1.5 m above the existing ground water elevation. Additional subexcavation may be required to remove loose, soft, disturbed or otherwise unsuitable material. The water bearing depressions should be backfilled with the local tailings to the desired 1.5 m above the water elevation;
- The side slopes of the excavation must be shored or shaped in accordance with the most recent edition of Occupational Health and Safety Regulations. Tetra Tech should be contacted to provide recommendations if steeper sidewall slopes are desired or planned. Any overhanging cobbles or boulders should be removed from sidewalls. Spoil piles should be kept a distance away from the excavation crest equal to or greater than the excavation depth;
- The exposed subgrade should be inspected by a qualified geotechnical engineer to confirm that suitable ground conditions have been encountered and to provide additional recommendations if necessary;
- The levelled tailings surface must be compacted with a large vibratory drum roller, to at least 98% of Standard Proctor Maximum Dry Density (SPMDD) per ASTM D698, or equivalent relative density;
- The excavations should be backfilled using the remainder of the excavated tailings, or using a pit run non-frost susceptible (NFS) gravel conforming to the specifications as outlined in Table 1. The engineered fill should be placed in lifts no thicker than 300 mm, moisture conditioned and compacted to at least 98% SPMDD;
- A 0.15 m thick layer of 20 mm crushed basecourse conforming to the specifications in Table 1 should be placed immediately below the underside of the concrete foundations, floor slabs, and parking areas. The basecourse should be moisture conditioned and compacted to at least 98% SPMDD; and
- The final elevation of the foundation pad should be at least 300 mm higher than the surrounding terrain, to promote positive drainage away from the building foundations.

Table 1 - Recommended Granular Material Specification

Pit Run Gravel		20 mm Crushed Basecourse Gravel	
Particle Size (mm)	**% Passing by Mass**	**Particle Size (mm)**	**% Passing by Mass**
80.0	100	-	-
25.0	55 - 100	20.0	100
12.5	42 - 84	12.5	64 - 100
5.00	26 - 65	5.00	36 - 72
1.25	11 - 47	1.25	12 - 42
0.315	3 - 30	0.315	4 - 22
0.080	0 - 8	0.080	3 - 6

4.1.2 Deep Foundations

Site preparation for deep foundations with structural slabs does not need to be as extensive as that required for shallow foundations. The area under the building itself will only need to be levelled, but the surrounding parking areas should be prepared in accordance with the recommendations in Section 4.1.1 above.

4.2 Foundation Design

4.2.1 Shallow Foundations

Spread and strip footings or a mat foundation may be designed in accordance with the following recommendations, assuming that the site preparation as detailed in Section 4.1 is completed:

- Tetra Tech assumed strip and spread footing thickness of 0.3 m, and a surface cover of 1.0 m from the underside of footing to finished grade;
- Unfactored bearing resistances are provided based on a footing width of 0.4 m for strip footings and 1 m for spread footings. Bearing resistance is highly sensitive to soil properties and footing geometry (e.g., burial depth, footing size, footing shape, etc.). Tetra Tech should be retained to review and adjust the provided bearing resistance if different footings sizes, shapes, burial depth, or higher bearing resistances are required;
- An unfactored ULS bearing resistance of 400 kPa should be used for 0.4 m wide strip footings and 1.0 m spread footings. An SLS bearing pressure of 200 kPa should be used for 0.4 m wide strip footings and 1.0 m spread footings. SLS was calculated based on an allowable settlement of 25 mm, which is generally sufficient to limit differential settlement to tolerable levels for most buildings; and
- Foundation elements should not be cast directly onto or over seasonally frozen soils, and the soils under the foundation must not be allowed to freeze during construction.

4.2.2 Deep Foundations

A deep foundation consisting of grouted rock-socketted steel pipe piles is also considered suitable for this site. A preliminary pile foundation design is shown in Figure 2. The pile length will vary throughout the site depending on the depth to bedrock and the structural loads. The final design of the deep foundation will require a review of loads and other details with a structural engineer. If deep foundations are selected, site preparation as described in Section 4.1 will also be required, and the entire building, including hockey and curling rinks, etc. could be supported on either a structural slab or a slab-on-grade. A 219 mm outer diameter steel pipe pile installed a minimum of 3 m into the bedrock will have a factored geotechnical resistance of 503 kN in compression and 377 kN in tension.

4.3 Parking Areas

YG has not indicated if the parking areas will be paved. However, if the site preparation recommendations outlined in Section 4.1 are followed, the only additional requirement for parking areas is that the recommended thickness of White Channel gravel or road crush be increased to 300 mm to account for material losses during periodic regrading and snow removal. It is also recommended that a non-woven geotextile (or acceptable alternative) be placed at the base of the surfacing material so that fines aren't lost into the tailings below, from repeated vehicular traffic. Recommended gradations for granular fill materials are provided in Table 2. All backfill should be placed in lifts no thicker than 300 mm, moisture conditioned, and compacted to at least 98% SPMDD.

4.4 Site Grading and Drainage

Final site grading and drainage plans should direct surface water away from the proposed structures. Tetra tech recommends that the final grade within 3.0 m of the proposed structures be sloped down and away at a minimum of 4%. It is also recommended that gravel or landscaped areas beyond this be graded at a minimum of 2%. This should provide positive drainage without causing erosion problems.

Future and existing development should be taken into consideration when directing drainage, so flow is not directed into adjacent developments.

4.5 Seismic Considerations

The 2015 National Building Code of Canada (2015 NBCC) requires that a site classification be established for seismic design of new structures, based on average soil properties of the top 30, (i.e., “site stiffness”). Tetra Tech recommends the site be considered Site Class C, per Table 4.1.8.4.A (National Research Council of Canada, 2015).

4.6 Seasonal Frost Protection

Based on Tetra Tech’s historical knowledge of the area, the gravel tailings are not considered frost susceptible. If the site is prepared following the recommendations outlined in Section 4.1, perimeter insulation should not be required.

4.7 Concrete

Concrete should be cast onto a clean, level, compacted granular bearing surface. It is important that no loose and/or disturbed materials be allowed to remain on the bearing surface. As noted in Section 4.1, the foundation bearing surface should consist of 20 mm crushed basecourse, moisture conditioned and compacted to at least 98% SPMDD.

Tetra Tech recommends that all concrete be designed, mixed, placed and tested in accordance with the most recent editions of the Canadian Standards Association (CSA) Standard CAN/CSA-A23.1 and 23.2. According to these standards, concrete should be designed to at least satisfy minimum durability requirements as defined by exposure class.

The exposure class of the concrete is dependent upon the presence or lack of chlorides, sulphates, freezing and thawing conditions and soil saturation. Building foundations for this project are expected to be exposed to freeze-thaw cycles in non-saturated conditions. The governing exposure class is “F-2” and type GU cement is acceptable.

Exterior concrete exposed to chlorides and freeze-thaw conditions should be designed using exposure class “C-1” (structurally reinforced) or “C-2” (non-structurally reinforced) concrete.

In addition to the above, CAN/CSA-A23.1 also provides recommendations for cold weather concrete placement. These include protecting freshly placed concrete from freezing conditions.

5.0 CONSTRUCTION OBSERVATIONS AND TESTING SERVICES

All recommendations presented herein are site specific and based on the assumption that an adequate level of monitoring during foundation excavation and construction will be provided, and that all construction activities will be

carried out by a suitably qualified, experienced contractor. An adequate level of construction monitoring also provides opportunity to confirm that recommendations based on data obtained at discrete locations are relevant to other areas of the sites.

It is recommended that Tetra Tech be given the opportunity to review details related to the geotechnical aspects of the final design prior to construction. Experience has shown that this may prevent inconsistencies, deficient performance, and/or increased costs that may lead disputes.

For this project, assuming that the building is constructed on a shallow foundation, we expect that the following construction monitoring, and testing activities will be required:

- Inspection and approval of prepared subgrade;
- Compaction testing during granular fill placement; and
- Concrete testing of foundation elements, slabs, and other concrete structures.

If a deep foundation is selected for the building, full time pile inspection services will be required in addition to the construction monitoring for general site preparation as described above.

6.0 CLOSURE

We trust this document meets your present requirements. If you have any questions or comments, please contact the undersigned.

Respectfully submitted,
Tetra Tech Canada Inc.

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7.0 REFERENCES

Canadian Geotechnical Society . (2006). *Canadian Foundation Engineering Manual 4th Edition.* Canadian Geotechnical Society.

National Research Council of Canada. (2015). *National Building Code of Canada.* Ottawa.

FIGURES

LEGEND

- BOREHOLE LOCATION
- TESTPIT LOCATION

0 150m

Scale: 1:3,000 @ 8.5"x11"

CLIENT

Yukon Government

TETRA TECH

DETAILED GEOTECHNICAL EVALUATION
PROPOSED RECREATION CENTRE - DAWSON, YT

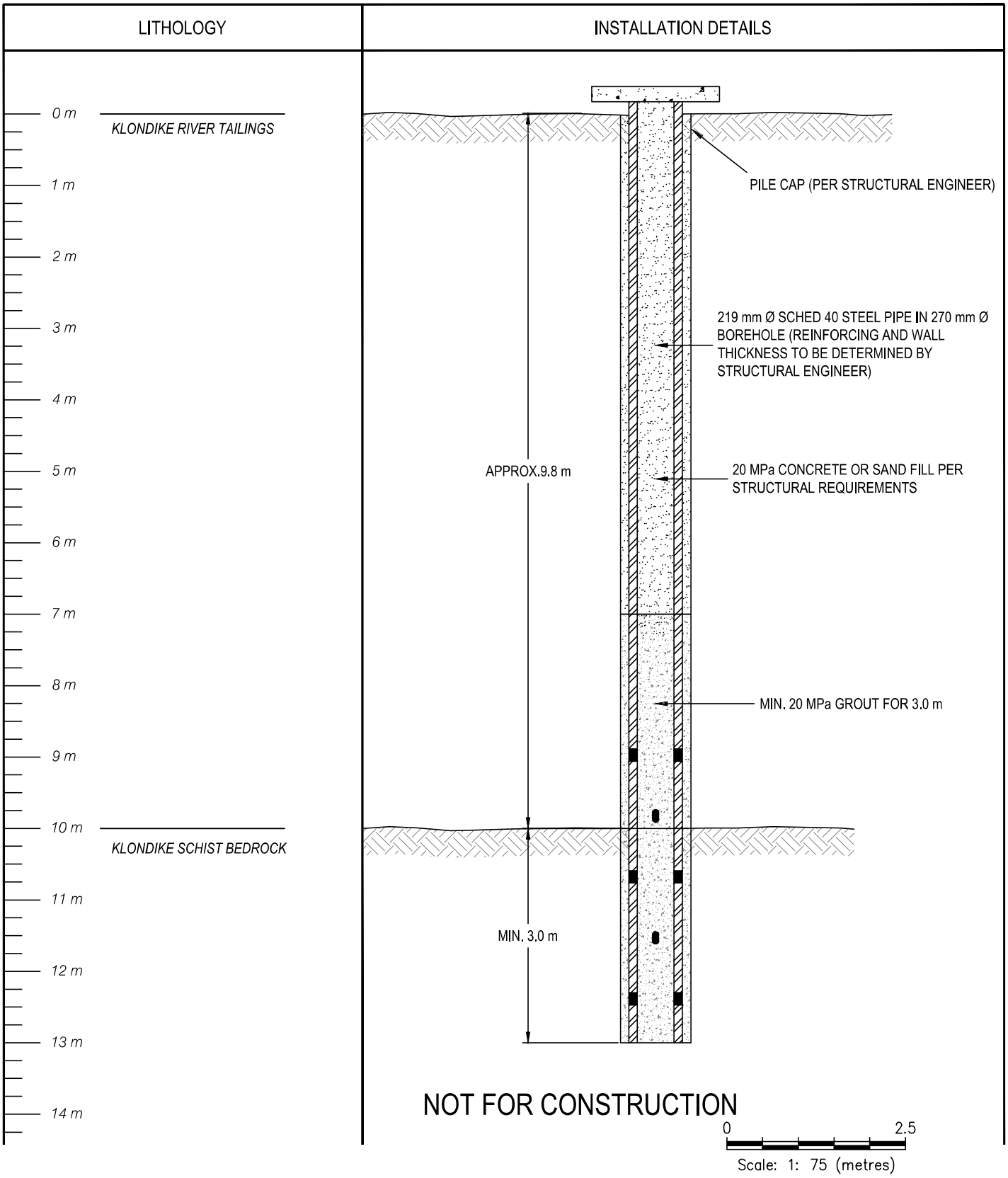
SITE PLAN SHOWING TESTHOLE LOCATIONS

PROJECT NO.	DWN	CKD	REV
ENG.WARC03386-65	TP	JRT	0

OFFICE	DATE
EBA-WHSE	September 18, 2020

Figure 1

Q:\Whitehorse\Data\0201drawings\Dawson City Area\ENG.WARC03386-65 - Detailed Rec Center\ENG.WARC03386-65 Fig.1-R0.dwg [FIGURE 1] September 18, 2020 - 11:26:13 am (BY: PASLOSKI, TAYLOR)



NOTES :

- ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE SPECIFIED
- 219 mm OD STEEL PIPE PILES INSTALLED WITH A 3 m ROCK SOCKET WILL HAVE A FACTORED GEOTECHNICAL RESISTANCE OF 503 KN IN COMPRESSION AND 377 KN IN TENSION"

CLIENT

Yukon Government

TETRA TECH

NEW RECREATION CENTER - DOME ROAD
DAWSON, YUKON

PROPOSED ROCK SOCKET STEEL PIPE PILE FOUNDATION

PROJECT NO.	DWN	CKD	REV
ENG.WARC03386-65	TP	JRT	0

OFFICE	DATE
EBA-WHSE	October 20, 2020

Figure 2

APPENDIX A

TETRA TECH'S LIMITATIONS ON THE USE OF THIS DOCUMENT

LIMITATIONS ON USE OF THIS DOCUMENT

GEOTECHNICAL – YUKON GOVERNMENT

1.1 USE OF DOCUMENT AND OWNERSHIP

This document pertains to a specific site, a specific development, and a specific scope of work. The document may include plans, drawings, profiles and other supporting documents that collectively constitute the document (the "Professional Document").

The Professional Document is intended for the use of TETRA TECH's Client, its officers, employees, agents, representatives, successors and assigns (the "Client") as specifically identified in the TETRA TECH Services Agreement or other Contractual Agreement entered into with the Client (either of which is termed the "Contract" herein). TETRA TECH does not accept any responsibility for the accuracy of any of the data, analyses, recommendations or other contents of the Professional Document when it is used or relied upon by any party other than the Client, unless authorized in writing by TETRA TECH. Any changes to the conclusions, opinions, and recommendations presented in TETRA TECH's Professional Document must be authorized by TETRA TECH.

1.2 ALTERNATIVE DOCUMENT FORMAT

Where TETRA TECH submits electronic file and/or hard copy versions of the Professional Document or any drawings or other project-related documents and deliverables (collectively termed TETRA TECH's "Instruments of Professional Service"), only the signed and/or sealed versions shall be considered final. The original signed and/or sealed electronic file and/or hard copy version archived by TETRA TECH shall be deemed to be the original. TETRA TECH will archive a protected digital copy of the original signed and/or sealed version for a period of 10 years.

Electronic files submitted by TETRA TECH have been prepared and submitted using specific software and hardware systems, as per agreed project deliverable formats. TETRA TECH makes no representation about the compatibility of these files with the Client's future software and hardware systems.

1.3 STANDARD OF CARE

Services performed by TETRA TECH for the Professional Document have been conducted in accordance with the Contract, in a manner consistent with the level of skill ordinarily exercised by members of the profession currently practicing under similar conditions in the jurisdiction in which the services are provided. Professional judgment has been applied in developing the conclusions and/or recommendations provided in this Professional Document.

If any error or omission is detected by the Client or an Authorized Party, the error or omission must be brought to the attention of TETRA TECH within a reasonable time.

1.4 DISCLOSURE OF INFORMATION BY CLIENT

The Client acknowledges that it has fully cooperated with TETRA TECH with respect to the provision of all available information on the past, present, and proposed conditions on the site, including historical information respecting the use of the site.

1.5 INFORMATION PROVIDED TO TETRA TECH BY OTHERS

During the performance of the work and the preparation of this Professional Document, TETRA TECH may have relied on information provided by third parties other than the Client.

While TETRA TECH endeavours to verify the accuracy of such information, and subject to the standard of care herein, TETRA TECH accepts no responsibility for the accuracy or the reliability of such information even where inaccurate or unreliable information impacts any recommendations, design or other deliverables and causes the Client or an Authorized Party loss or damage, except where TETRA TECH has subcontracted for such information.

1.6 GENERAL LIMITATIONS OF DOCUMENT

This Professional Document is based solely on the conditions presented and the data available to TETRA TECH at the time the data were collected in the field or gathered from available databases.

The Client, and any Authorized Party, acknowledges that the Professional Document is based on limited data and that the conclusions, opinions, and recommendations contained in the Professional Document are the result of the application of professional judgment to such limited data.

The Professional Document is not applicable to any other sites, nor should it be relied upon for types of development other than those to which it refers. Any variation from the site conditions present, or variation in assumed conditions which might form the basis of design or recommendations as outlined in this report, at or on the development proposed as of the date of the Professional Document requires a supplementary exploration, investigation, and assessment.

TETRA TECH is neither qualified to make, nor is it making, any recommendations with respect to the purchase, sale, investment or development of the property, the decisions on which are the sole responsibility of the Client.

1.7 NOTIFICATION OF AUTHORITIES

In certain instances, the discovery of hazardous substances or conditions and materials may require that regulatory agencies and other persons be informed and the Client agrees that notification to such bodies or persons as required may be done by TETRA TECH in its reasonably exercised discretion.

1.8 ENVIRONMENTAL AND REGULATORY ISSUES

Unless stipulated in the report, TETRA TECH has not been retained to explore, address or consider and has not explored, addressed or considered any environmental or regulatory issues associated with development on the subject site.

1.9 NATURE AND EXACTNESS OF SOIL AND ROCK DESCRIPTIONS

Classification and identification of soils and rocks are based upon commonly accepted systems, methods and standards employed in professional geotechnical practice. This report contains descriptions of the systems and methods used. Where deviations from the system or method prevail, they are specifically mentioned.

Classification and identification of geological units are judgmental in nature as to both type and condition. TETRA TECH does not warrant conditions represented herein as exact, but infers accuracy only to the extent that is common in practice.

Where subsurface conditions encountered during development are different from those described in this report, qualified geotechnical personnel should revisit the site and review recommendations in light of the actual conditions encountered.

1.10 LOGS OF TESTHOLES

The testhole logs are a compilation of conditions and classification of soils and rocks as obtained from field observations and laboratory testing of selected samples. Soil and rock zones have been interpreted. Change from one geological zone to the other, indicated on the logs as a distinct line, can be, in fact, transitional. The extent of transition is interpretive. Any circumstance which requires precise definition of soil or rock zone transition elevations may require further investigation and review.

1.11 STRATIGRAPHIC AND GEOLOGICAL INFORMATION

The stratigraphic and geological information indicated on drawings contained in this report are inferred from logs of test holes and/or soil/rock exposures. Stratigraphy is known only at the locations of the test hole or exposure. Actual geology and stratigraphy between test holes and/or exposures may vary from that shown on these drawings. Natural variations in geological conditions are inherent and are a function of the historical environment. TETRA TECH does not represent the conditions illustrated as exact but recognizes that variations will exist. Where knowledge of more precise locations of geological units is necessary, additional exploration and review may be necessary.

1.12 PROTECTION OF EXPOSED GROUND

Excavation and construction operations expose geological materials to climatic elements (freeze/thaw, wet/dry) and/or mechanical disturbance which can cause severe deterioration. Unless otherwise specifically indicated in this report, the walls and floors of excavations must be protected from the elements, particularly moisture, desiccation, frost action and construction traffic.

1.13 SUPPORT OF ADJACENT GROUND AND STRUCTURES

Unless otherwise specifically advised, support of ground and structures adjacent to the anticipated construction and preservation of adjacent ground and structures from the adverse impact of construction activity is required.

1.14 INFLUENCE OF CONSTRUCTION ACTIVITY

Construction activity can impact structural performance of adjacent buildings and other installations. The influence of all anticipated construction activities should be considered by the contractor, owner, architect and prime engineer in consultation with a geotechnical engineer when the final design and construction techniques, and construction sequence are known.

1.15 OBSERVATIONS DURING CONSTRUCTION

Because of the nature of geological deposits, the judgmental nature of geotechnical engineering, and the potential of adverse circumstances arising from construction activity, observations during site preparation, excavation and construction should be carried out by a geotechnical engineer. These observations may then serve as the basis for confirmation and/or alteration of geotechnical recommendations or design guidelines presented herein.

1.16 DRAINAGE SYSTEMS

Where temporary or permanent drainage systems are installed within or around a structure, the systems which will be installed must protect the structure from loss of ground due to internal erosion and must be designed so as to assure continued satisfactory performance of the drains. Specific design detail of such systems should be developed or reviewed by the geotechnical engineer. Unless otherwise specified, it is a condition of this report that effective temporary and permanent drainage systems are required and that they must be considered in relation to project purpose and function.

1.17 DESIGN PARAMETERS

Bearing capacities for Limit States or Allowable Stress Design, strength/stiffness properties and similar geotechnical design parameters quoted in this report relate to a specific soil or rock type and condition. Construction activity and environmental circumstances can materially change the condition of soil or rock. The elevation at which a soil or rock type occurs is variable. It is a requirement of this report that structural elements be founded in and/or upon geological materials of the type and in the condition used in this report. Sufficient observations should be made by qualified geotechnical personnel during construction to assure that the soil and/or rock conditions considered in this report in fact exist at the site.

1.18 SAMPLES

TETRA TECH will retain all soil and rock samples for 30 days after this report is issued. Further storage or transfer of samples can be made at the Client's expense upon written request, otherwise samples will be discarded.

1.19 APPLICABLE CODES, STANDARDS, GUIDELINES & BEST PRACTICE

This document has been prepared based on the applicable codes, standards, guidelines or best practice as identified in the report. Some mandated codes, standards and guidelines (such as ASTM, AASHTO Bridge Design/Construction Codes, Canadian Highway Bridge Design Code, National/Provincial Building Codes) are routinely updated and corrections made. TETRA TECH cannot predict nor be held liable for any such future changes, amendments, errors or omissions in these documents that may have a bearing on the assessment, design or analyses included in this report.

APPENDIX B

BOREHOLE LOGS

TERMS USED ON BOREHOLE LOGS

TERMS DESCRIBING CONSISTENCY OR CONDITION

COARSE GRAINED SOILS (major portion retained on 0.075mm sieve): Includes (1) clean gravels and sands, and (2) silty or clayey gravels and sands. Condition is rated according to relative density, as inferred from laboratory or in situ tests.

DESCRIPTIVE TERM	RELATIVE DENSITY	N (blows per 0.3m)
Very Loose	0 TO 20%	0 to 4
Loose	20 TO 40%	4 to 10
Compact	40 TO 75%	10 to 30
Dense	75 TO 90%	30 to 50
Very Dense	90 TO 100%	greater than 50

The number of blows, N, on a 51mm O.D. split spoon sampler of a 63.5kg weight falling 0.76m, required to drive the sampler a distance of 0.3m from 0.15m to 0.45m.

FINE GRAINED SOILS (major portion passing 0.075mm sieve): Includes (1) inorganic and organic silts and clays, (2) gravelly, sandy, or silty clays, and (3) clayey silts. Consistency is rated according to shearing strength, as estimated from laboratory or in situ tests.

DESCRIPTIVE TERM	UNCONFINED COMPRESSIVE STRENGTH (KPA)
Very Soft	Less than 25
Soft	25 to 50
Firm	50 to 100
Stiff	100 to 200
Very Stiff	200 to 400
Hard	Greater than 400

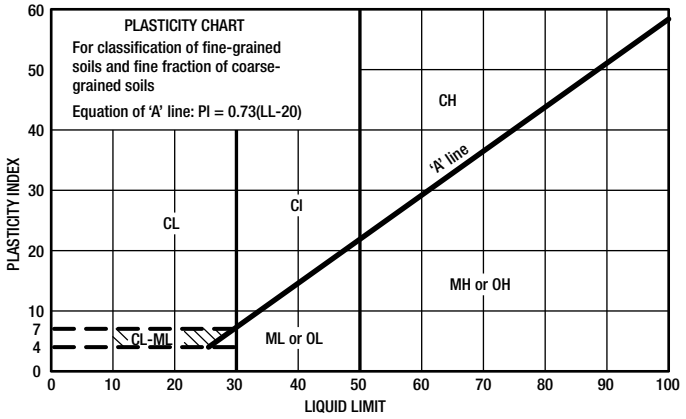
NOTE: Slickensided and fissured clays may have lower unconfined compressive strengths than shown above, because of planes of weakness or cracks in the soil.

GENERAL DESCRIPTIVE TERMS

Slickensided - having inclined planes of weakness that are slick and glossy in appearance.
Fissured - containing shrinkage cracks, frequently filled with fine sand or silt; usually more or less vertical.
Laminated - composed of thin layers of varying colour and texture.
Interbedded - composed of alternate layers of different soil types.
Calcareous - containing appreciable quantities of calcium carbonate.;
Well graded - having wide range in grain sizes and substantial amounts of intermediate particle sizes.
Poorly graded - predominantly of one grain size, or having a range of sizes with some intermediate size missing.

MODIFIED UNIFIED SOIL CLASSIFICATION

MAJOR DIVISION			GROUP SYMBOL	TYPICAL DESCRIPTION	LABORATORY CLASSIFICATION CRITERIA	
COARSE - GRAINED SOILS More than 50% retained on No. 75 µm sieve*	GRAVELS 50% or more of coarse fraction retained on No. 4 sieve	CLEAN GRAVELS	GW	Well-graded gravels and gravel-sand mixtures, little or no fines	Classification on basis of percentage of fines Less than 5% pass 75 µm sieve GW, GP, SW, SP More than 12% pass 75 µm sieve GM, GC, SM, SC 5% to 12% pass 75 µm sieve Borderline classification requiring use of dual symbols	$C_U = D_{60} / D_{10}$ Greater than 4 $C_C = \frac{(D_{30})^2}{D_{10} \times D_{60}}$ Between 1 and 3
			GP	Poorly-graded gravels and gravel-sand mixtures, little or no fines		Not meeting both criteria for GW
		GRAVELS WITH FINES	GM	Silty gravels, gravel-sand-silt mixtures		Atterberg limits plot below 'A' line or plasticity index less than 4 — Atterberg limits plotting in hatched area are borderline classifications requiring use of dual symbols
			GC	Clayey gravels, gravel-sand-clay mixtures		Atterberg limits plot above 'A' line and plasticity index greater than 7
	SANDS More than 50% of coarse fraction passes No. 4 sieve	CLEAN SANDS	SW	Well-graded sands and gravelly sands, little or no fines		$C_U = D_{60} / D_{10}$ Greater than 6 $C_C = \frac{(D_{30})^2}{D_{10} \times D_{60}}$ Between 1 and 3
			SP	Poorly-graded sands and gravelly sands, little or no fines		Not meeting both criteria for SW
		SANDS WITH FINES	SM	Silty sands, sand-silt mixtures		Atterberg limits plot above 'A' line and plasticity index less than 4 — Atterberg limits plotting in hatched area are borderline classifications requiring use of dual symbols
			SC	Clayey sands, sand-clay mixtures		Atterberg limits plot above 'A' line and plasticity index greater than 7
FINE-GRAINED SOILS (by behavior) 50% or more passes 75 µm sieve*	SILTS Liquid limit <50		ML	Inorganic silts, very fine sands, rock flour, silty or clayey fine sands of slight plasticity		
	SILTS Liquid limit >50		MH	Inorganic silts, micaceous or diatomaceous fine sands or silts, elastic silts		
	CLAYS Above "A" line on plasticity chart negligible organic content Liquid limit <30		CL	Inorganic clays of low plasticity, gravelly clays, sandy clays, silty clays, lean clays		
	CLAYS Above "A" line on plasticity chart negligible organic content Liquid limit 30-50		CI	Inorganic clay of medium plasticity, silty clays		
	CLAYS Above "A" line on plasticity chart negligible organic content Liquid limit >50		CH	Inorganic clay of high plasticity, fat clays		
	ORGANIC SILTS AND CLAYS Liquid limit <50		OL	Organic silts and organic silty clays of low plasticity		
	ORGANIC SILTS AND CLAYS Liquid limit >50		OH	Organic clays of medium to high plasticity		
HIGHLY ORGANIC SOILS			PT	Peat, muck and other highly organic soils		



* Based on the material passing the 75 mm sieve

† ASTM Designation D 2487, for identification procedure see D 2488 USC as modified by PFRA

GROUND ICE DESCRIPTION

ICE NOT VISIBLE

GROUP SYMBOL	SYMBOL	SUBGROUP DESCRIPTION	
N	Nf	Poorly-bonded or friable	
	Nbn	No excess ice, well-bonded	
	Nbe	Excess ice, well-bonded	

VISIBLE ICE LESS THAN 50% BY VOLUME

GROUP SYMBOL	SYMBOL	SUBGROUP DESCRIPTION	
V	Vx	Individual ice crystals or inclusions	
	Vc	Ice coatings on particles	
	Vr	Random or irregularly oriented ice formations	
	Vs	Stratified or distinctly oriented ice formations	

VISIBLE ICE GREATER THAN 50% BY VOLUME

ICE	ICE + Soil Type	Ice with soil inclusions	
	ICE	Ice without soil inclusions (greater than 25 mm thick	

NOTES:

1. Dual symbols are used to indicate borderline or mixed ice classifications.
2. Visual estimates of ice contents indicated on borehole logs ± 5%
3. This system of ground ice description has been modified from NRC Technical Memo 79, Guide to the Field Description of Permafrost for Engineering Purposes.

LEGEND: Soil ☐ Ice ■

TETRA TECH

BOREHOLE KEYSHEET

Water Level Measurement


Measured in standpipe, piezometer or well


Inferred

Sample Types


A-Casing


Core


Disturbed, Bag, Grab


HQ Core


Jar


Jar and Bag


75 mm SPT


No Recovery


Split Spoon/SPT


Tube


CRREL Core

Backfill Materials


Asphalt


Bentonite


Cement/ Grout


Drill Cuttings


Grout


Gravel


Sand


Slough


Topsoil Backfill

Lithology - Graphical Legend[1]


Asphalt


Bedrock


Cobbles/Boulders


Clay


Coal


Concrete


Fill


Gravel


Limestone


Mudstone


Organics


Peat


Sand


Sandstone


Shale


Silt


Siltstone


Conglomerate


Topsoil


Till

1. The graphical legend is an approximation and for visual representation only. Soil strata may comprise a combination of the basic symbols shown above. Particle sizes are not drawn to scale

TETRA TECH

Borehole No: **BH20-01**

Project: Detailed Recreaction Center Evaluation	Project No: 704-ENG.WARC03386-65
Location: Dome Road	
Dawson City	UTM: 576957 E; 7103554 N; Z 7 NAD83

Depth (m)	Method	Soil Description	Ground Ice Description	Moisture Content (%)	Plastic Limit / Moisture Content / Liquid Limit (20 40 60 80)	Depth (ft)
0		GRAVEL and COBBLES (Tailings) - sub rounded, greyish, lost circulation in tailings, no recovery	Unfrozen			0
1	Air Rotary					2
2						4
3						6
4						8
5						10
6						12
7		- sand and gravel, sub rounded, approximately 10 mm diameter, damp				14
8						16
9		BEDROCK - white				18
10						20
11						22
12						24
13		End of Borehole at 12.2 m - Target Depth				26
						28
						30
						32
						34
						36
						38
						40
						42

TETRA TECH

Contractor: Midnight Sun Drilling	Completion Depth: 12.2 m
Drilling Rig Type: Rig 5	Start Date: 2020 September 16
Logged By: TTP	Completion Date: 2020 September 16
Reviewed By: JRT	Page 1 of 1

Borehole No: **BH20-02**

Project: Detailed Recreaction Center Evaluation	Project No: 704-ENG.WARC03386-65
Location: Dome Road	
Dawson City	UTM: 577015 E; 7103542 N; Z 7 NAD83

Depth (m)	Method	Soil Description	Ground Ice Description	Moisture Content (%)	Plastic Limit / Moisture Content / Liquid Limit (20 40 60 80)	Depth (ft)
0						0
1	Air Rotary	GRAVEL and COBBLES (Tailings) - sub rounded, greyish, lost circulation in tailings, no recovery	Unfrozen			2
2						4
3		- boulder (600 mm thick), brown				6
4						8
5						10
6		- silty, sandy, some gravel, wet, brown				12
7		BEDROCK - light brown				14
8						16
9						18
10						20
11		End of Borehole at 10.1 m - Target Depth				22
12						24
13						26
						28
						30
						32
						34
						36
						38
						40
						42

TETRA TECH

Contractor: Midnight Sun Drilling	Completion Depth: 10.1 m
Drilling Rig Type: Rig 5	Start Date: 2020 September 17
Logged By: TTP	Completion Date: 2020 September 17
Reviewed By: JRT	Page 1 of 1

Borehole No: **BH20-03**

Project: Detailed Recreaction Center Evaluation	Project No: 704-ENG.WARC03386-65
Location: Dome Road	
Dawson City	UTM: 577023 E; 7103517 N; Z 7 NAD83

Depth (m)	Method	Soil Description	Ground Ice Description	Moisture Content (%)	Plastic Limit / Moisture Content / Liquid Limit (20 40 60 80)	Depth (ft)
0		GRAVEL and COBBLES (Tailings) - sub rounded, greyish, lost circulation in tailings, no recovery	Unfrozen			0
1						2
						4
2						6
						8
3						10
						12
4						14
	Air Rotary	- silty, sandy, some gravel, wet, brown				16
5						18
						20
6						22
						24
7						26
						28
8						30
		BEDROCK - white				32
9						34
						36
10		End of Borehole at 10.1 m - Target Depth				38
						40
11						42
12						
13						

Contractor: Midnight Sun Drilling	Completion Depth: 10.1 m
Drilling Rig Type: Rig 5	Start Date: 2020 September 17
Logged By: TTP	Completion Date: 2020 September 17
Reviewed By: JRT	Page 1 of 1

TETRA TECH

Borehole No: **BH20-04**

Project: Detailed Recreaction Center Evaluation	Project No: 704-ENG.WARC03386-65
Location: Dome Road	
Dawson City	UTM: 577063 E; 7103424 N; Z 7 NAD83

Depth (m)	Method	Soil Description	Ground Ice Description	Moisture Content (%)	Plastic Limit / Moisture Content / Liquid Limit (20 40 60 80)	Depth (ft)
0		GRAVEL and COBBLES (Tailings) - sub rounded, greyish, lost circulation in tailings, no recovery	Unfrozen			0
1						2
						4
2						6
						8
3						10
						12
4						14
5	Air Rotary	- silty, sandy, some gravel, wet, brown				16
						18
6						20
						22
7						24
8						26
						28
9						30
10		BEDROCK - brown				32
						34
11		- light greyish brown				36
						38
12						40
13		End of Borehole at 12.8 m - Target Depth				42

TETRA TECH

Contractor: Midnight Sun Drilling	Completion Depth: 12.8 m
Drilling Rig Type: Rig 5	Start Date: 2020 September 17
Logged By: TTP	Completion Date: 2020 September 17
Reviewed By: JRT	Page 1 of 1

TETRA TECH

TECHNICAL MEMO

ISSUED FOR REVIEW

To:	Michael Ukrainetz, Infrastructure Development Branch Community Services, Government of Yukon	**Date:**	May 4, 2021
Cc:	Republic Architecture Inc.	**Memo No.:**	
From:	Erin O'Brien, Paul Gardner	**File:**	ENW.PENW03102-01
Subject:	1207 Fifth Avenue Dawson City, Yukon – Summary of Contaminated Sites Findings		

This 'Issued for Review' document is provided solely for the purpose of client review and presents our interim findings and recommendations to date. Our usable findings and recommendations are provided only through an 'Issued for Use' document, which will be issued subsequent to this review. Final design should not be undertaken based on the interim recommendations made herein. Once our report is issued for use, the 'Issued for Review' document should be either returned to Tetra Tech Canada Inc. (Tetra Tech) or destroyed.

1.0 INTRODUCTION

This memo provides a summary of the key findings presented in the Phase II Environmental Site Assessment (ESA) for the above captioned property (the Site) prepared by Tetra Tech Canada Inc. (Tetra Tech) on November 17, 2020 and presented to Government of Yukon, Community Services, Land Development Branch (YG-CS). Refer to the Phase II ESA report for additional details. It is Tetra Tech's understanding that the information presented herein will be provided to Republic Architecture Inc. as part of their feasibility study for the various options for Dawson City's proposed Recreational Centre.

2.0 SUMMARY OF KEY CONTAMINATED SITES FINDINGS

Summary of Background, Objectives and Methods

Since circa 1970s, the Site, which is owned by the City of Dawson, has been operating as a recreation vehicle (RV) park. At the time of Tetra Tech's field investigation (September 2020), the Site was occupied by the Goldrush Campground – an 82-spot campsite and (recreational vehicle) RV park; however, the campground was closed for the season. According to the City of Dawson Zoning Bylaw No. 2018-2019, the Site is zoned as R1 – single-detached/duplex residential. Tetra Tech understands that YG-CS is considering developing the Site for use as a community centre.

Tetra Tech's Phase II ESA followed the report titled *Phase I Environmental Site Assessment, Lots 1-20, Block Q Ladue Estate, 8338A CLSR, Dawson City, Yukon (Gold Rush Campground)* prepared by Golder Associates Ltd. (Golder) for Department of Community Services, Infrastructure Development Branch on July 31, 2020 (Phase I ESA). The Phase I ESA identified two on-site areas of potential environmental concern (APECs) based on a review of the current and historical use of the Site and surrounding areas. The APECs and potential contaminants of concern (PCOCs) are outlined in the table below.

Tetra Tech Canada Inc.
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Vancouver, BC V6C 1N5 CANADA
Tel 604.685.0275 Fax 604.684.6241

Table 1: 2020 Phase I ESA APEC and PCOCs

APEC	Rationale	PCOCs
APEC 1 Former land use for waste disposal activities	The current tenant and former tenant reported that waste disposal may have occurred on-Site prior to circa 1970s. Possible large equipment and associated fuel and lubricant may have been buried in place with fill material.	Metals, LEPH/HEPH, PAH, VOC, VPH, BTEXS, MTBE
APEC 2 Site-wide fill material	Large quantities of fill material of unknown origin were reportedly brought on-Site to infill a swamp. The quality of the fill is unknown; however, it was reported to be locally-sourced gravel and channel rock.	Metals, LEPH/HEPH, PAH, VOC, VPH, BTEXS, MTBE

Notes: LEPH – Light Extractable Petroleum Hydrocarbons; HEPH – Heavy Extractable Petroleum Hydrocarbons; VPH – Volatile Petroleum Hydrocarbons; MTBE – methyl tert-butyl ether; PAH – Polycyclic Aromatic Hydrocarbons; VOC – Volatile Organic Compounds; BTEXS – benzene, toluene, ethylbenzene, xylene, styrene

The objective of the Phase II ESA was to assess the PCOCs in soil and groundwater in APECs 1 and 2 relative to the applicable *Yukon Contaminated Sites Regulation* (YCSR) standards. During the Phase II ESA soil and/or groundwater quality were assessed through the analytical testing of subsurface soil samples collected at seven testpits, and groundwater samples collected from three groundwater wells. Analytical results were compared to the YCSR residential land use soil standards (RL) and groundwater standards protective of drinking water (DW) and freshwater aquatic life (AW). An institutional facility such as a community centre would be classified as residential land use under the YCSR.

Phase II ESA Findings:

- Prior to drilling and test pitting, Arcrite Northern Ltd. conducted a geophysical scan of the Site to identify and help prevent striking subsurface utilities; and to identify subsurface anomalies which could be indicative of buried large equipment (APEC 1) and therefore assessed as part of the test pitting program. None of the anomalies assessed as part of the test pitting program identified buried equipment.
- Soil samples collected from the testpits (TP20-01, TP20-03 through TP20-05, and TP20-07 through TP20-09) were analyzed for PCOCs consisting of metals, hydrocarbons and/or glycols. Reported concentrations for hydrocarbons and glycols were less than the reportable method detection limits. Reported concentrations of select metals at select locations were greater than the applicable standards. Chromium concentrations were greater than the YCSR RL standard at TP20-01 and TP20-03 through TP20-05. Following chromium speciation, the reported concentrations of the hexavalent species were less than the YCSR RL standards at the four locations tested and reported concentrations of the trivalent species were less than the YCSR RL at TP20-03. However, reported concentrations of the trivalent species were greater than the YCSR RL standard for groundwater flow to surface water used by freshwater AW for samples collected from TP20-01, TP20-04 and TP20-05. In addition, reported concentrations of nickel at TP20-05 at 0.75 m in the fill unit, and at 1.25 m (in the duplicate pair) in the silt and organics unit were greater than the YCSR RL standard. The source of the metals exceedances may in part be due to poor quality fill identified throughout the Site and/or elevated background concentrations for chromium and nickel. Trivalent chromium concentrations in soil exceeded the YCSR RL standard for groundwater flow to surface water used by freshwater AW. For comparison purposes, the BC *Contaminated Site Regulation* standard for this site-specific factor is 60 mg/g for hexavalent chromium (a known toxic substance) and > 1,000 mg/g for trivalent chromium. The speciated chromium at the Site was shown to be entirely trivalent.
- Groundwater samples collected from the Site were analyzed for metals, hydrocarbons, and glycols. Reported concentrations of glycols at the three monitoring wells were less than the MDL. Concentrations of dissolved, arsenic, barium, chromium, cobalt, lead and/or manganese were greater than the YCSR DW and/or AW standards in one or more location. All other dissolved metals concentrations were less than the YCSR AW and DW standards. Hydrocarbon concentrations were less than the YCSR AW and DW standards; however, there were detectable concentrations of ethylbenzene, toluene and select polycyclic aromatic hydrocarbon (PAH) parameters.

Recommendations:

- Conduct at least one more groundwater monitoring event be conducted during the spring as water quality may fluctuate seasonally and since clear groundwater could not be sampled from the monitoring wells. This sampling is scheduled to occur in May 2021. The intent of the groundwater monitoring event is to further characterize the subsurface groundwater conditions on-Site and assess whether metals concentrations on-Site are greater than the YCSR standards or if they were caused by silty groundwater samples.
- Monitoring events should include soil vapour modelling of detectable volatile hydrocarbon concentrations for residential indoor and outdoor exposure per BC ENV *Technical Guidance 4 – Vapour Investigation and Remediation (2017)*.
- Potential drinking water wells should be tested for potable water quality including metals and hydrocarbons prior to use to confirm water quality is suitable for consumption. Given that the Dawson City has a potable water source, it is unlikely a drinking water well would be installed on the Site.
- Conduct additional soil sampling in proximity to the identified soil exceedances to delineate the chromium and nickel exceedances in soil found at these locations.

3.0 CONTAMINTED SITES RISKS

- The Phase II ESA confirmed the presence of poor-quality fill throughout the Site. Metals contamination in soil was identified but not delineated. Per communication with the Department of Environment, the elevated chromium concentrations in Dawson City is a known issue. The soil contamination may be mitigated through either a “Background Study” or through a Human Health and Ecological Risk Assessment (HHERA). Alternatively, removal of contaminated soils or hotspots may be required.
- Based on the limited groundwater data obtained to date, there are metals exceedances in groundwater. The groundwater contamination may require remediation likely in the form of additional investigation and a HHERA. Based on the subsurface conditions, groundwater yields are expected to be low for any shallow (<2 m) excavations but water infiltrating an excavation will likely need to be treated to remove the contaminants prior to discharge.
- Detectable concentrations of volatile parameters were identified in soil and/or groundwater. As such, soil vapour modelling should be undertaken to evaluate the vapour intrusion risk to indoor air quality for the potential development. Based on the available data, the risk is considered low and it is likely that potential vapour intrusion risk could be mitigated through either source removal and/or an engineered solution such as installation of a vapour barrier.

4.0 CLOSURE

This report has been prepared based on the scope of services and for the use of the Government of Yukon, Community Services, Land Development Branch, which includes distribution as required for the purposes for which this assessment was commissioned. The assessment has been carried out in accordance with generally accepted engineering practices. No other warranty is made, either express or implied. Professional judgement has been applied in developing the recommendations in this report.

We trust this report meets your present requirements. If you have any questions or comments please contact the undersigned.

Respectfully submitted,
Tetra Tech Canada Inc.

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Attachments: Limitations on the use of this Document

LIMITATIONS ON USE OF THIS DOCUMENT

GEOENVIRONMENTAL - YUKON GOVERNMENT

1.1 USE OF DOCUMENT AND OWNERSHIP

This document pertains to a specific site, a specific development, and a specific scope of work. The document may include plans, drawings, profiles and other supporting documents that collectively constitute the document (the "Professional Document").

The Professional Document is intended for the use of TETRA TECH's Client, its officers, employees, agents, representatives, successors and assigns (the "Client") as specifically identified in the TETRA TECH Services Agreement or other Contractual Agreement entered into with the Client (either of which is termed the "Contract" herein). TETRA TECH does not accept any responsibility for the accuracy of any of the data, analyses, recommendations or other contents of the Professional Document when it is used or relied upon by any party other than the Client, unless authorized in writing by TETRA TECH.

1.2 ALTERNATIVE DOCUMENT FORMAT

Where TETRA TECH submits electronic file and/or hard copy versions of the Professional Document or any drawings or other project-related documents and deliverables (collectively termed TETRA TECH's "Instruments of Professional Service"), only the signed and/or sealed versions shall be considered final. The original signed and/or sealed electronic file and/or hard copy version archived by TETRA TECH shall be deemed to be the original. TETRA TECH will archive a protected digital copy of the original signed and/or sealed version for a period of 10 years.

Both electronic file and/or hard copy versions of TETRA TECH's Instruments of Professional Service shall not, under any circumstances, be altered by any party except TETRA TECH. TETRA TECH's Instruments of Professional Service will be used only and exactly as submitted by TETRA TECH.

Electronic files submitted by TETRA TECH have been prepared and submitted using specific software and hardware systems, as per agreed project deliverable formats. TETRA TECH makes no representation about the compatibility of these files with the Client's future software and hardware systems.

1.3 STANDARD OF CARE

Services performed by TETRA TECH for the Professional Document have been conducted in accordance with the Contract, in a manner consistent with the level of skill ordinarily exercised by members of the profession currently practicing under similar conditions in the jurisdiction in which the services are provided. Professional judgment has been applied in developing the conclusions and/or recommendations provided in this Professional Document.

If any error or omission is detected by the Client or an Authorized Party, the error or omission must be brought to the attention of TETRA TECH within a reasonable time.

1.4 DISCLOSURE OF INFORMATION BY CLIENT

The Client acknowledges that it has fully cooperated with TETRA TECH with respect to the provision of all available information on the past, present, and proposed conditions on the site, including historical information respecting the use of the site.

1.5 INFORMATION PROVIDED TO TETRA TECH BY OTHERS

During the performance of the work and the preparation of this Professional Document, TETRA TECH may have relied on information provided by third parties other than the Client.

While TETRA TECH endeavours to verify the accuracy of such information, and subject to the standard of care herein, TETRA TECH accepts no responsibility for the accuracy or the reliability of such information even where inaccurate or unreliable information impacts any recommendations, design or other deliverables and causes the Client or an Authorized Party loss or damage, except where TETRA TECH has subcontracted for such information.

1.6 GENERAL LIMITATIONS OF DOCUMENT

This Professional Document is based solely on the conditions presented and the data available to TETRA TECH at the time the data were collected in the field or gathered from available databases.

The Client, and any Authorized Party, acknowledges that the Professional Document is based on limited data and that the conclusions, opinions, and recommendations contained in the Professional Document are the result of the application of professional judgment to such limited data.

The Professional Document is not applicable to any other sites, nor should it be relied upon for types of development other than those to which it refers. Any variation from the site conditions present, or variation in assumed conditions which might form the basis of design or recommendations as outlined in this report, at or on the development proposed as of the date of the Professional Document requires a supplementary exploration, investigation, and assessment.

TETRA TECH is neither qualified to, nor is it making, any recommendations with respect to the purchase, sale, investment or development of the property, the decisions on which are the sole responsibility of the Client.

1.7 NOTIFICATION OF AUTHORITIES

In certain instances, the discovery of hazardous substances or conditions and materials may require that regulatory agencies and other persons be informed and the client agrees that notification to such bodies or persons as required may be done by TETRA TECH in its reasonably exercised discretion.

Government of Yukon
Dawson City Recreation Centre

Community Engagement Report

April 12, 2021

REPUBLIC ARCHITECTURE INC

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Table of Contents

1.0 Introduction

The City of Dawson (CoD) has identified several deficiencies with the existing Art and Margaret Fry Recreation Centre and has determined the facility cannot continue to serve the citizens of Dawson effectively. Republic Architecture Inc. (RAI) were engaged by the Yukon Government (YG), on behalf of the CoD in the Summer of 2020 to develop a Functional Program and Feasibility Study for a new recreation centre in the City of Dawson, YT.

A draft of the feasibility study was submitted for review by YG and CoD on February 3rd, 2021 and presented to Council on February 10th, 2021. As part of the feasibility study, a Community Engagement Plan was submitted. In a follow up meeting with CoD and YG this plan was revised to take into account travel restrictions.

The goal of this document is to consolidate feedback received from the Dawson residents for city council review. Council may determine a preference of pursuing one or a few of the Concept Design options upon review of the feedback.

2.0 Methodology

The public engagement scope of work employed multiple strategies which included public meetings, community surveys and user group surveys; the goal of which was to inform the public of the process and invite feedback. The different approaches included:

1) Public Meetings

Due to travel restrictions, three engagement sessions were held virtually, but the public was also allowed to join in person at the council chambers. Invitations for the engagement sessions were distributed by the CoD via their website. Two sets of boards were printed and displayed at the council chambers and AMFRC so community members could look at the plans at their leisure. Printed surveys were also made available. A recording of the engagement session was posted online for community members to watch if they were not able to attend the engagement sessions live.

2) Surveys

a. Community Survey

i. A link to community surveys was made on the CoD website and advertised by CoD. The platform used was Survey Monkey. The results were received by RAI and have been included in Appendix C of this Report. The survey was available for the community to complete from the end of the first presentation through March 22, 2021.

b. User Groups

i. User Group surveys were sent directly via email from the CoD to recreation stakeholders.

3) Email

An email address was made available for anyone to send questions during the survey period.

The following sections review each strategy and the feedback received from the community.

3.0 Engagement Sessions

Three engagement sessions were held virtually via Zoom. Participants were able to attend in person at the council chambers or join virtually.

The sessions began with an introduction from CoD, followed by a 50-minute presentation by Republic Architecture Inc. (RAI), and concluded with an hour of Q&A by those in attendance. The design team answered as many questions as possible, but some of the more technical questions needed to be sent to the subconsultants for review.

The outline for the Engagement Sessions is as per below:

- Introductions
- Functional Space Program
- Gold Rush Design Concepts
    a. Context
    b. Site Review
    c. Option 1
    d. Option 2
    e. Option 3
- Dome Road Design Concepts
    a. Context
    b. Site Review
    c. Option 1
    d. Option 2
    e. Option 3
- Construction Cost Overview
- Feasibility Analysis
- Introduction to surveys
- Q&A

Each of the sessions are summarized on the following pages.

Session One: Sunday March 07th at 2 pm MST

Attendees:
- Six team members from RAI
- Representatives from City of Dawson
- Representative from Yukon Government
- Three community members participated in person and six virtually

This session was recorded and uploaded to the CoD website.

The following is a summary of the questions and comments made during this session:

- **Site:**
  - Walkability
    - Have there been studies done for new trails, paths, bike paths to the Dome Road site? Response: The CoD is already looking at better connectivity.
    - The Dome Road site is closer to existing and planned subdivisions.
    - It may be difficult for seniors to walk to the Dome Road site.
  - Parking
    - If Gold Rush Option 3 is chosen, would there be opportunities for more parking made nearby for tournaments or bigger events? Response: The existing parking area for the Art & Margaret Fry center could be considered.
  - A participant at the session advised that there is a petition to not use the Gold Rush site signed by 250 community members. This individual requested that the petition should be considered when weighing options.

- **Geotechnical:**
  - A recent version of the geotechnical report had been released and community members wanted to make sure the content had been included. The report mentions that preparation work on the Gold Rush site would be more expensive. Response: Yes, the report was used in the analysis. The cost variation is largely a result of the difference in surface area of each site.
  - There are many problems with buildings in the townsite due to permafrost.

- **Energy:**
  - What energy sources would be used for the building? Response: Electricity with fuel oil back up.
  - Are there plans for a back-up generator? Response: Back fuel to be oil.
  - Are there green alternatives incorporated into the design such as solar panels, geothermal energy to offset energy costs? Response: the green alternatives incorporated into the design include high R-value walls roof and foundation as well as orienting the building as thoughtfully as possible towards the sun and careful incorporation of windows. This building typology uses a large degree of energy and using solar power would only provide a small amount of the power even if a football field of solar panels was incorporated

- **Amenities:**
  - Curling:
    - Dome Road Option 3 has the curling lounge on the second floor. Community member felt this was a bit of a challenge for use.
  - Pool
    - Is it possible to add a pool in future phases? Response: Phasing of the project is a definite consideration.
    - Do other similar jurisdictions have pools? Response: CoD said no.
    - Is the proposed pool the same size as the existing? Response: Yes, the shape is different, but the area is the same.
    - What is the expected lifespan and maintenance requirements of our existing pool? Response: this is not within the scope of this project, but what we have heard so far is that it is fairly new but is still plagued with issues.

- Gymnasium
  - Will a retractable wall be made available? Response: Various products are readily available to divide up the gym space for concurrent functions.
- Canteen:
  - Does the canteen need a commercial kitchen? Response: Current facility has two kitchens, new plans could consolidate into one.
- Hockey Rink
  - What are the expected months the rink would be open? Response: It is anticipated that the rink would have a similar season to the current facility (October to April).

- **Cost Estimate:**
  - Is site preparation work included? Response: Yes
  - What is a realistic budget for the recreation centre? (for CoD) Response: If the facility was being built in a more urban location, the budget figures are average.

- **Maintenance:**
  - Had the CoD taken into consideration the skilled labour necessary to maintain this facility? Response: This question will be considered in more detail by CoD.

Session Two: Monday March 08th 5 pm MST

Attendees:
- Six team members from Republic Architecture Inc.
- Representatives from City of Dawson
- Representative from Yukon Government
- Three community members participated in person, and eight virtually

This session was also recorded and uploaded to the CoD website.

The following is a summary of the questions and comments made during this session:

- **Site:**
  - Walkability
    - Has consideration been given to safe walking access or public transit? Response: CoD to consider potential opportunities.
    - How are the planned neighbourhood developments on the Dome Road affecting considerations about walkable access? Response: Future expansion of residential areas should be considered in final location decisions.
  - Parking
    - What are the parking counts for each site?

    Response:
    - Parking count for Gold Rush Site options:
      - GR1 = 100
      - GR2 = 72
      - GR3 = 39
    - Parking count for Dome Road Site options:
      - DR1 = 193
      - DR2 = 269
      - DR3 = 322

- **Energy:**
  - Has consideration been given to a boiler option for heating? Response: Yes these have been considered. When the final draft is out you will be able to see the thought process behind the mechanical equipment.

- **Amenities:**
  - Canteen:
    - Will there be a commercial kitchen? Response: Yes, the canteen layout considers a commercial dishwashing system, walk-in cooler and freezer, deep fryer and grille.

- **Costs:**
  - I'm also curious about how the numerous west Dawson and Sunnydale residents (such as myself) will be factored in to paying the long-term costs of the facilities? Response: CoD will provide feedback as decisions are made.

Session Three: Tuesday March 09th 7:30 pm MST

Attendees
- Six team members from Republic Architecture Inc.
- Representatives from City of Dawson
- Representative from Yukon Government
- Eight community members participated in person, and fifteen virtually

This session was not recorded.

The following is a summary of the questions and comments made during this session:

- **Site:**
  - Walkability
    - Dawson has a driving culture. Assumption that more people would walk to the Gold Rush site does not reflect reality.
    - Should consider future housing development at the Dome Road and C4 as well.
  - Parking
    - How was the reduced need for parking on the Gold Rush site reached? Response: The site restricts available parking area and would require a zoning variance to approve the reduction. Additional parking options should be considered for this site.
    - How did you consider the current parking and traffic uses for the existing facilities: school, rec centre, gym, parks? Response: A traffic study should be included in the next step of the project.
    - Concern that Gold Rush site won't meet parking needs
    - Potential changes to roadways in town.
    - Have the type of vehicles parked been taken into consideration (high percentage of large vehicles (trucks)? Response: Parking spots as shown are adequate for large vehicles, but do not consider motorhomes or RVs.
  - Dome Road:
    - Location will be closer to residents in the future.
    - Road entrance to facility may not be appropriate location, entrance off highway preferred.
    - Also, are there current active placer claim holders on the proposed Dome property, and if so, how does the City plan to deal with them responsibly? Response: CoD to provide feedback at a later date.
  - Gold Rush
    - Concern over whether this is the best economic use of the Gold Rush campground.
    - I am concerned with the Gold Rush property being considered for several reasons, including that it is currently an operating business that provides economic benefits to Dawson.
  - How did you look at potential changes in land use over time: population projections and new housing developments? Response: Alternate uses of the land were not part of the study.

- **Amenities:**
  - Pool:
    - Was there research in options in costs depending on the design for the aquatic space. For example, if it was a shallow lap pool it would lower the maintenance costs and chemicals. Response: Alternate designs have not been considered at this phase. CoD may want to explore this in future phases.
  - Hockey Rink:
    - Is this regulation NHL size? Response: Yes.
  - Storage:
    - Short on storage in existing facilities. Should double storage amount.

- Indoor Playground:
  - The indoor playground appears very small given the need for a warm, dry space for the community's kids – what is the footprint and age expectation for the play area? Response: The programmed area may restrict the activity to elementary school-aged children. Most options allow for expansion for additional age groups. It should also be noted that as the design process continues, the users for this space will become more defined.

- Daycare:
  - Has there been any discussion in absorbing/including a daycare facility in the recreation centre? A huge gap in community service lies in adequate, reliable and safe community space for childcare; given the struggle to find an adequate space, and with the assumption of population growth come 2040, has there been consideration to including a daycare in order to accommodate this growth and tremendous gap? Response: A daycare facility was not considered in this study. However, should the community see a need to include a daycare centre, this could be explored in future phases.

- **Cost Estimate:**
  - Do you have an estimate of how much revenue could be generated by leasing spaces in the new facility (ie. restaurant) or the city revenue benefits for selling or utilizing the existing rec facilities? Response: Alternate revenue streams have not been included in the study.
  - Could Dawson's tax base support facility O&M for each of these options? Response: RAI would need to know how feasible the current numbers are. CoD to provide RAI with this information for incorporation into final Feasibility Report.

- **Maintenance:**
  - Have they been fully considered as feasible? Can the city afford it moving forward? Doubt towards the feasibility operations and maintenance costs. Response: The design is still in very early stages. CoD will need to consider all financial implications before moving forward to next phase of the project.

- **Existing facilities:**
  - What will be done with the current fitness centre and arena? Response: CoD to consider alternate uses.

- **Other:**
  - When will the decision be made on the final site? Response: CoD to provide updates through decision-making process.
  - How much did RAI look at other northern settings to develop these plans? What was referenced? Response: Yes, several other facilities were considered, both in Canadian regions and in other norther regions.
  - Do you have estimates for how many people can be in the building at a time for the three option sizes? Response: Maximum capacities for each option will be documented in the final report.

4.0 Emails

An email address, dawsonreccentre@republicarchitecture.ca was created so community members could send additional questions to the consultant team throughout the engagement period. Email included as Appendix E of this Report.

Only one email was sent to this email address. The community member was concerned the Dome Road site would force everyone to have to drive and should be removed from consideration. This individual also felt Gold Rush site, and the current site, are not ideal because of permafrost issues. Based on the Stantec report, they felt the Minto site would be the best as:

- It is already a recreation nexus, with the tennis courts, playground, pool etc.
- There is adequate space for any option.
- It is conveniently situated by the district heating plant.
- It is within easy walking distance of the town centre.
- It would be close to the existing pool.

5.0 User Group Survey

A "User Groups and Programmers" survey was created with the intention of gathering feedback from the recreation organizations to know which amenities they would make use of, which options they prefer, and an opportunity to provide recommendations on the designs.

The survey was distributed by the CoD Recreation Manager to over twenty groups. Only two user group survey was returned from soccer/futbal [sic] organization and Robert Service School. Completed surveys included as Appendix D of this Report.

Robert Service School

Amenities they would use:

- Weight room
- Pool
- Rock wall
- Ice rink

Their preferred options in order of most preferred to least preferred:

1. Dome Road Option 1
2. Dome Road Option 2
3. Dome Road Option 3
4. Gold Rush Option 2
5. Gold Rush Option 1
6. Gold Rush Option 3

Soccer/futbal [sic] Group

Amenities they would use:

- 2 basketball courts
- Change rooms
- Hot tub
- Football field
- Fitness centre
- Parking

Amenities they would like added:

- Ancillary room for dance/ping pong

Their preferred options in order of most preferred to least:

1. Dome Road Option 1
2. Dome Road Option 2
3. Dome Road Option 3
4. Gold Rush Option 3

Overall, they prefer the Dome Road site because of its proximity to other fields and trails, it is easier to build on, it will be closer to future development

Team building activities

- Refreshments
- Weights
- Hot tub

Priorities

- Views of the gym for parents

6.0 Other Feedback

The Curling Club and Dawson Recreation reached out directly to the CoD to share the following comments via a formal letter, included as Appendix E of this Report.

Curling Club

- Two sheets of artificial curling ice on a concrete slab with proper drainage
- A secure curling ice maintenance room, with proper controls to modify ice temperature, curling water treatment system, and storage for ice making and maintenance equipment
- Two storage rooms for facility, specifically for club use only.
- Curling Lounge with capacity for 100 people
- Curling Change Area with benches and lockers

Dawson Recreation Board

- Recommend the Dome Road site with preference given to Option 1 or 2. This is based on affordability, ground conditions, room to grow in the future and the features of the concept plans presented.
- Local building expertise be consulted throughout project
- Consultation and inclusion of First Nation Community be a priority throughout project
- No phases should be considered in building of facility
- Building should be single story
- Storage needs to be much larger and include enough space for user groups and City of Dawson
- Indoor walking feature be included
- Stands be revised to accommodate approximately 100 people and be accessible
- Should Dome Road site be chosen, Heat Pumps should be investigated

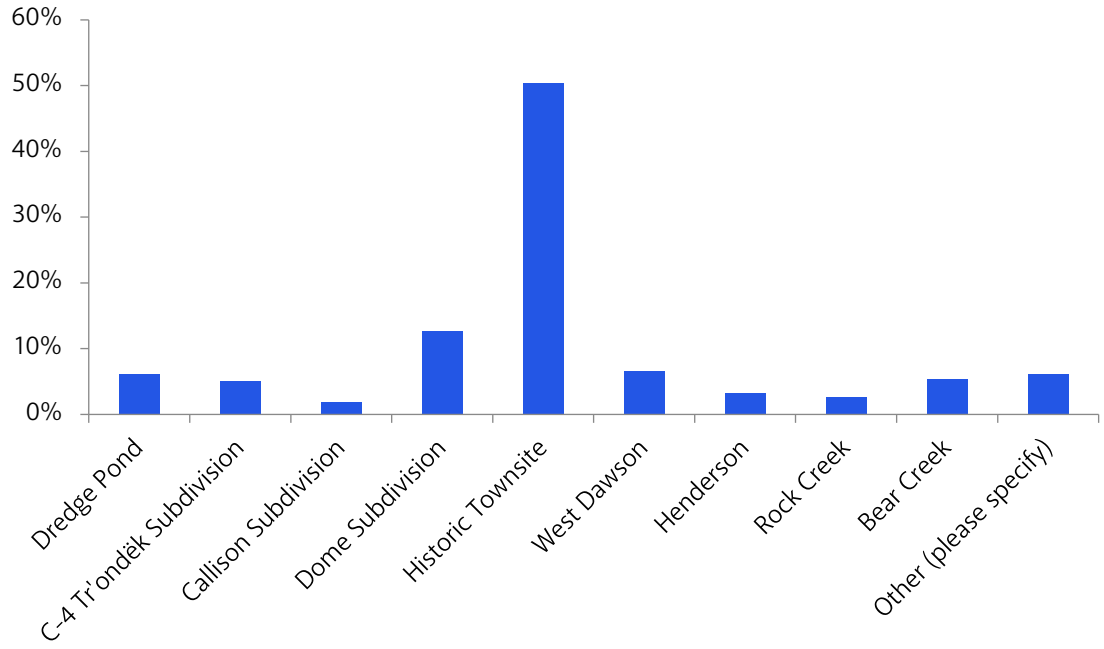
7.0 Community Survey

The survey period opened following the first engagement session on March 07th and was closed midnight, March 22nd 2021.

Most of the surveys were completed via Survey Monkey online, an additional eight (8) were completed by community members on paper and forwarded to RAI by the CoD. These were manually input into Survey Monkey by RAI so that the responses would be included in the data presented. A total of 377 survey responses were submitted, for a total of 16% of the population. This is an outstanding number of responses, as 5-10% is usually the goal in large scale community engagement.

What follows is a summary of the questions and our analysis.

Question 1 – In which neighbourhood do you reside?

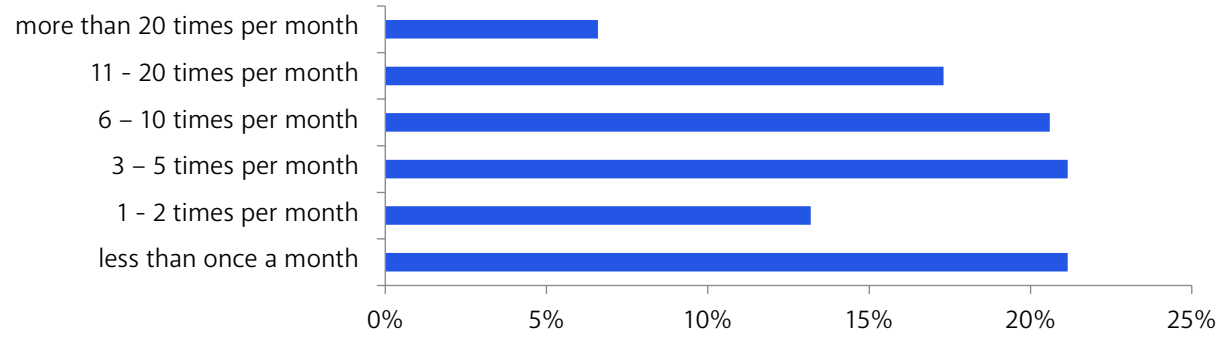


This question was used to make sure responses were received from all over the catchment area. About 50% of the respondents were from the Historic Townsite and the remaining were from the outlying subdivisions.

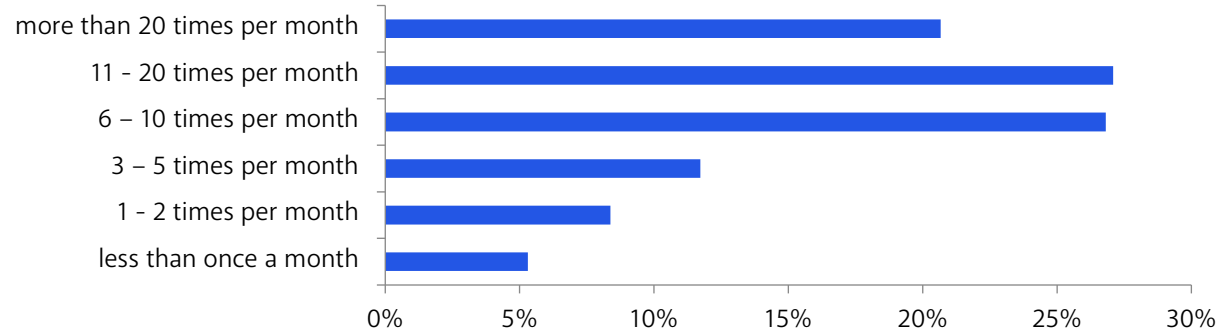
It is important to note, this question was cross-referenced with the other questions to see if where people lived affected their responses, and across the board, there was no statistically significant pull towards either site or option.

Questions 2, 3, & 4 - Based on my personal interests in the amenities currently shown in the list above, I expect to use the facility:

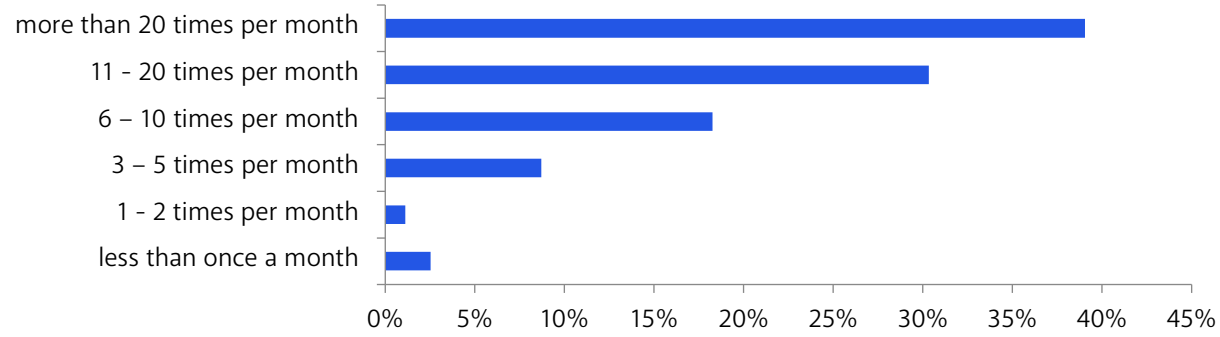
Q2 - Option 1



Q3 - Option 2

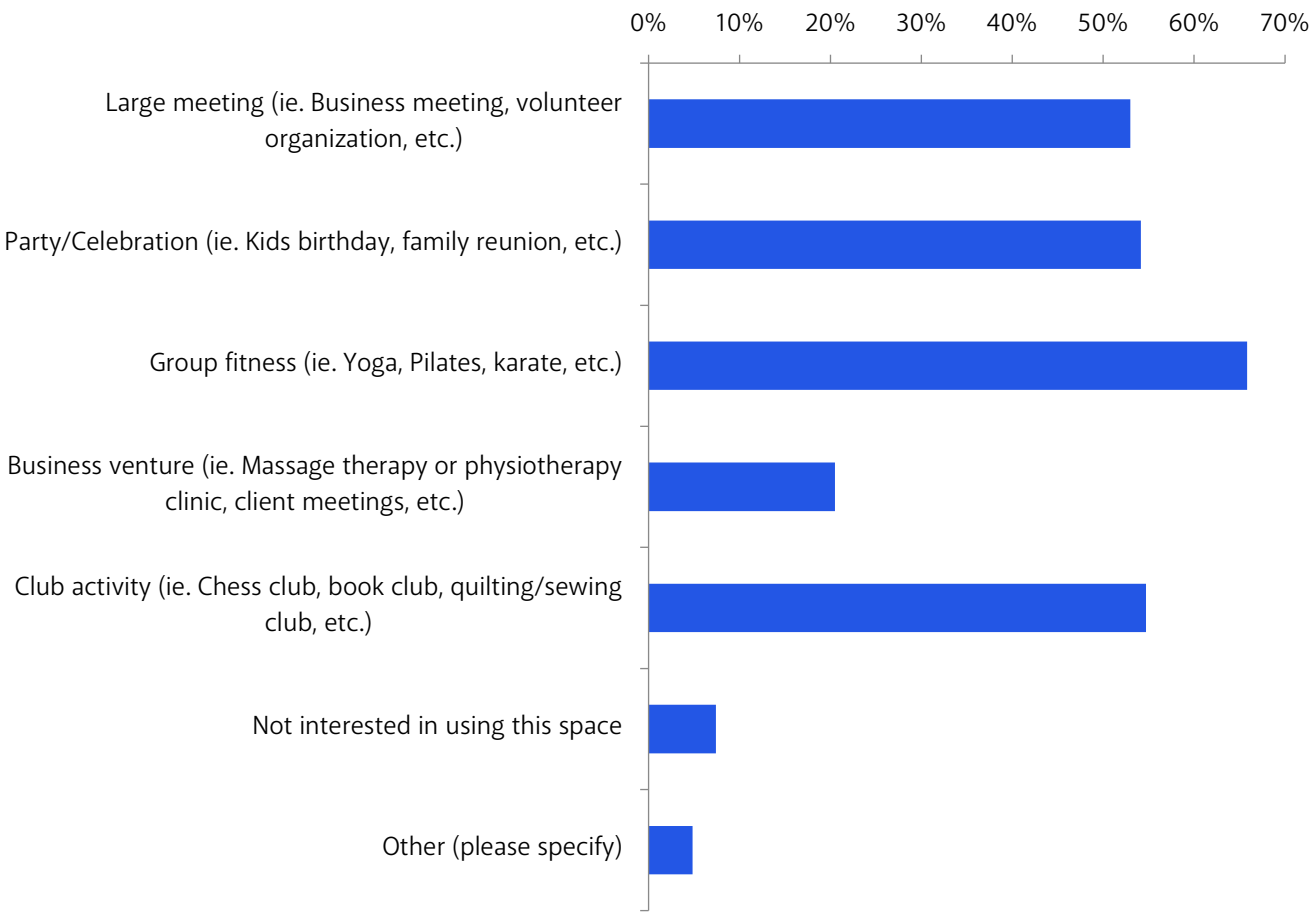


Q4 - Option 3



Community members were asked to estimate how much they would use the facility based on the amenities provided. Readily evident from the bar charts above, the more amenities that included, the more frequently respondents will use the facility.

Question 5 - What kind of event would you use a multipurpose room for? (select all that apply):

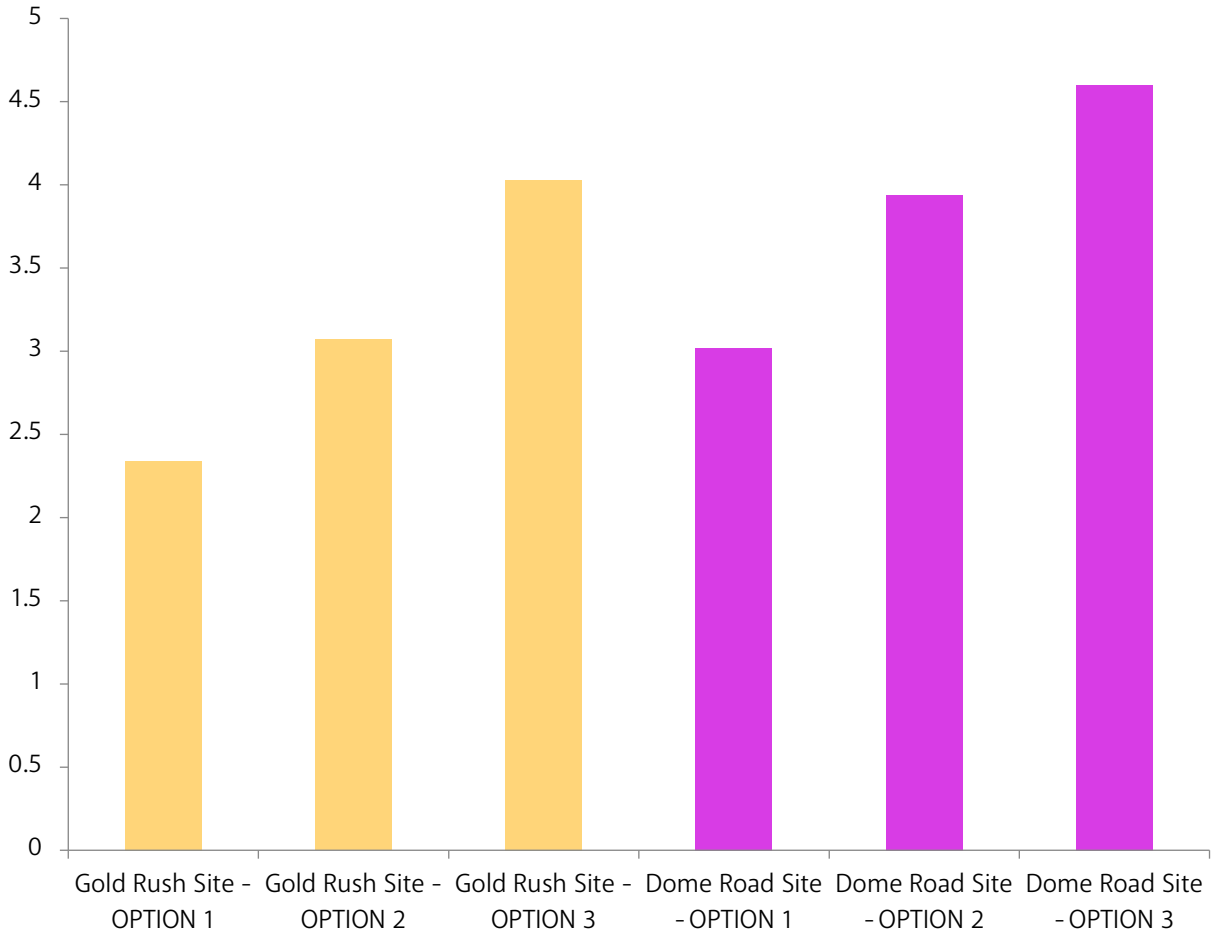


Other:

- Spin Class
- Rollerskating
- Gaming
- Flex space during large tournaments
- Children's programming
- Workshop
- Sport Gear Swaps, Ski Waxing and Ski Repair Clinics, Coaching Courses
- Playgroup for stay-at-home parents
- Music Shows
- Recycling Depot
- Gym
- Art classes
- Table tennis
- Dance Studio
- Indoor playspace

The majority of survey respondents felt they would use the space primarily for large meetings, parties, clubs, with the largest majority focused on group fitness.

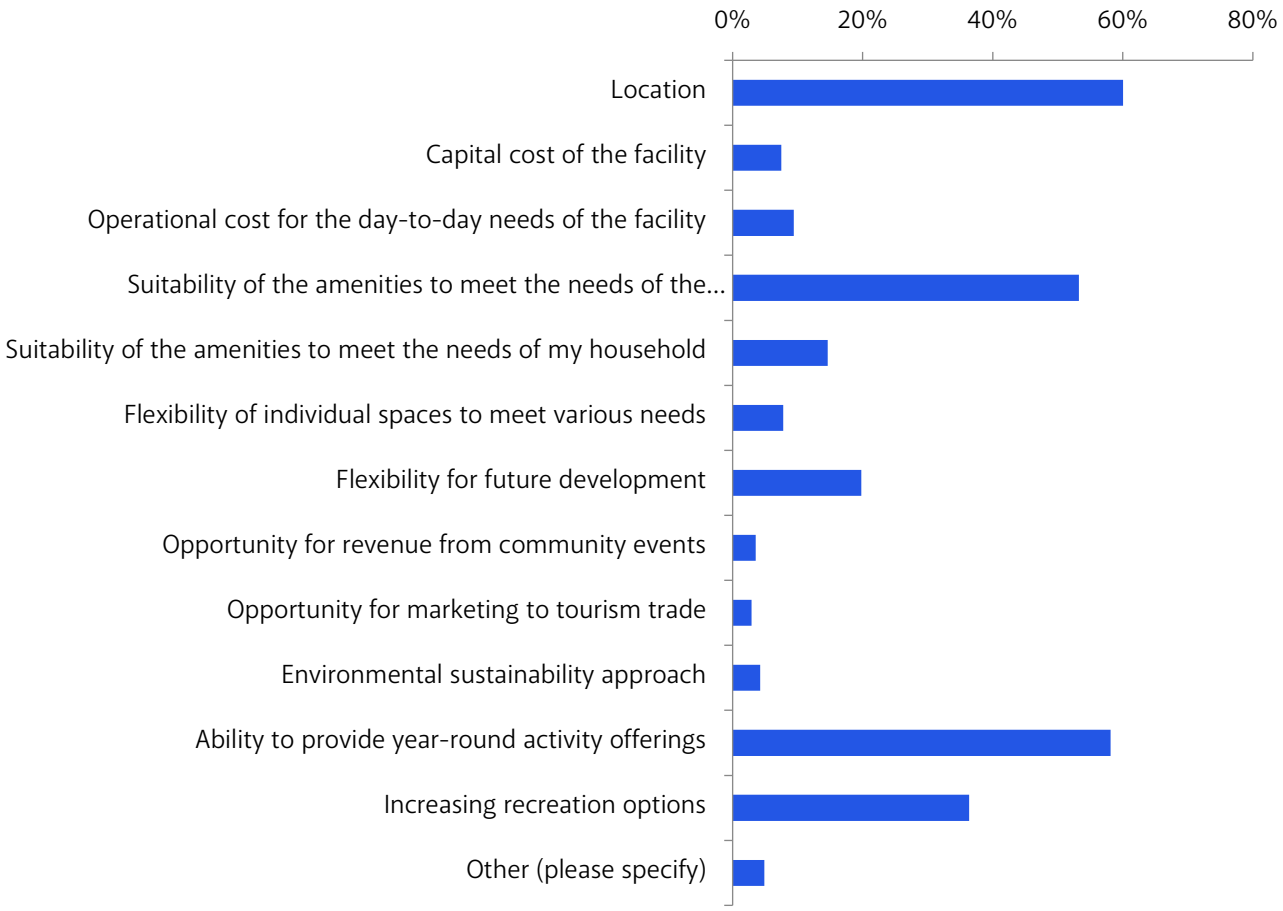
Question 6 - Please rank the schematic design options shown above (indicate 1 through 6 below) where 1 is the preferred option, 6 is the less preferred option.



In almost every age group and neighbourhood, respondents chose the Dome Road site for each option before the Gold Rush site. However, it is clear from this graph, the number of amenities is more important than site. In every instance, the Gold Rush site was chosen right after the Dome Road version of each option.

Overall, the most popular option was Dome Road Option 3, followed closely by Gold Rush Option 3. The least popular option was Gold Rush Option 1.

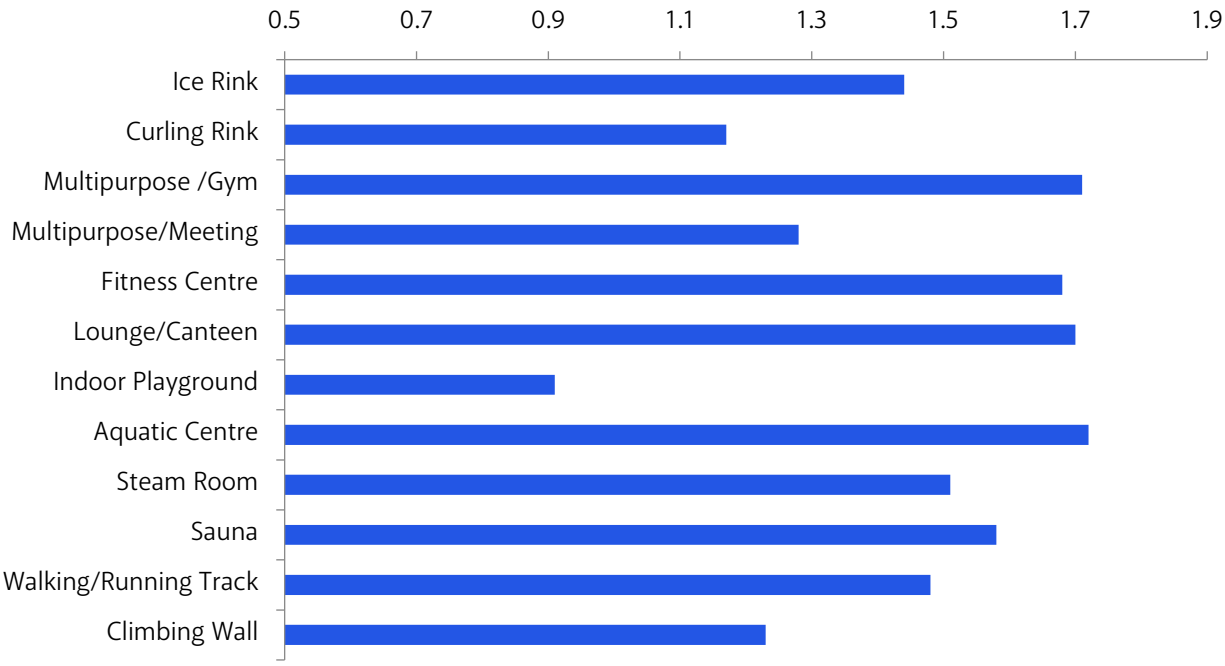
Question 7 - My rankings are primarily based on (select up to 3):



"Location", "Ability to provide year-round activity", and "Suitability of the amenities to meet the needs of the community" were the biggest factors in ranking options.

"Increasing recreation options" and "Flexibility for future development" were next in importance.

Question 8 - I would make use of the following spaces (indicate yes, no, or maybe for each space):

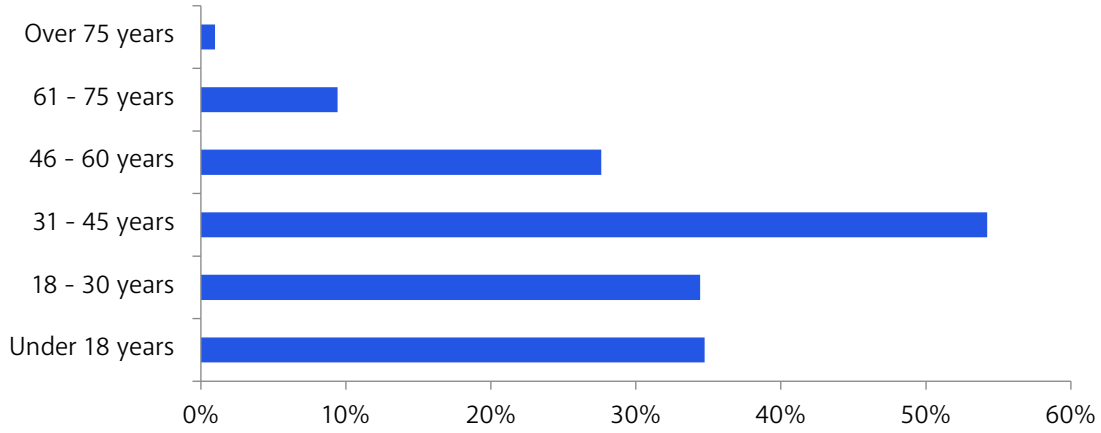


While the weighted average for each of the amenities are not equal, it is clear all the listed amenities are of interest to the community.

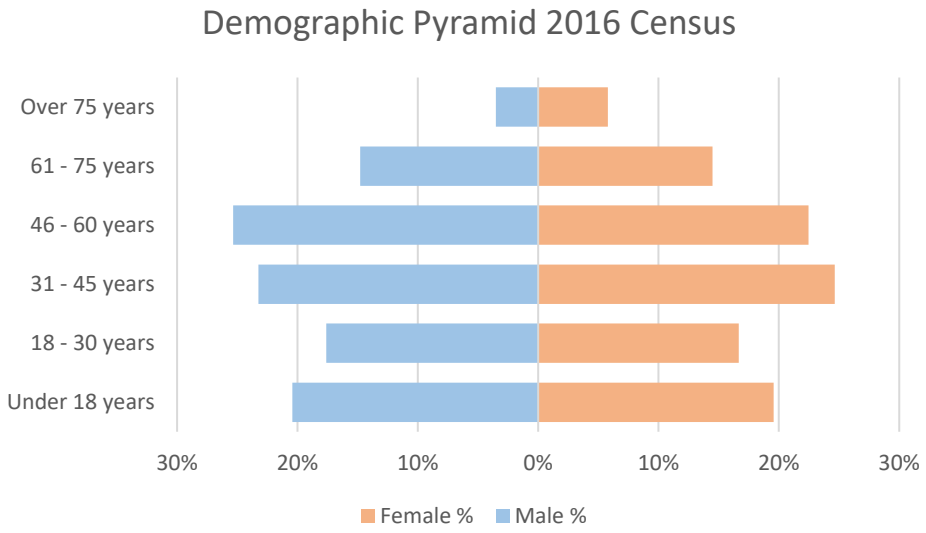
Even the indoor playground, the least chosen amenity, may appear less important, however the community members who voted for it represent many family members who would use the space but only submitted one survey.

The aquatic centre had the most votes, followed by the gym, lounge/canteen, and then fitness centre.

Question 9 - Please indicate the age groups represented in your household:



In Question 9, we asked for household age to double check responses reflect existing population demographics. As you can see in the demographic pyramid below, the respondent diversity generally matches the age groups from the 2016 census. Notably the bar graph is widest for middle age residents.



We compared age groups against their answers for each question. Age group did not have any significant effect on answers in the survey. The only exception was the two 75-year-old households did appear to prefer Option 1 before anything else. This may indicate a conservative perspective or concern for financing the project.

Question 10 - Please provide additional thoughts and comments below:

Out of the 377 surveys, 136 people left additional comments. The word cloud above was created to help illustrate the key interests expressed by the community. The more frequent the word was used in the comments, the larger it appears in the cloud.

The major takeaways from the comments are:

1. Aquatics

a. "Pool" was the most frequently used term in the comments. More specifically, Pool was mentioned eighty-eight (88) times, swimming forty-two (42) times and aquatics twenty-one (21) times. Almost every single mention was in reference to a desire to include aquatic facilities in the project.

i. Many respondents feel like this would be very helpful to train youth as this town has many waterways which could be dangerous.

ii. It would provide therapeutic opportunities for seniors.

b. Respondents expressed concerns related to current issues with the maintenance of the pool. They also identified concern with how the new pool will be better maintained.

2. Ice Rink

The major comment was that as much seating as possible should be included for spectators. The plans did not convey the amount of seating they were hoping to see. One comment suggested there should be bleachers behind the player's benches as that is how it currently is and is how the parents interact with their children.

3.Curling

a. The lounge should be on the same floor as the rink.
b. Lounge should have capacity for 100 people.

4. Gymnasium

a. Most comments suggested that two gyms would not be needed.
b. Gym was mentioned twenty-seven (27) times.

5. Indoor Playground

a. Best if closed in.
b. Mentioned fifteen (15) times in the comments.

6. Climbing Wall

a. There is a lot of support for this.
b. Suggest not to put it in the public area.

7. Suggested Amenities

a. Laundromat and showers should be included for public use. This was mentioned quite a few times.
b. There should be rooms that could be rented for professionals such physiotherapists or massage therapists.
c. Bowling was mentioned twice.
d. Squash/racquetball courts was mentioned six separate times.
e. Daycare was requested three (3) separate times.
f. A room for gymnastics, yoga, dance with a sprung floor was mentioned five separate times.

8. Feasibility

Many residents expressed curiosity how this building would be funded and what burden they would need to bear.

9. Site Choice

a. Gold Rush
    i. Received positive feedback five (5) times. The themes that prevailed for this site are:
        1. Walkability for youth and seniors
        2. Avoiding private interest groups effect on the site decision.
    ii. Received negative feedback twenty-seven (27) times. The themes that prevailed against the site are:
        1. Traffic overwhelming the area.
        2. The lack of room available for parking.
        3. Affecting the peaceful housing surrounding the site.
        4. The loss of the campground which brings tourists and revenue to the city.
        5. The unstable ground conditions found on the site.
b. Dome Road
    i. Received positive feedback seventeen (17) times. The themes that prevailed for this site are:
        1. Central to community as a whole if taking into account all subdivisions.
        2. More room for parking.
        3. Close to Crocus fields and biking/skiing trails.
        4. Room for growth.
        5. Visible at entrance to town.
    ii. Received negative feedback one (1) time for not being easily accessible by foot.

8.0 Summary

The following is a summary of the major takeaways from the community engagement period.

1) Dome Road is the preferred site
    a. Walkability is an issue that will need to be resolved and/or investigated further by the CoD.
    b. Because this site is larger and requires more infrastructure (ie. entry roads, stormwater retention) some effort should be applied to reducing costs.

2) Include a pool. This would allow for many efficiencies the current pool is suffering from: lack of maintenance, short season, high energy use, and would allow for shared human resources.

3) Curling lounge should be on the same floor as the ice surface.

4) Only one gym is required.
    A second space with sprung floors could be included instead of a second gym space.

5) Include an indoor playground or daycare.

6) Public laundromat and showers were requested many times for people living off grid and tourists.

7) Include as much spectator space as possible around the hockey rink especially.

9.0 Next Steps

Dawson City Council will review this document summarizing input from the Dawson community. Council may determine a preference of one or a few of the options upon review of this feedback. As per the project schedule (attached in Appendix F), Council has two (2) weeks to review this information and share their conclusions and preferences with Republic Architecture Inc. This preference shall be document in the final feasibility report.

Appendices

Appendix A
Presentation

Dawson City Recreation Centre Functional Program + Feasibility Study

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Community Engagement Session
March 8, 2021

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REPUBLIC ARCHITECTURE INC

Yukon

Today's Presentation By:

Mélanie Gagnon, BEnvD, LEED AP ID+C
Project Manager

Tricia Schilling, PIDIM, IDC
Interior Designer / Public Consultation Specialist

Rachael Alpern, MAA, LEED AP
Architect / Recreation Planner

Ron Prociuk, MAA, Intl. Assoc. AIA
Architect

Evan Hunter, MAA, MRAIC, CAHP, LEED AP
Architect

Claire Spearman, M.Arch
Architectural Intern / Facility Planner

Dawson City Recreation Centre Functional Program + Feasibility Study

–

Community Engagement Session
March 8, 2021

–

REPUBLIC ARCHITECTURE INC

THE CITY OF DAWSON Y.T. INCORPORATED JAN. 9, 1902

Yukon

Functional Space Program

Functional Space Program

		Option 1	Option 2	Option 3
Ice	**Ice Rink (Hockey, Ringette, Skating)**	1,874.0	1,874.0	1,874.0
	Ice Rink Viewing Area (unheated)	79.5	79.5	79.5
	Ice Rink Viewing Area (heated)			26.5
	Team Dressing Rooms	240.0	240.0	240.0
	Ref Change Room	35.0	35.0	35.0
	Skate Sharpening	15.0	15.0	15.0
	Zamboni Room	45.0	45.0	45.0
	Ice Plant/Mechanical Room	45.0	45.0	45.0
	Storage	60.0	60.0	60.0
	Curling Rink	856.0	856.0	856.0
	Changing Area/Lockers			15.0
	Lounge	75.0	75.0	75.0
Fitness	**Multipurpose/Flex Space/Gym**	500.0	762.0	762.0
	Gym Viewing Area			26.5
	Change Rooms	60.0	120.0	120.0
	Fitness Centre		140.0	140.0
	Change Rooms		40.0	40.0
	Walking Track		250.0	250.0
Aquatics	**Lap Pool**			350.0
	Kiddie Pool			150.0
	Hot Tub/Jacuzzi			30.0
	Change Rooms			180.0
	Lifeguard/First Aid			12.0
	Pool Mechanical & Chemical Stor			325.0
	Steam Room			35.0
	Sauna		35.0	35.0
Common Amenities	Common Lounge/Entry	75.0	75.0	75.0
	Canteen/Servery	63.0	63.0	63.0
	Multi-use Party/Meeting Room		30.0	30.0
	Full Team Office	155.0	155.0	155.0
	Indoor Playground		85.0	85.0
	Climbing Wall			40.0
Gross Total:		6,346 m^2	7,091 m^2	8,593 m^2

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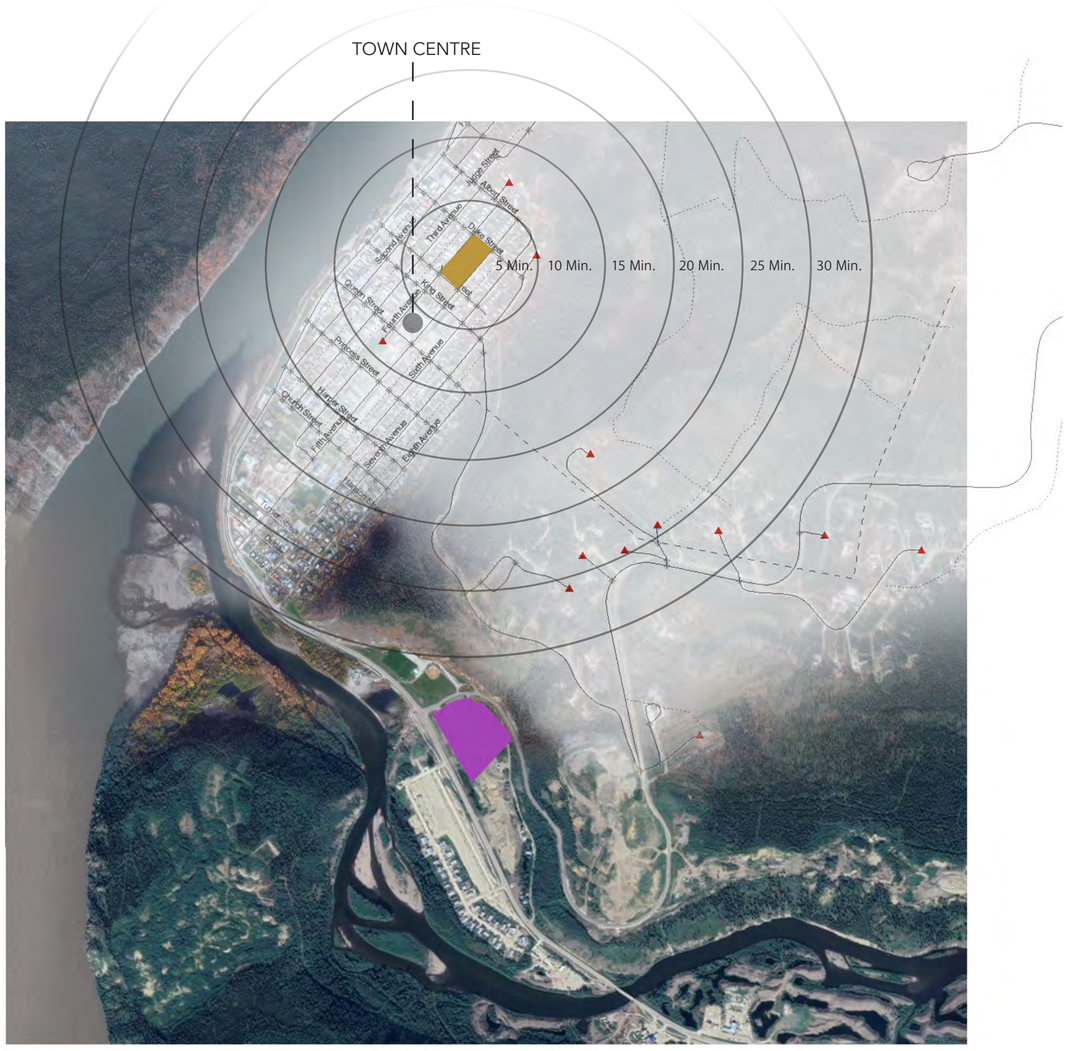
Conceptual Design Options
Gold Rush



Context & Walkability

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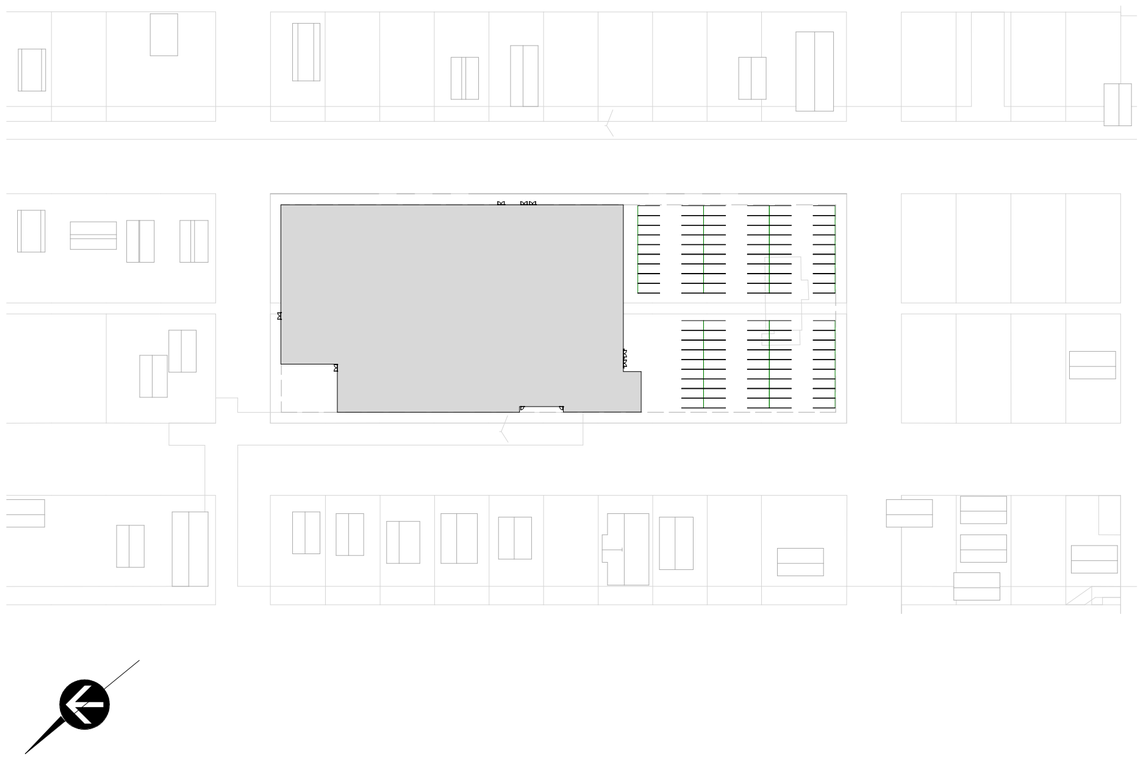

Gold Rush Option 1

Site Plan

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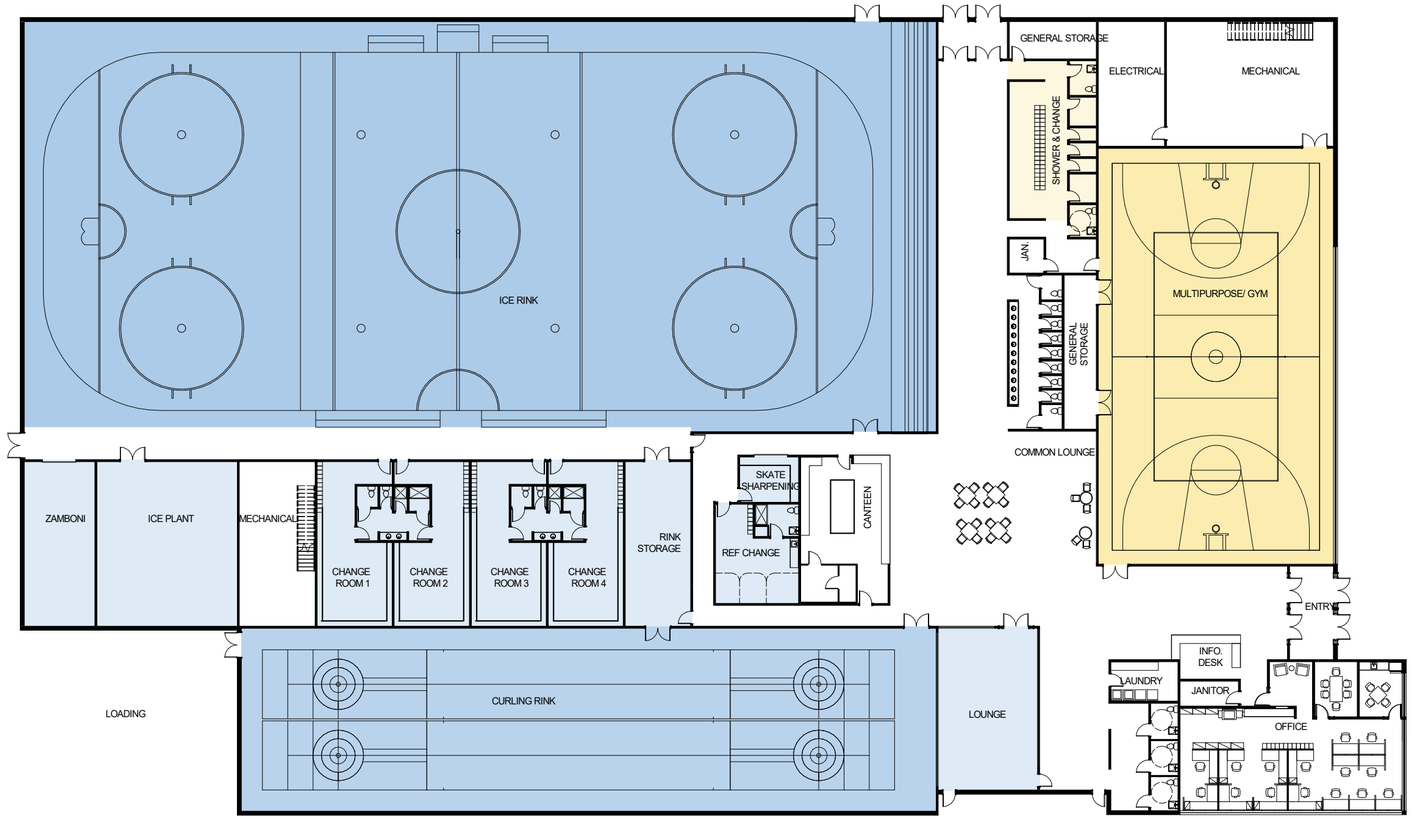


- Area: 6,174 m^2
- All amenities on main floor

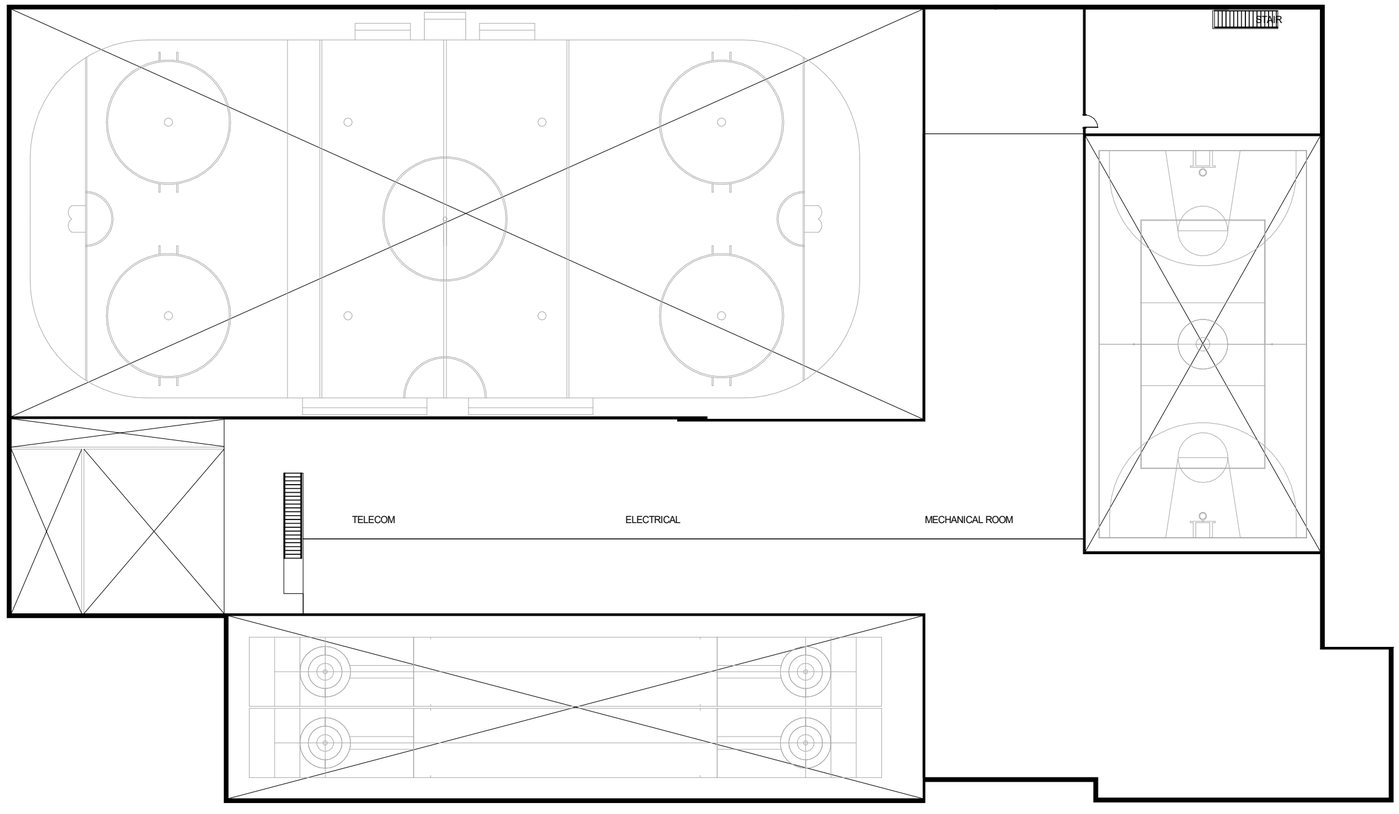
Amenities Include:

- Ice Rink
- Curling Rink
- Multi-purpose Space

Gold Rush Option 1

Main Floor Plan

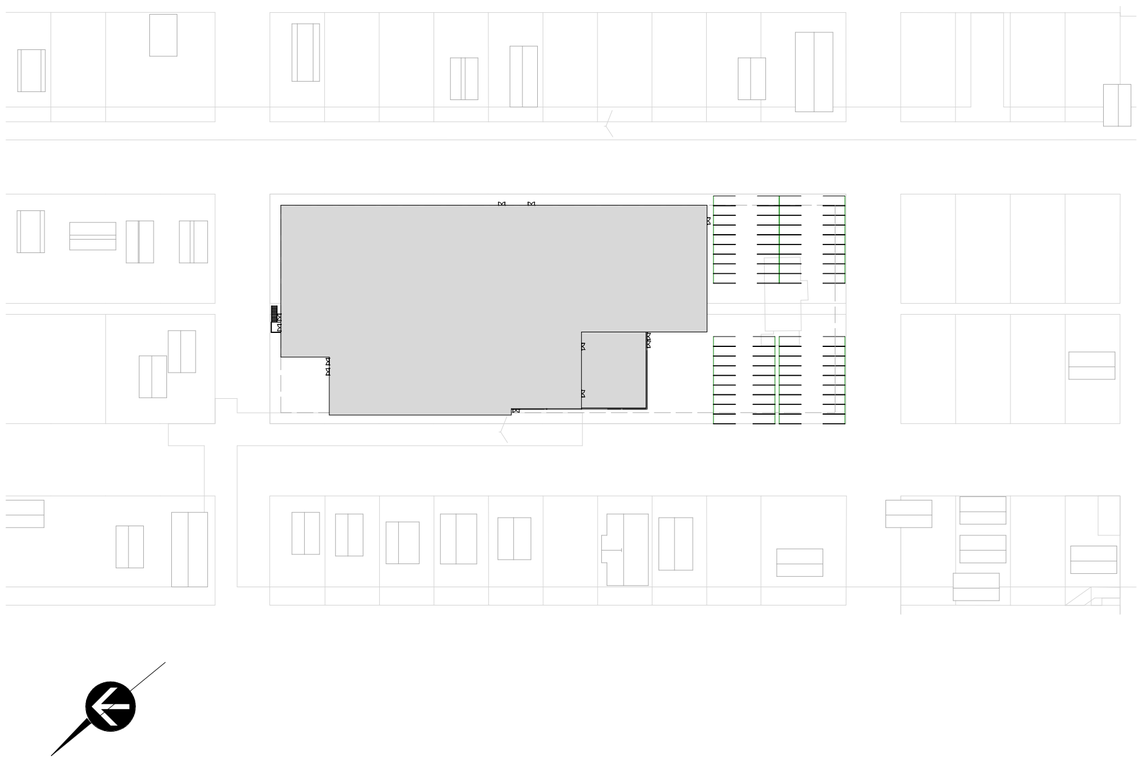
REPUBLIC ARCHITECTURE INC



Gold Rush Option 1

Second Floor Plan

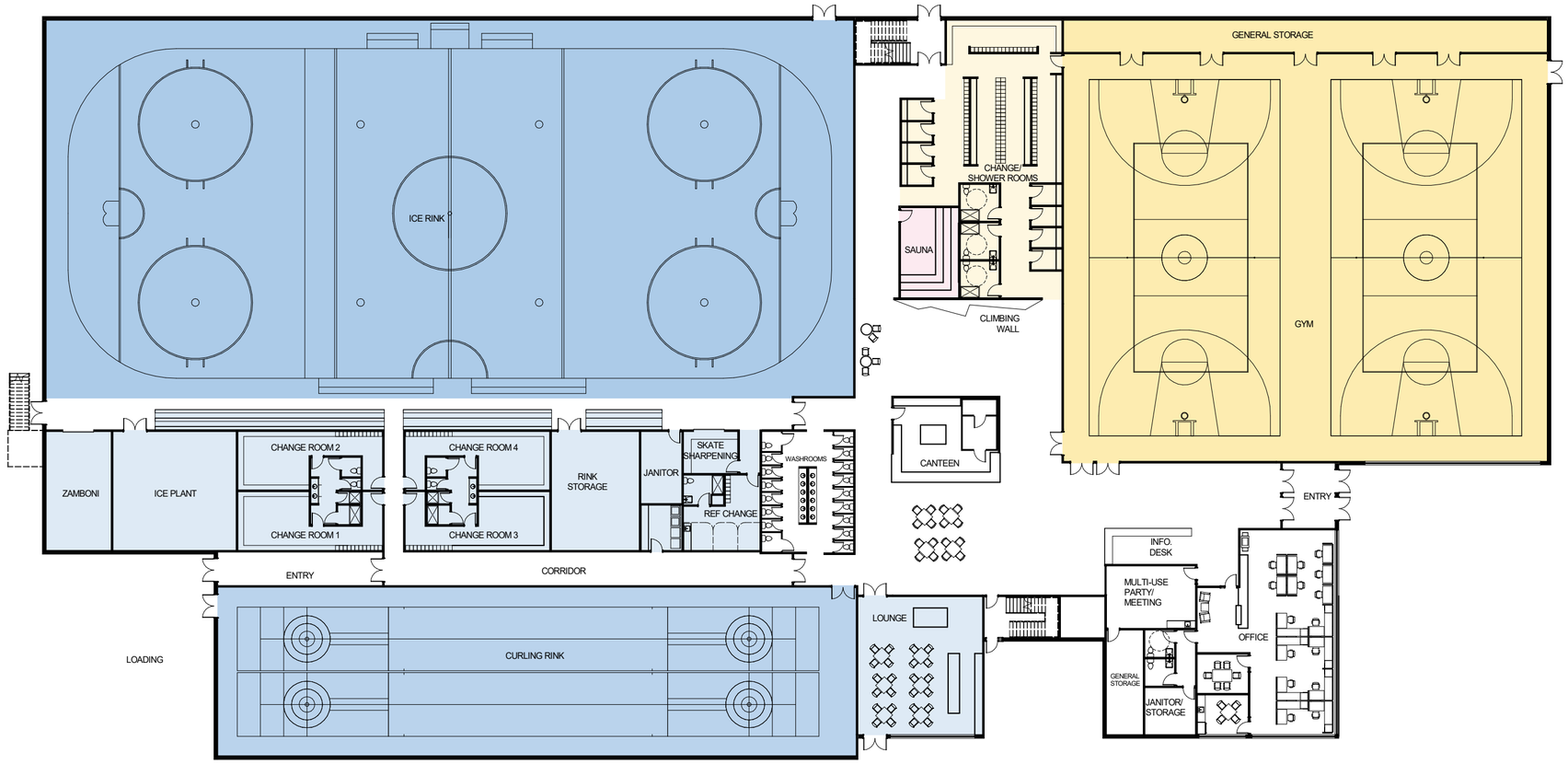
REPUBLIC ARCHITECTURE INC



Gold Rush Option 2

Site Plan

REPUBLIC ARCHITECTURE INC



- Area: 8,112 m^2
- Two storeys

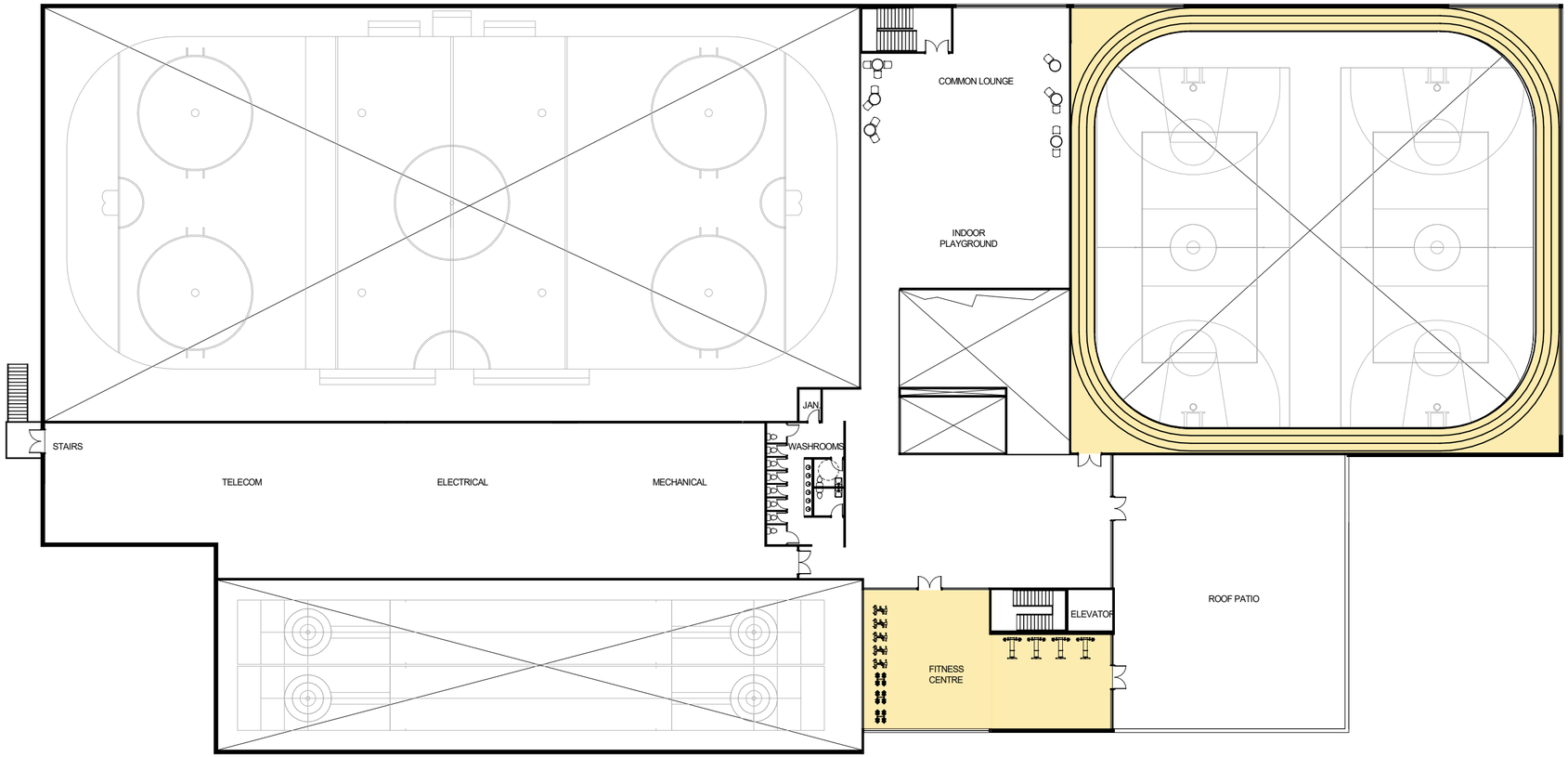
Amenities Include:

- Ice Rink
- Curling Rink
- Fitness Centre
- Gymnasium

Gold Rush Option 2

Main Floor Plan

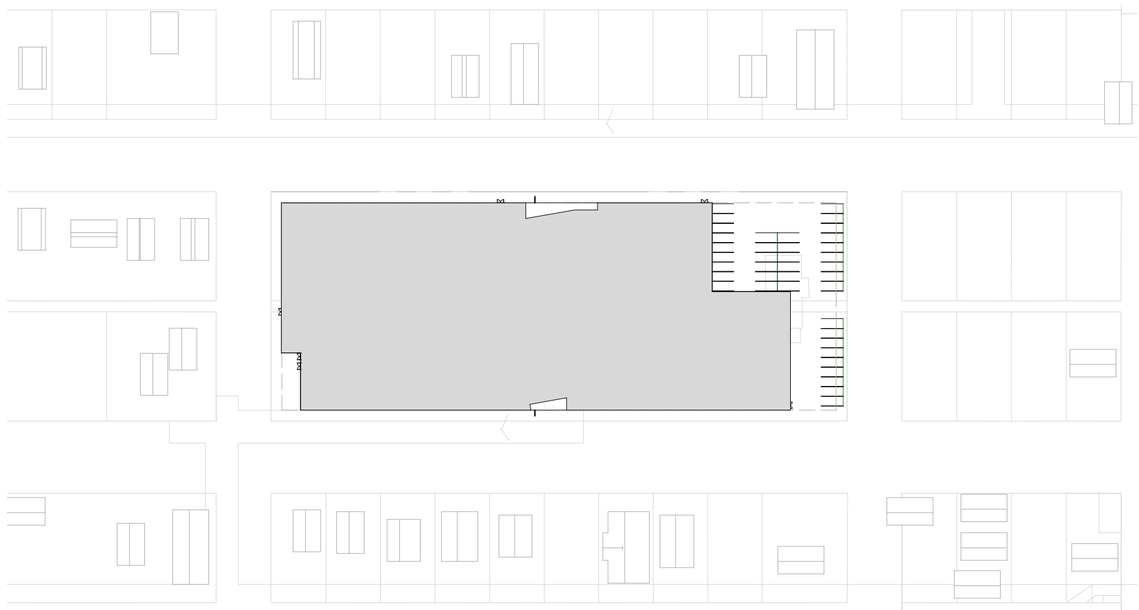
REPUBLIC ARCHITECTURE INC



Gold Rush Option 2

Second Floor Plan

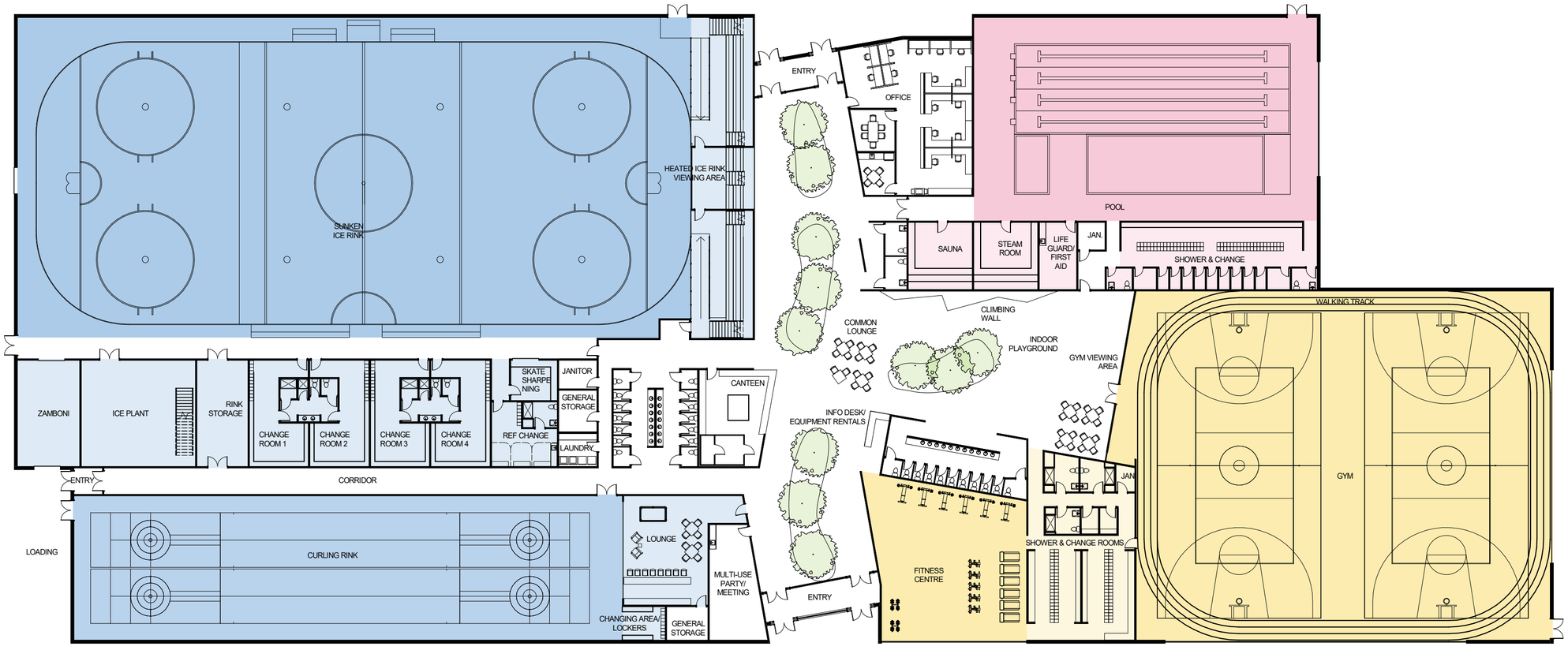
REPUBLIC ARCHITECTURE INC



Gold Rush Option 3

Site Plan

REPUBLIC ARCHITECTURE INC



- Area: 8,700 m^2
- Two storeys

Amenities Include:

- Ice Rink
- Curling Rink
- Fitness Centre
- Gymnasium
- Aquatics
- Centralized, interior park space

Gold Rush Option 3

Main Floor Plan

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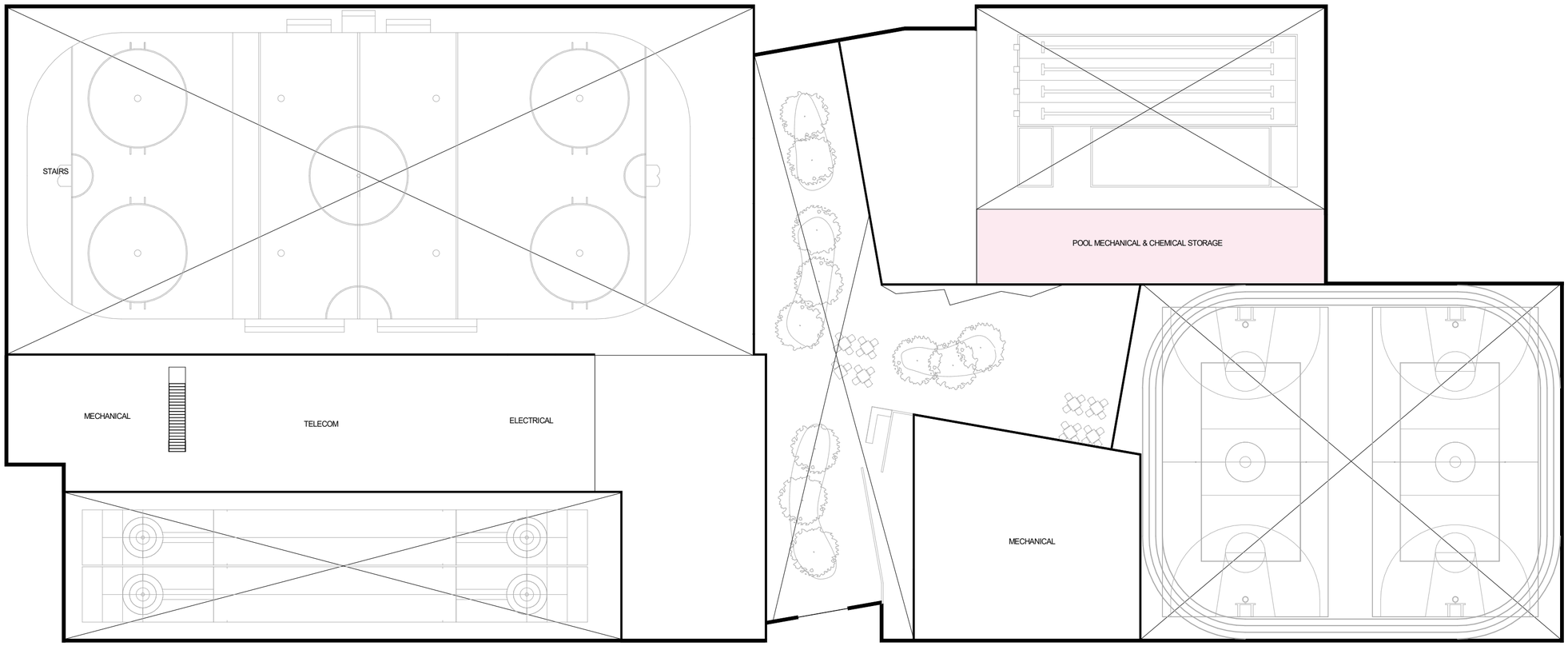
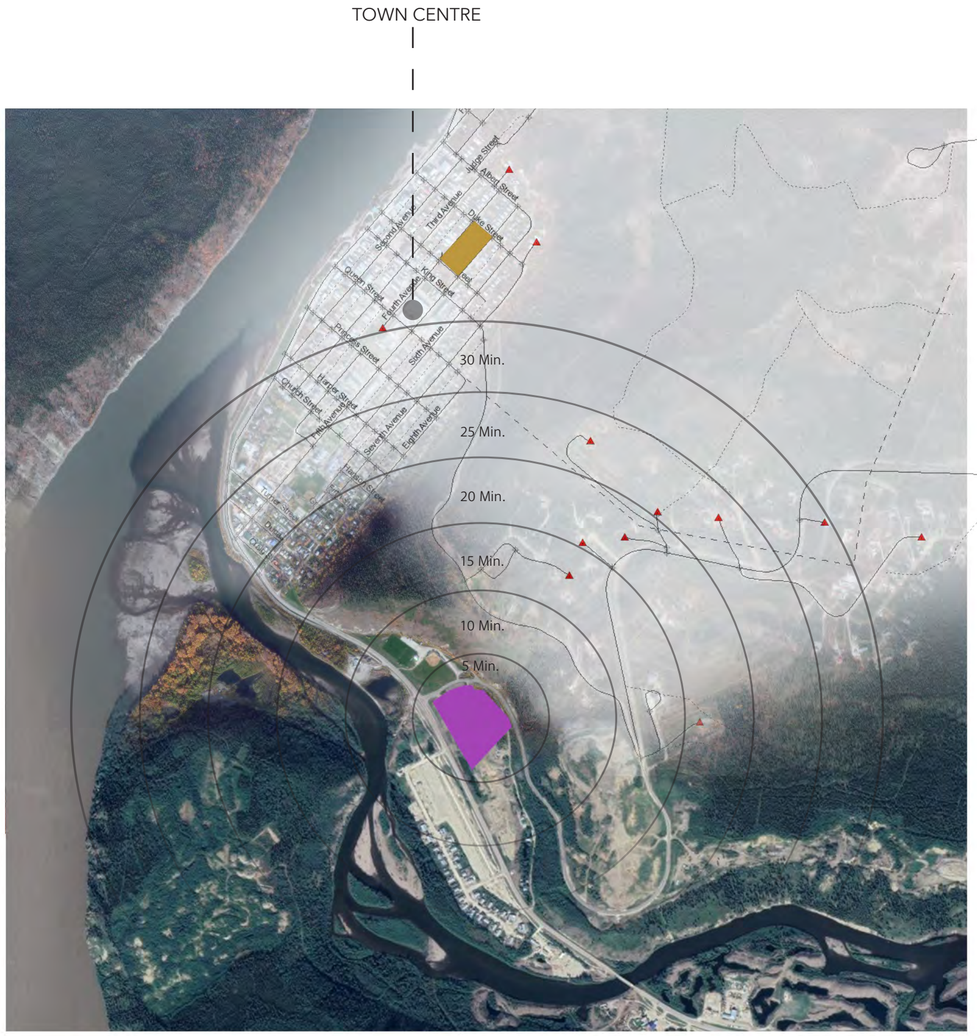


Gold Rush Option 3

Second Floor Plan

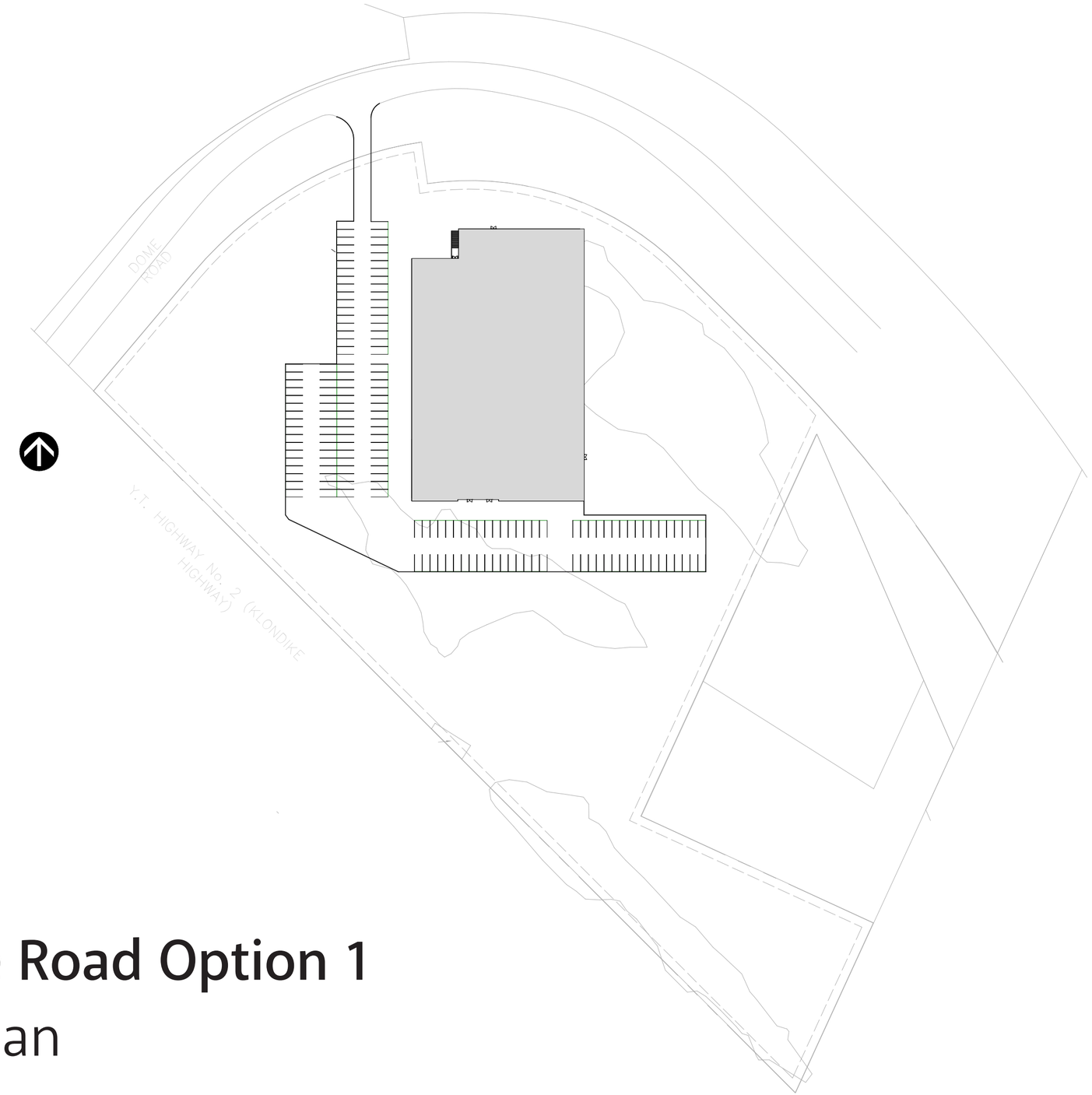
REPUBLIC ARCHITECTURE INC

Conceptual Design Options
Dome Road



Context & Walkability

REPUBLIC ARCHITECTURE INC



Dome Road Option 1

Site Plan

REPUBLIC
ARCHITECTURE
INC

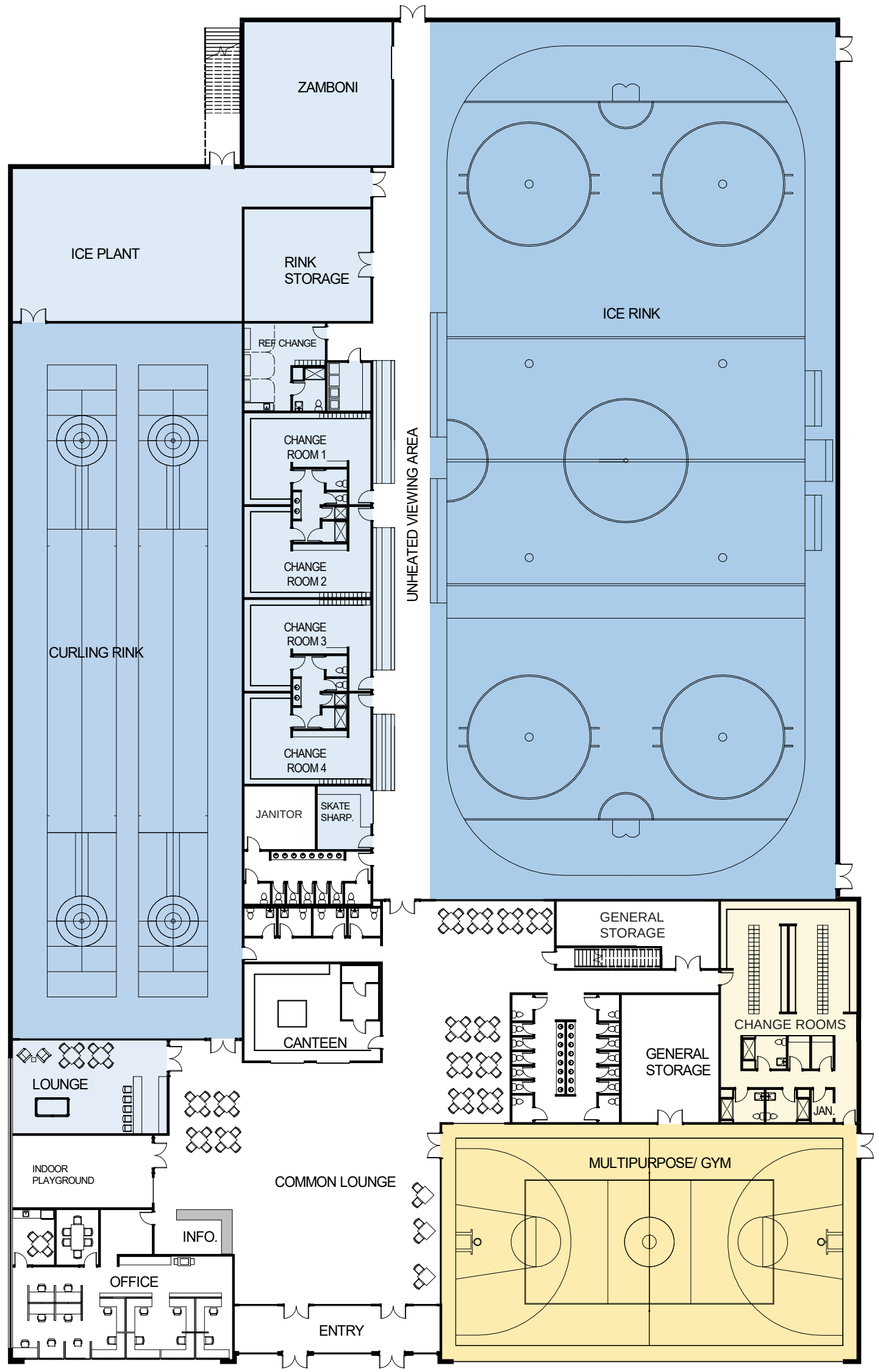
- Area: 6,590 m^2
- All amenities on main floor

Amenities Include:

- Ice Rink
- Curling Rink
- Multi-purpose Space
- Views from Ice Rink towards mountains from unheated seating area

Dome Road Option 1

Main Floor Plan



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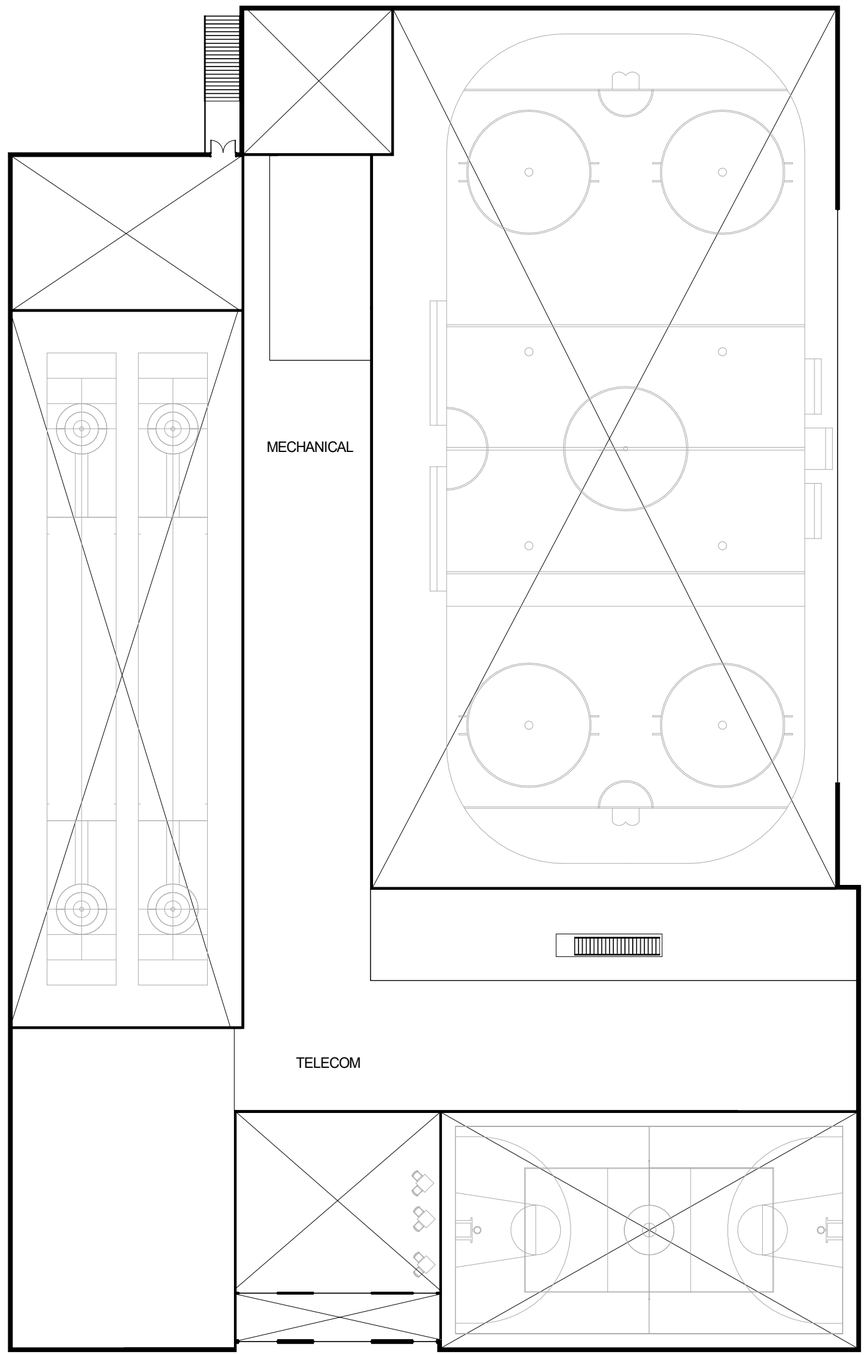
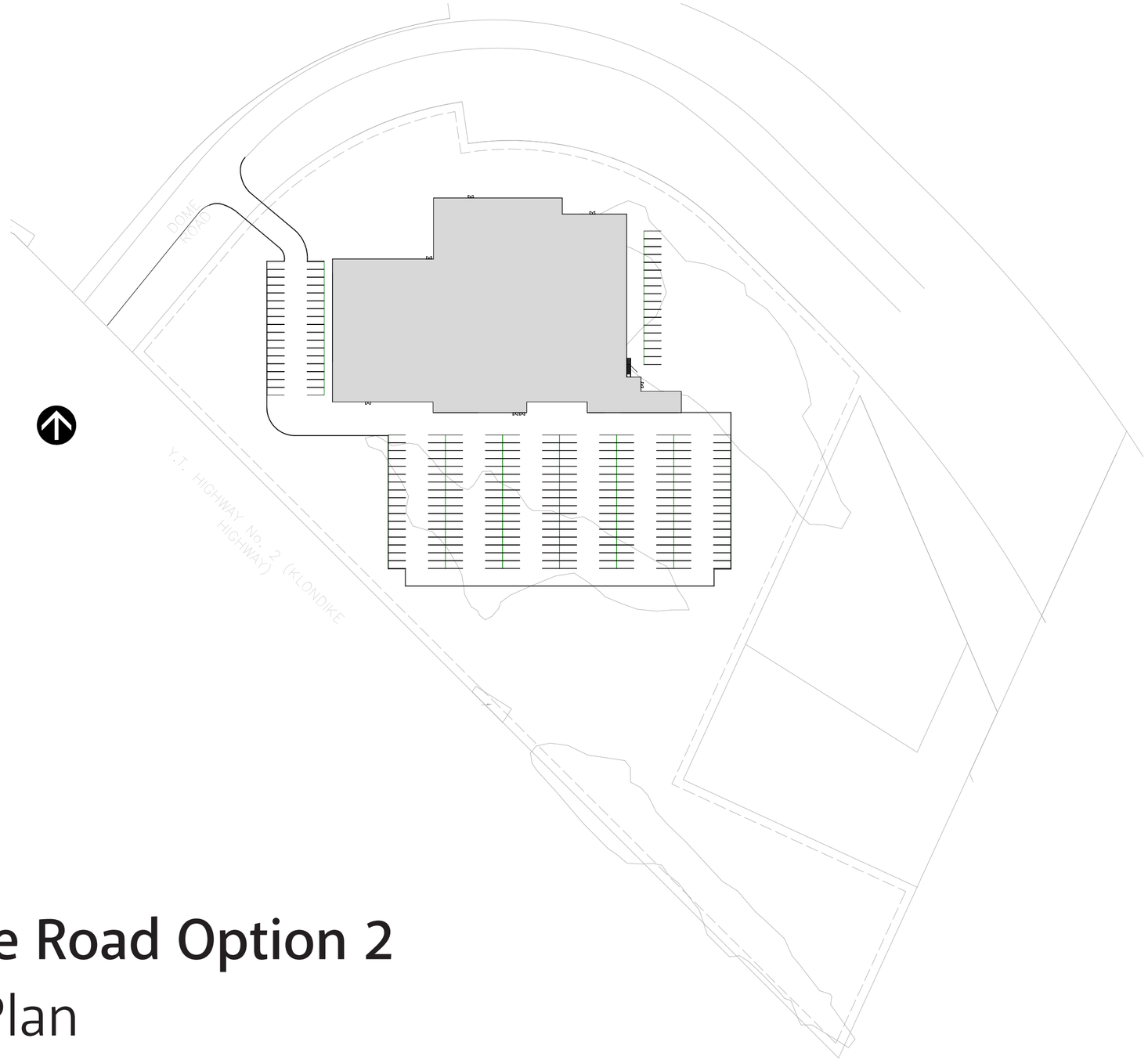


Dome Road Option 1

Second Floor Plan

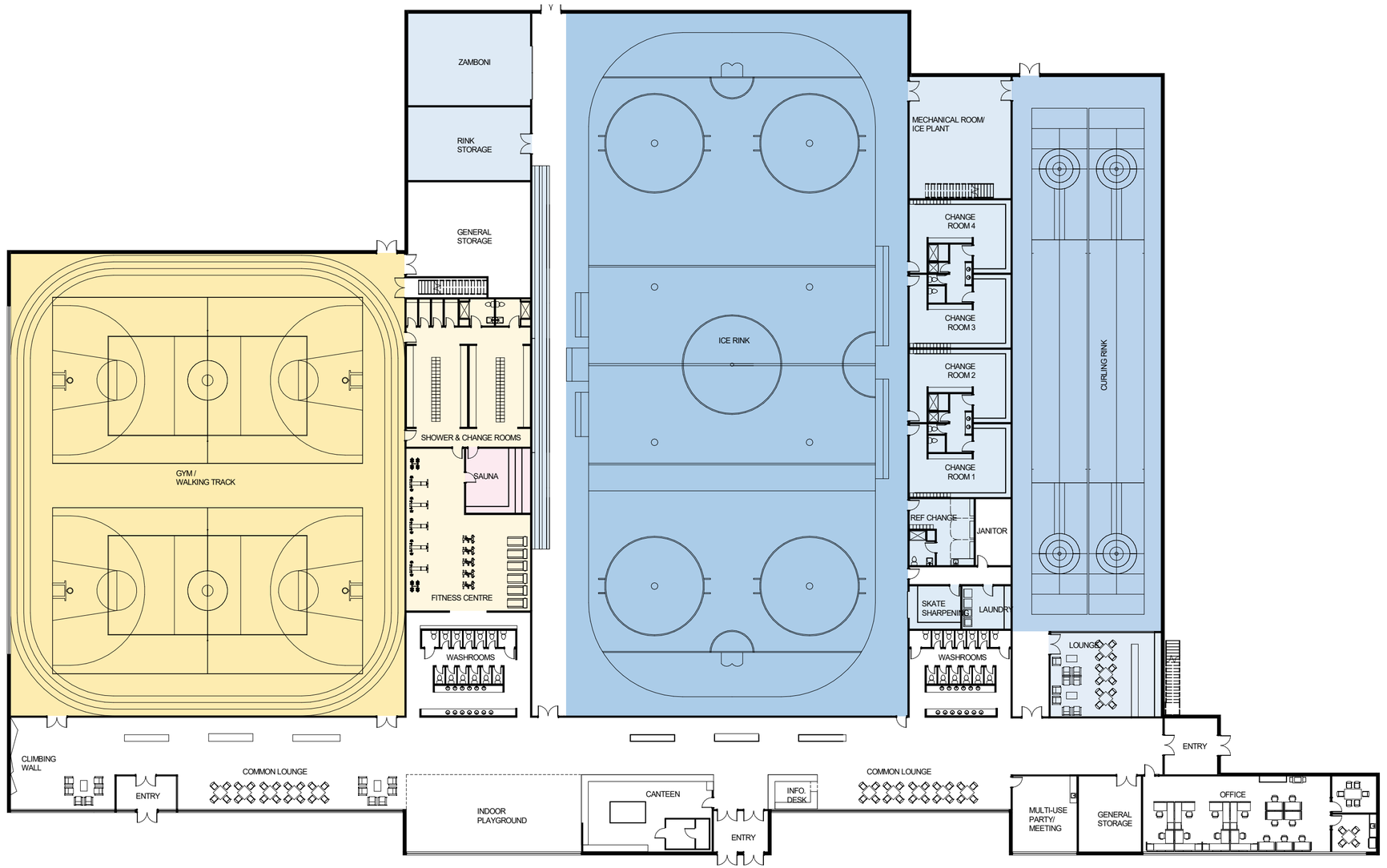
REPUBLIC ARCHITECTURE INC



Dome Road Option 2

Site Plan

REPUBLIC ARCHITECTURE INC



- Area: 7,918 m²
- All amenities on main floor

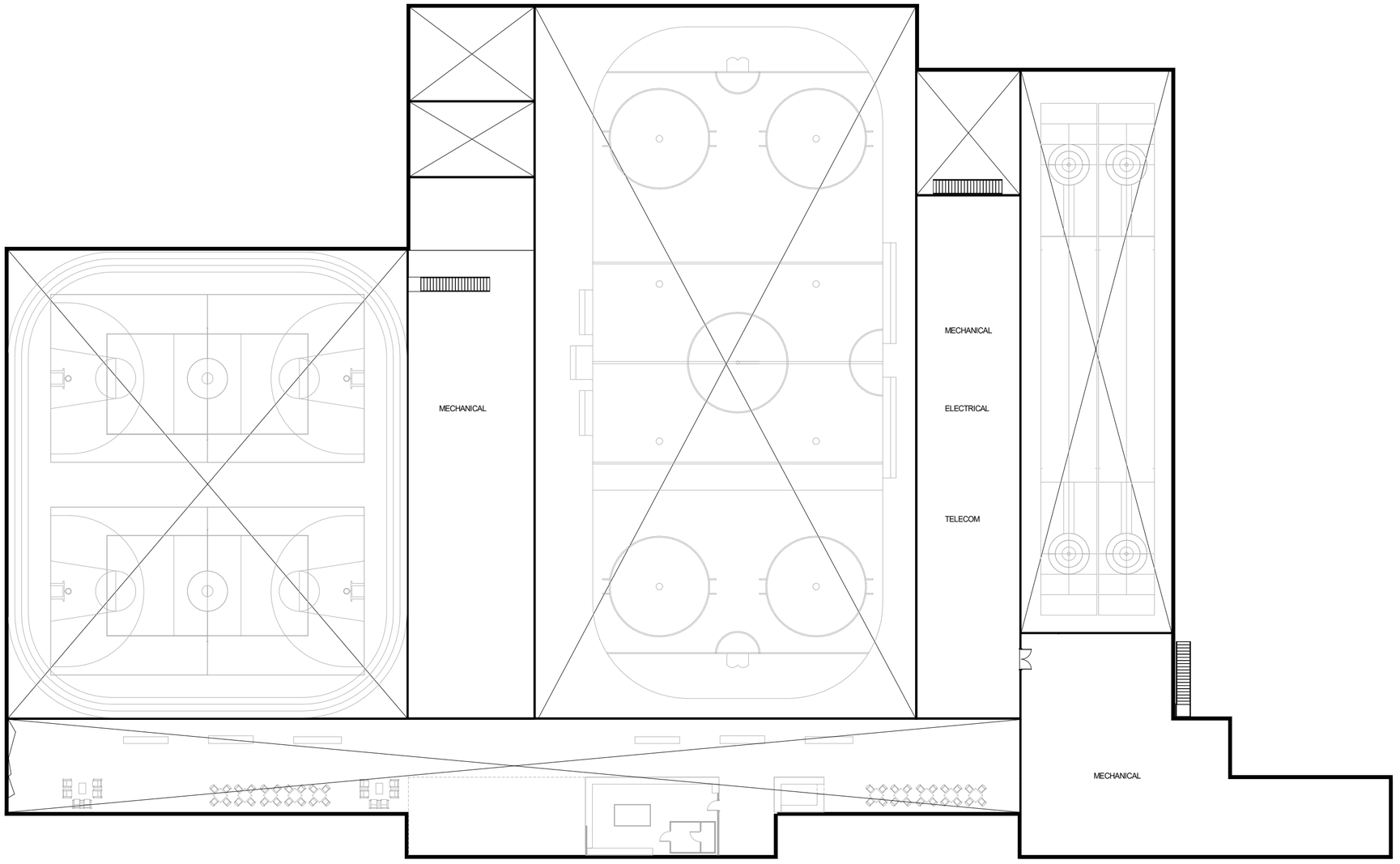
Amenities Include:

- Ice Rink
- Curling Rink
- Fitness Centre
- Climbing Wall

Dome Road Option 2

Main Floor Plan

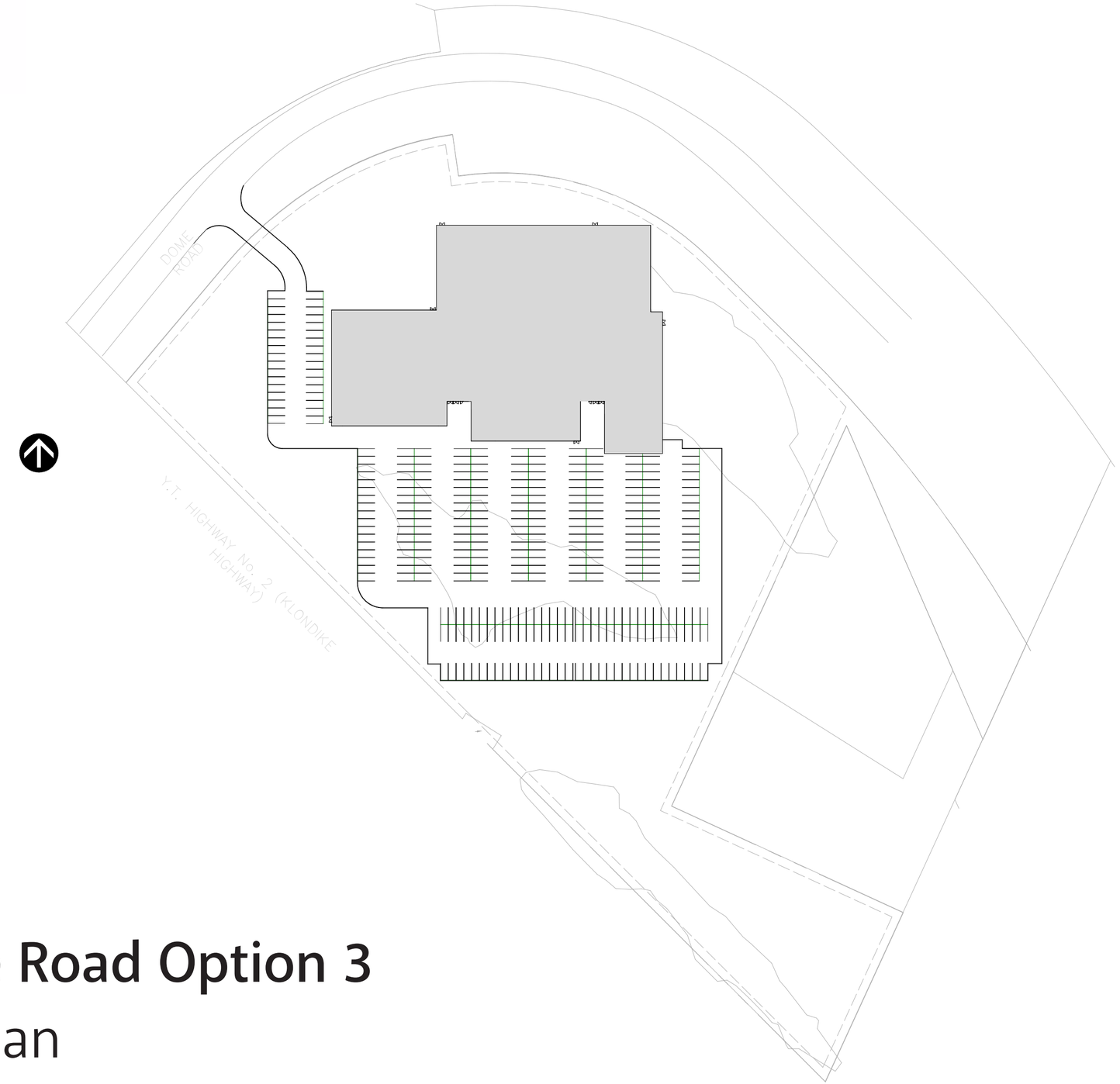
REPUBLIC ARCHITECTURE INC



Dome Road Option 2

Second Floor Plan

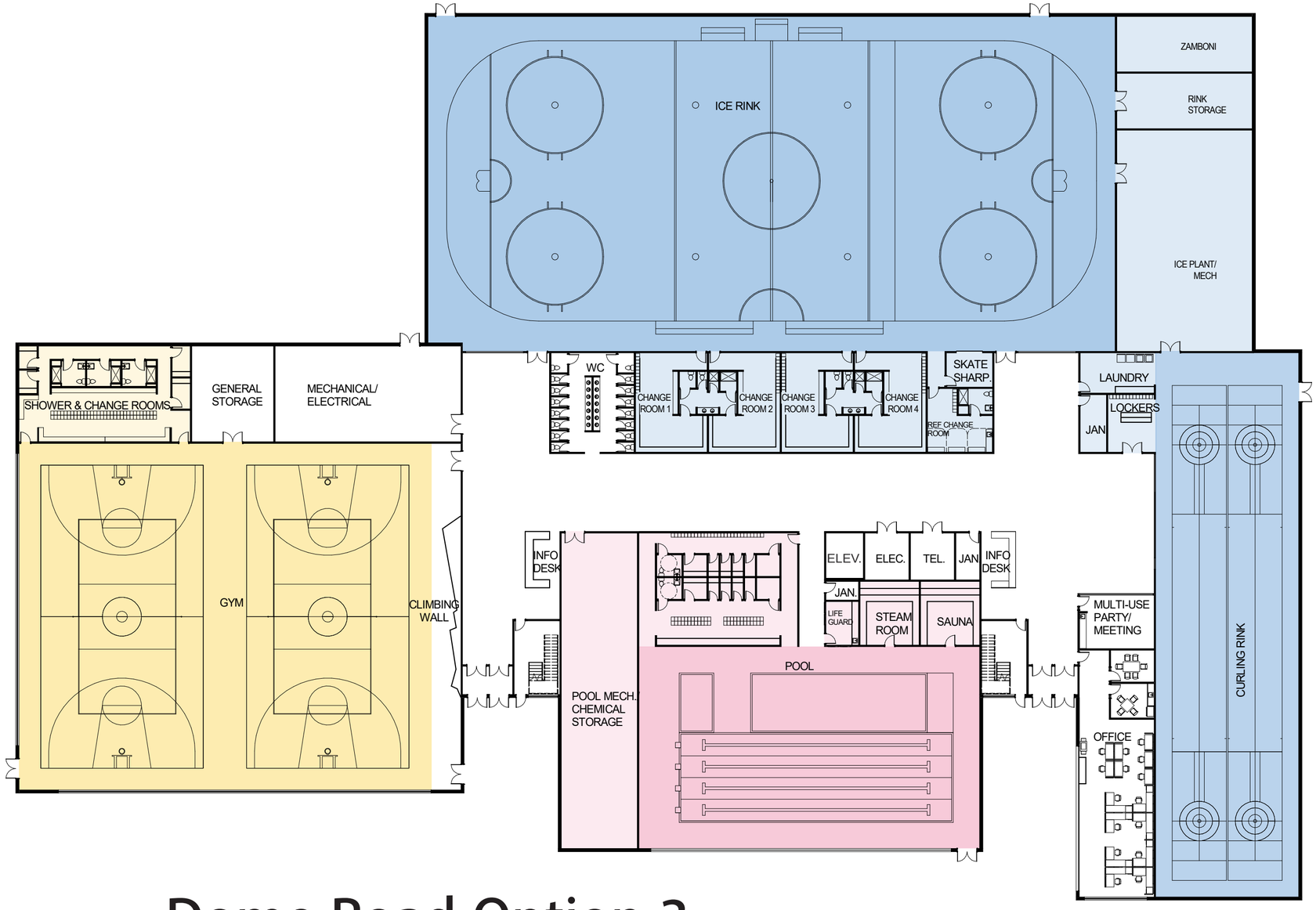
REPUBLIC ARCHITECTURE INC



Dome Road Option 3

Site Plan

REPUBLIC
ARCHITECTURE
INC



- Area: 10,363 m^2
- Two storeys

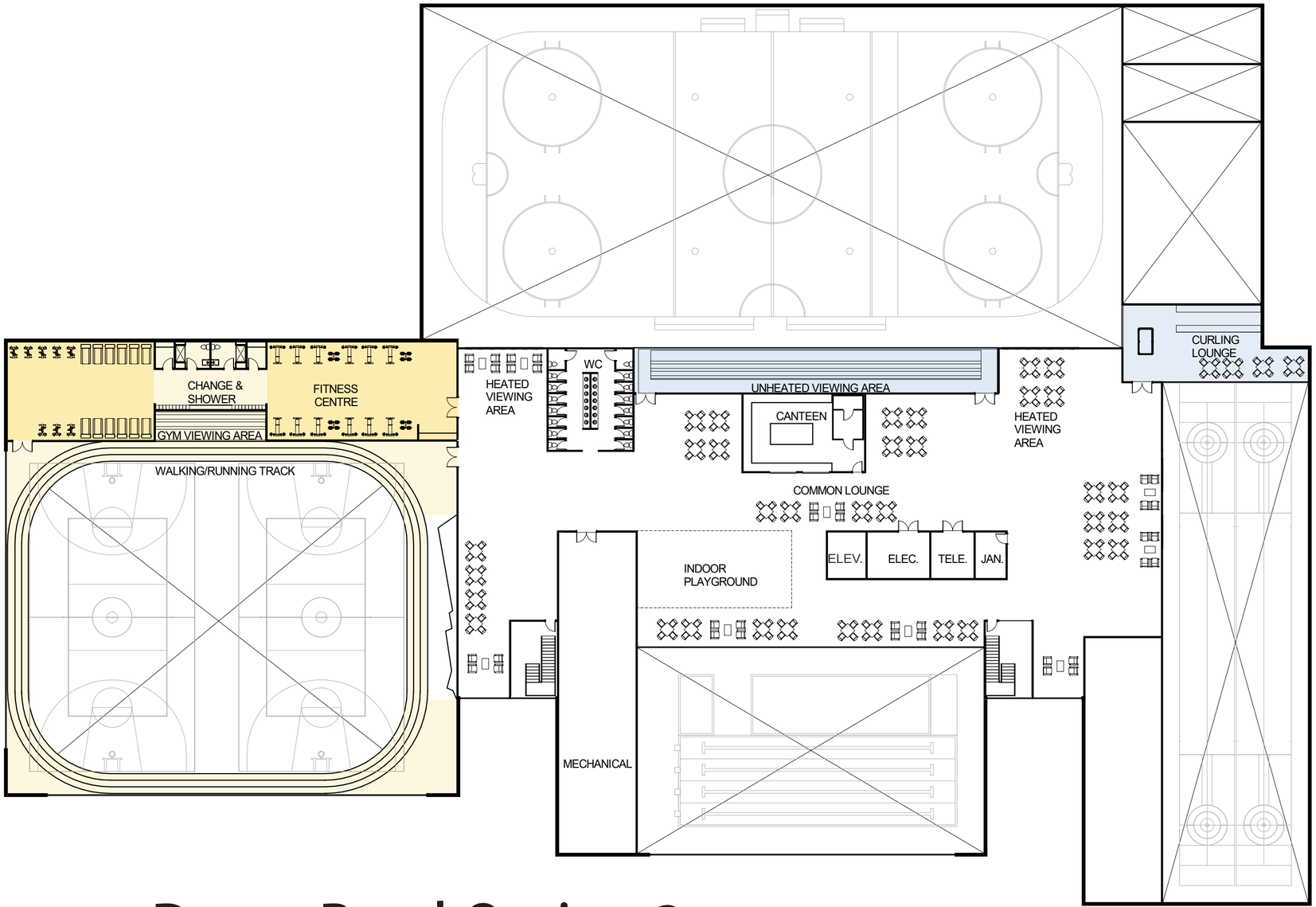
Amenities Include:

- Ice Rink
- Curling Rink
- Fitness Centre
- Gymnasium
- Climbing Wall
- Aquatics

Dome Road Option 3

Main Floor Plan

REPUBLIC ARCHITECTURE INC

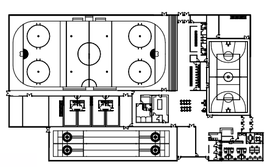
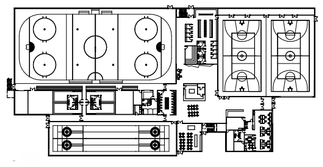
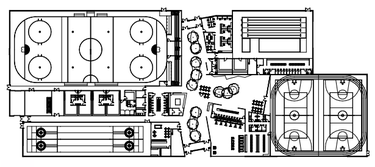
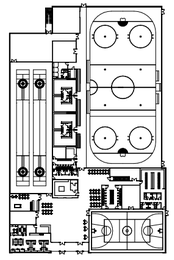
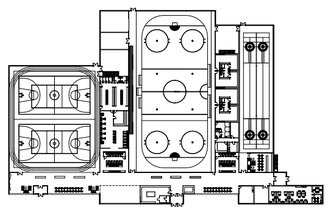
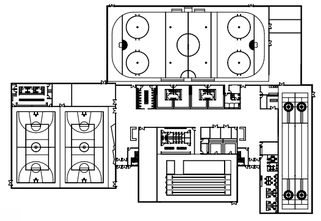


Dome Road Option 3

Second Floor Plan

REPUBLIC ARCHITECTURE INC

Construction Costs

Gold Rush *Dome Road*

	Option 1	Option 2	Option 3	Option 1	Option 2	Option 3
Construction Cost	$50,902,900	$63,365,030	$71,332,600	$54,109,400	$64,875,900	$80,583,400
Cost/m²	$8,244	$10,263	$11,553	$8,764	$10,507	$13,052

Cost Estimates do not account for project phasing.

Construction Cost Overview

REPUBLIC ARCHITECTURE INC

Feasibility Analysis

	Option 1 Replace AMFRC		Option 2 Add Fitness Centre		Option 3 Add Aquatics
Construction Costs Difference	$50.9M - $54.1M		$63.3M - $64.9M (Add $13M)		$71.3M - $80.6M (Add $8M - $15M)
Salary / Operations / Maintenance Costs					
Current Facilities	$294,000		$31,000		$210,000
New Facilities	$294,000	+	$31,000	+	$303,000
Difference	$0		$0		**-$93,000**
Utility Costs					
Current Facilities	$234,000		$10,000		$60,000
New Facilities	$153,000		$7,000		$51,000
Difference	**$81,000**		**$3,000**		**$9,000**

Feasibility - Costs

REPUBLIC ARCHITECTURE INC

Community Survey

Dawson City Recreation Centre

Community Survey

REPUBLIC ARCHITECTURE INC

Please identify preferences or provide a written response to the following questions. Answers may be based on individual preferences or to represent a household.

EXAMPLE:

Fill in the box to make your selection(s).

- ☐ Item A
- ☒ Item B
- ☐ Item C

OR

Rank items by number. Use each number only once.

Item A	Item B	Item C
2	1	3

1 In which neighborhood do you reside (**select one**):

- ☐ Dredge Pond
- ☐ C-4 Tr'ondëk Subdivision
- ☐ Callison Subdivision
- ☐ Dome Subdivision
- ☐ Historic Townsite
- ☐ West Dawson
- ☐ Henderson
- ☐ Rock Creek
- ☐ Bear Creek
- ☐ Other (please specify below): _____

2 Based on my personal interests in the amenities currently shown in the options, I expect to use the facility (**select one for each option. This applies to both locations**):

Option 1	Option 2	Option 3
☐ less than once a month	☐ less than once a month	☐ less than once a month
☐ 1 - 2 times per month	☐ 1 - 2 times per month	☐ 1 - 2 times per month
☐ 3 – 5 times per month	☐ 3 – 5 times per month	☐ 3 – 5 times per month
☐ 6 – 10 times per month	☐ 6 – 10 times per month	☐ 6 – 10 times per month
☐ 11 - 20 times per month	☐ 11 - 20 times per month	☐ 11 - 20 times per month
☐ more than 20 times per month	☐ more than 20 times per month	☐ more than 20 times per month

3 What kind of event would you use a multipurpose room for? (**select all that apply**):

- ☐ Large meeting (ie. Business meeting, volunteer organization, etc.)
- ☐ Party/Celebration (ie. Kids birthday, family reunion, etc.)
- ☐ Group fitness (ie. Yoga, Pilates, karate, etc.)
- ☐ Business venture (ie. Massage therapy or physiotherapy clinic, client meetings, etc.)
- ☐ Club activity (ie. Chess club, book club, quilting/sewing club, etc.)
- ☐ Other
- ☐ Not interested in using this space

4 Please rank the concept design options (**indicate 1 through 6** where 1 is the preferred option, 6 is the less preferred option. **Use each number only once**):

Gold Rush Campground Site	Option 1	☐
	Option 2	☐
	Option 3	☐
Dome Road Site	Option 1	☐
	Option 2	☐
	Option 3	☐

5 My preferences in question 4 are primarily based on (**select up to 3**):

- ☐ Location
- ☐ Capital cost of the facility
- ☐ Operational cost for the day-to-day needs of the facility
- ☐ Suitability of the amenities to meet the needs of the community
- ☐ Suitability of the amenities to meet the needs of my household
- ☐ Flexibility of individual spaces to meet various needs
- ☐ Flexibility for future development
- ☐ Opportunity for revenue from community events
- ☐ Opportunity for marketing to tourism trade
- ☐ Environmental sustainability approach
- ☐ Ability to provide year-round activity offerings
- ☐ Increasing recreation options
- ☐ Other (Please describe your preference in the space provided at the end of the survey.)

6 I would make use of the following spaces (**indicate yes, no, or maybe for each space**):

YES	NO	MAYBE	
☐	☐	☐	Ice Rink
☐	☐	☐	Curling Rink
☐	☐	☐	Multipurpose/Gym
☐	☐	☐	Multipurpose/Meeting
☐	☐	☐	Fitness Centre
☐	☐	☐	Lounge/Canteen
☐	☐	☐	Indoor Playground
☐	☐	☐	Aquatic Centre
☐	☐	☐	Steam Room
☐	☐	☐	Sauna
☐	☐	☐	Walking/Running Track
☐	☐	☐	Climbing Wall

7 Please indicate the age groups represented in your household (**select all that apply**):

- ☐ Under 18 years
- ☐ 18 - 30 years
- ☐ 31 - 45 years
- ☐ 46 - 60 years
- ☐ 61 - 75
- ☐ Over 75 years

Please provide additional comments below:

.....

Thank you for completing this survey!

2 Based on my personal interests in the amenities currently shown in the options, I expect to use the facility (**select one for each option. This applies to both locations**):

Option 1	Option 2	Option 3
☐ less than once a month	☐ less than once a month	☐ less than once a month
☐ 1 - 2 times per month	☐ 1 - 2 times per month	☐ 1 - 2 times per month
☐ 3 – 5 times per month	☐ 3 – 5 times per month	☐ 3 – 5 times per month
☐ 6 – 10 times per month	☐ 6 – 10 times per month	☐ 6 – 10 times per month
☐ 11 - 20 times per month	☐ 11 - 20 times per month	☐ 11 - 20 times per month
☐ more than 20 times per month	☐ more than 20 times per month	☐ more than 20 times per month

Community Survey

REPUBLIC ARCHITECTURE INC

Thank you!

Any additional feedback?

dawsonreccentre@republicarchitecture.ca

Thank you!

Any additional feedback?

dawsonreccentre@republicarchitecture.ca

REPUBLIC ARCHITECTURE INC

THE CITY OF DAWSON Y.T. INCORPORATED JAN. 9 1902

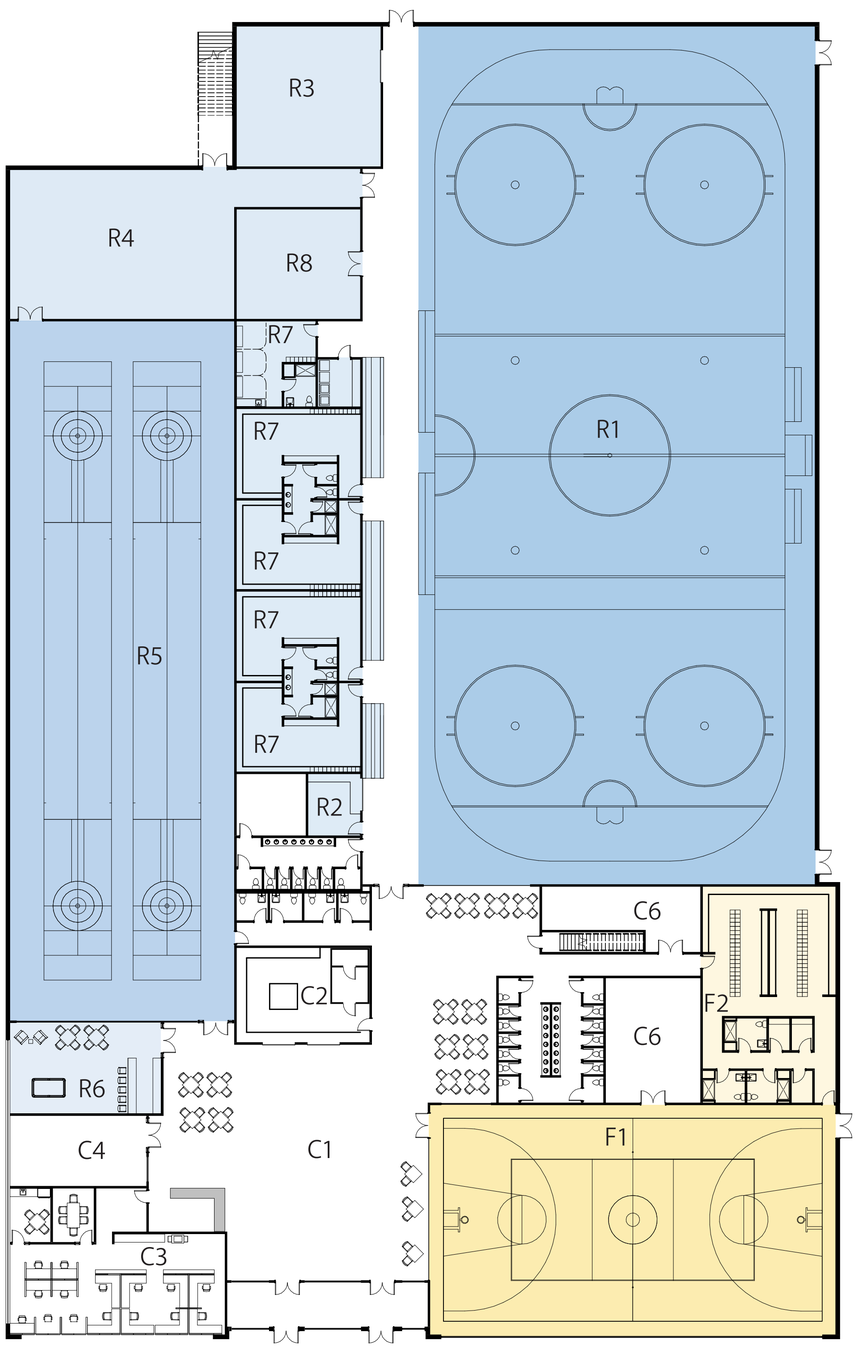
Yukon

SMS ENGINEERING

Scouten ENGINEERING

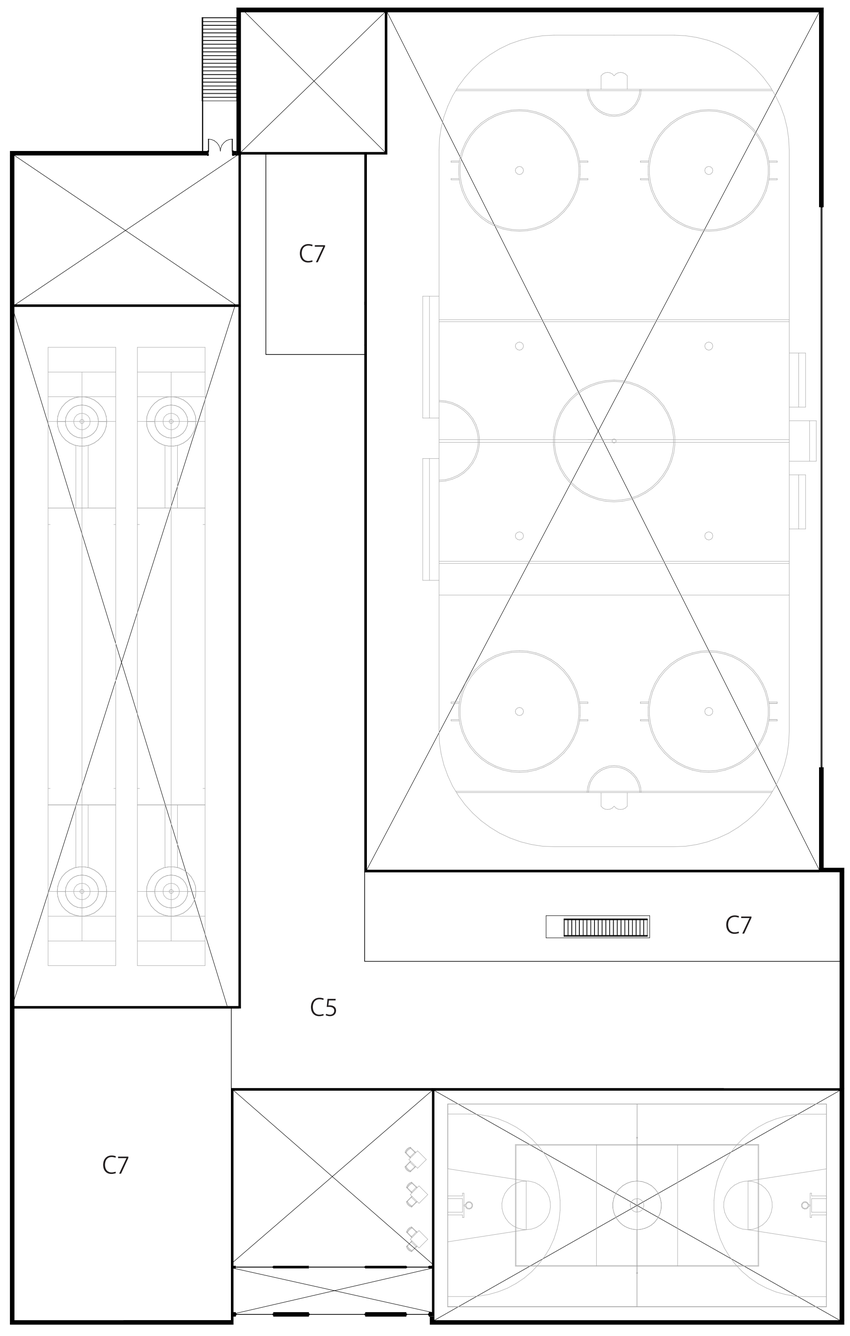
Hanscomb

Appendix B
Boards



MAIN FLOOR PLAN

0 5 10 20



SECOND FLOOR PLAN

0 5 10 20

COMMON AMENITIES		ICE		FITNESS		AQUATICS
C1	Common Lounge	R1	Ice Rink	F1	Gymnasium	
C2	Canteen	R2	Skate Sharpening	F2	Change Room	
C3	Office	R3	Zamboni			
C4	Indoor Playground	R4	Ice Plant			
C5	Mechanical / Electrical	R5	Curling Rink			
C6	Storage	R6	Curling Lounge			
C7	Potential Unfinished Area	R7	Change Room			
		R8	Rink Storage			

DAWSON CITY RECREATION CENTRE

Dome Road Site - OPTION 1

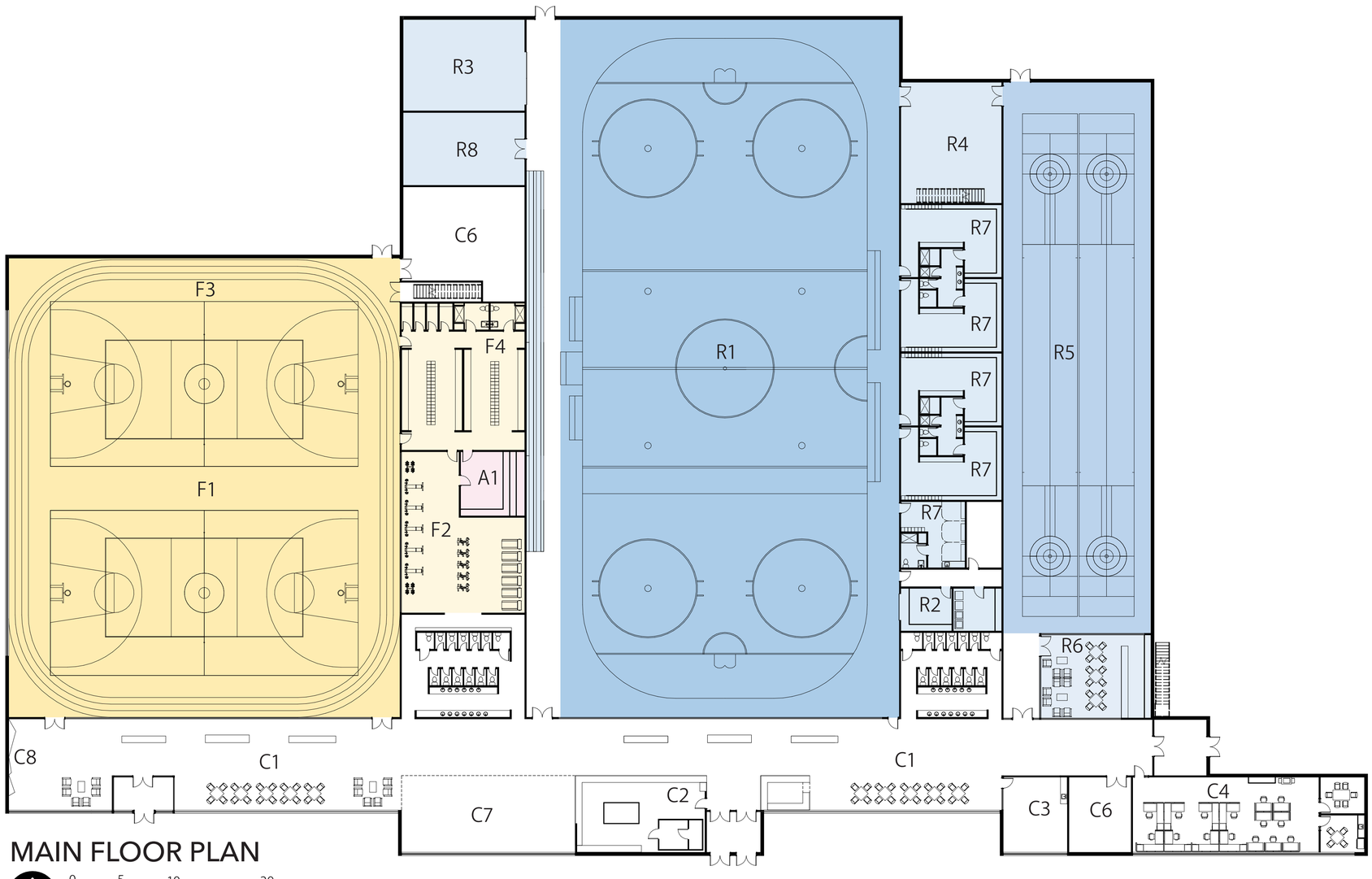
TOTAL BUILDING AREA
6,590 m²

ESTIMATED CONSTRUCTION VALUE
$54,109,400.00

Yukon

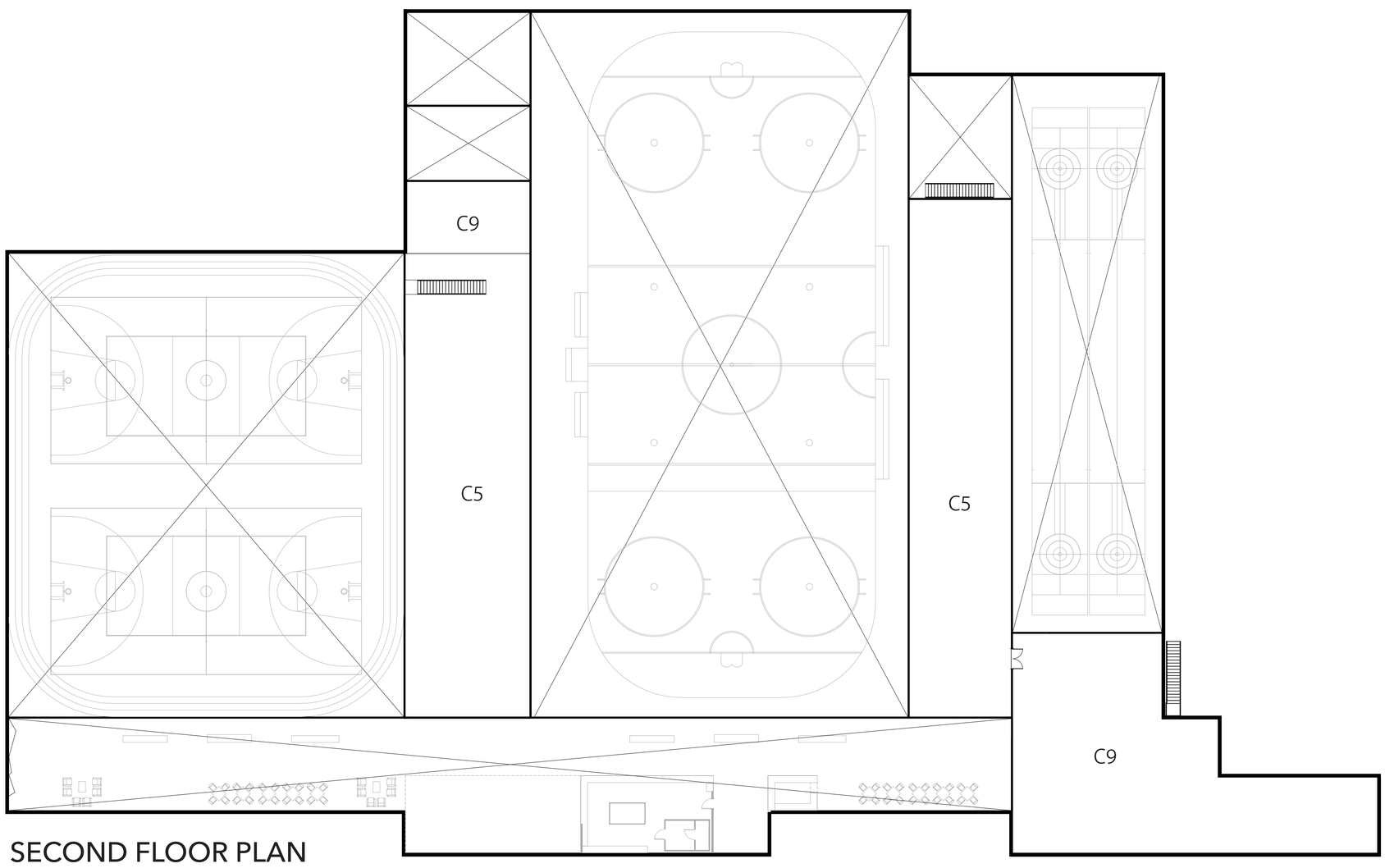
THE CITY OF DAWSON Y.T. INCORPORATED JAN. 9, 1902

REPUBLIC ARCHITECTURE INC



MAIN FLOOR PLAN

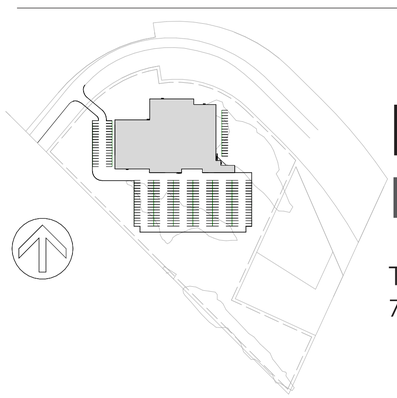
0 5 10 20



SECOND FLOOR PLAN

0 5 10 20

COMMON AMENITIES		ICE		FITNESS		AQUATICS	
C1	Common Lounge	R1	Ice Rink	F1	Gymnasium	A1	Sauna
C2	Canteen	R2	Skate Sharpening	F2	Fitness Centre		
C3	Multi Use Meeting Room	R3	Zamboni	F3	Walking Track		
C4	Office	R4	Ice Plant	F4	Change Room		
C5	Mechanical / Electrical	R5	Curling Rink				
C6	Storage	R6	Curling Lounge				
C7	Indoor Playground	R7	Change Room				
C8	Climbing Wall	R8	Rink Storage				
C9	Potential Unfinished Area						



DAWSON CITY RECREATION CENTRE

Dome Road Site - OPTION 2

TOTAL BUILDING AREA
7,918 m²

ESTIMATED CONSTRUCTION VALUE
$64,875,900.00

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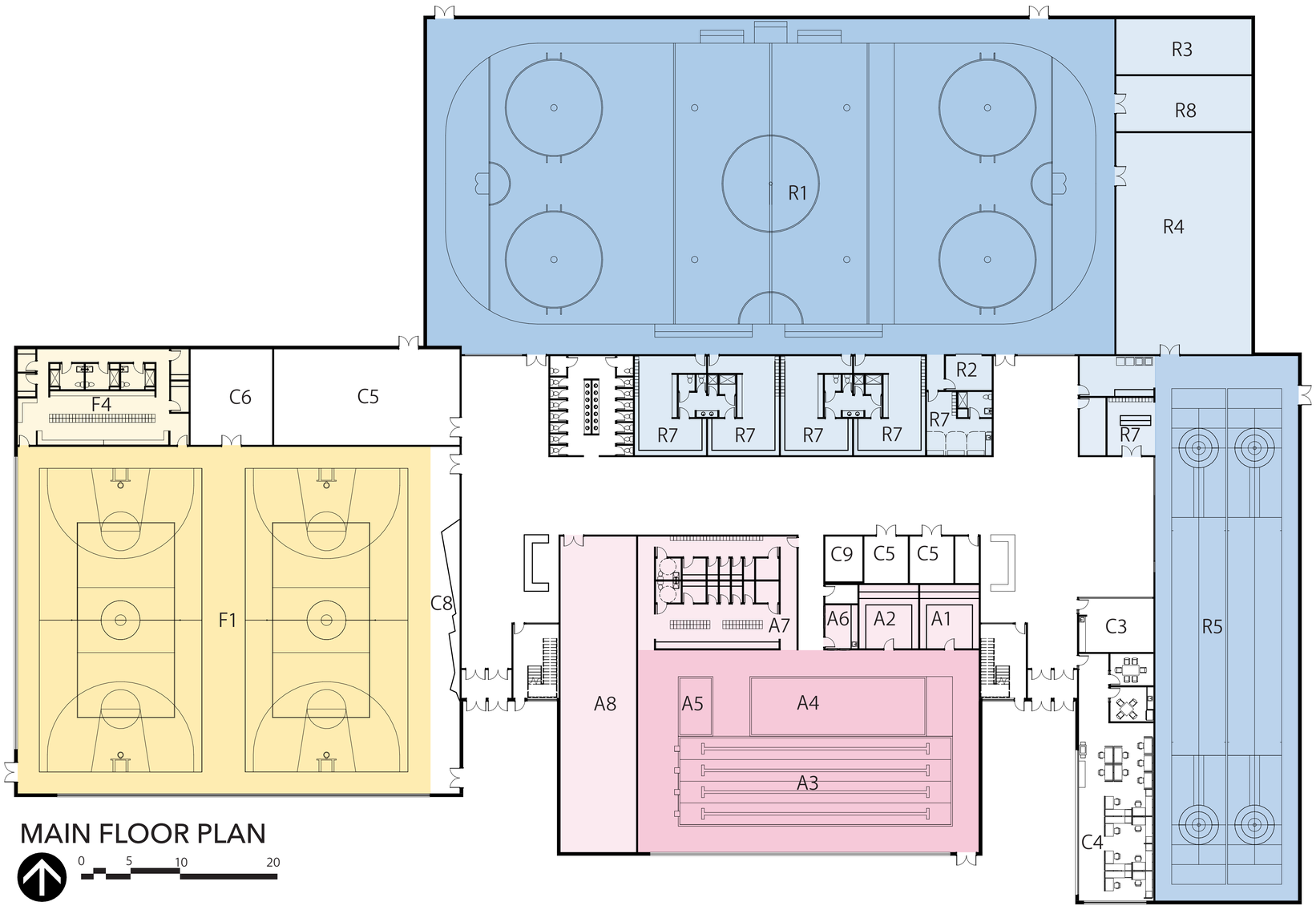
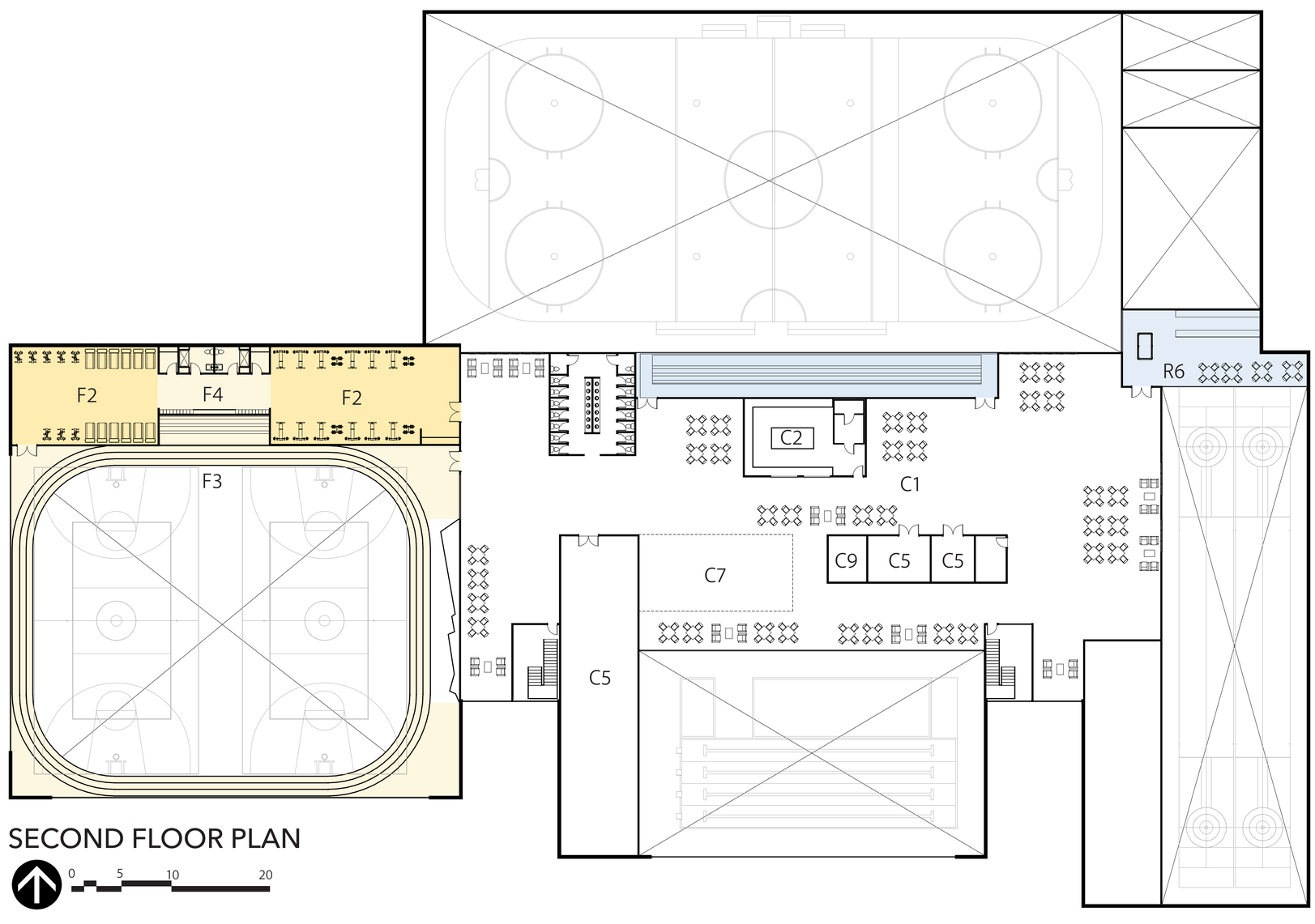
THE CITY OF DAWSON Y.T. INCORPORATED JAN. 9, 1902

REPUBLIC ARCHITECTURE INC



MAIN FLOOR PLAN

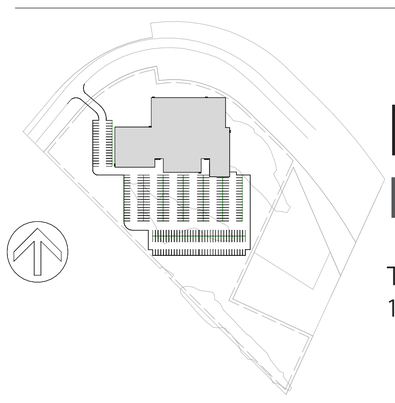
0 5 10 20



SECOND FLOOR PLAN

0 5 10 20

COMMON AMENITIES		ICE		FITNESS		AQUATICS	
C1	Common Lounge	R1	Ice Rink	F1	Gymnasium	A1	Sauna
C2	Canteen	R2	Skate Sharpening	F2	Fitness Centre	A2	Steam Room
C3	Multi Use Meeting Room	R3	Zamboni	F3	Walking Track	A3	Lap Pool
C4	Office	R4	Ice Plant	F4	Change Room	A4	Kiddie Pool
C5	Mechanical / Electrical	R5	Curling Rink			A5	Hot Tub
C6	Storage	R6	Curling Lounge			A6	Lifeguard / First Aid
C7	Indoor Playground	R7	Change Room			A7	Change Room
C8	Climbing Wall	R8	Rink Storage			A8	Pool Mechanical
C9	Elevator						



DAWSON CITY RECREATION CENTRE

Dome Road Site - OPTION 3

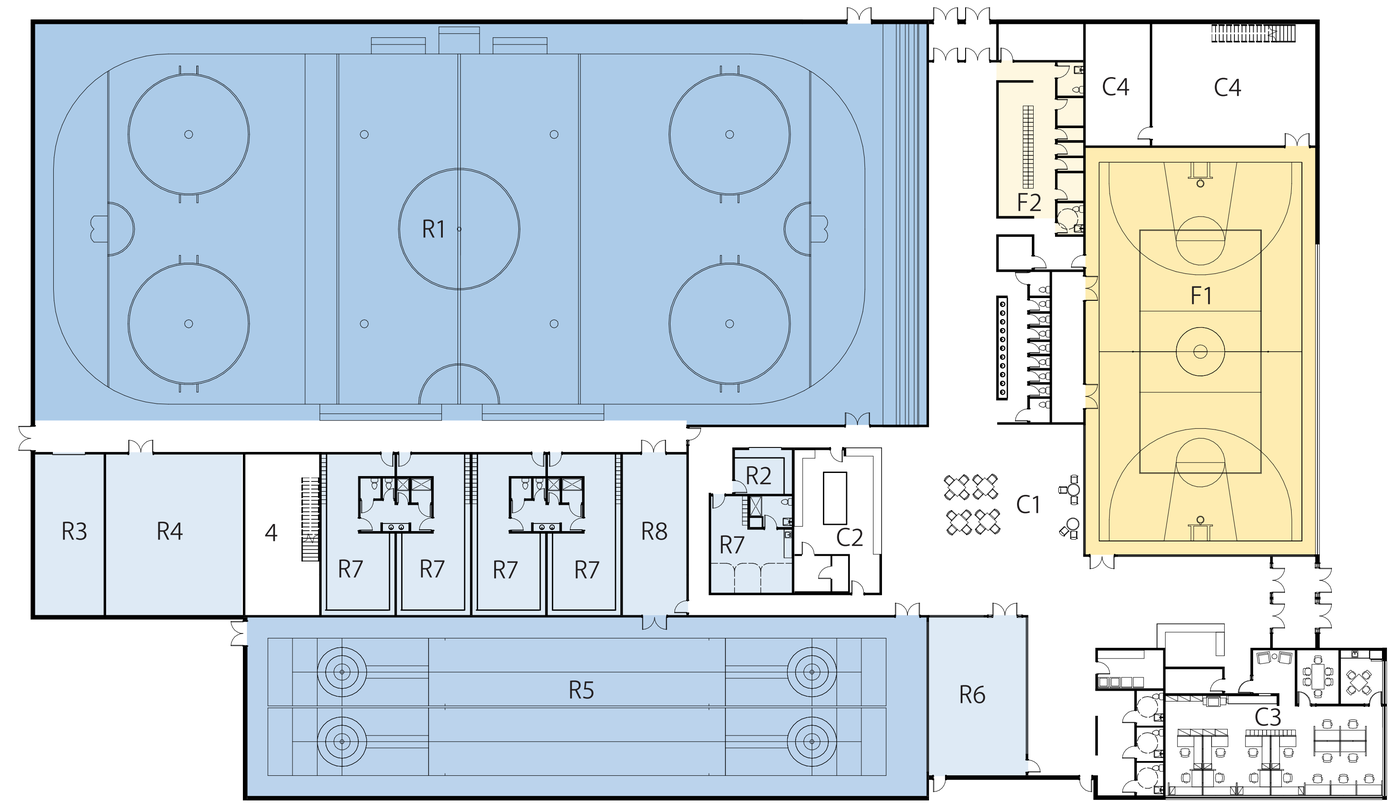
TOTAL BUILDING AREA
10,363 m²

ESTIMATED CONSTRUCTION VALUE
$80,583,400.00

Yukon

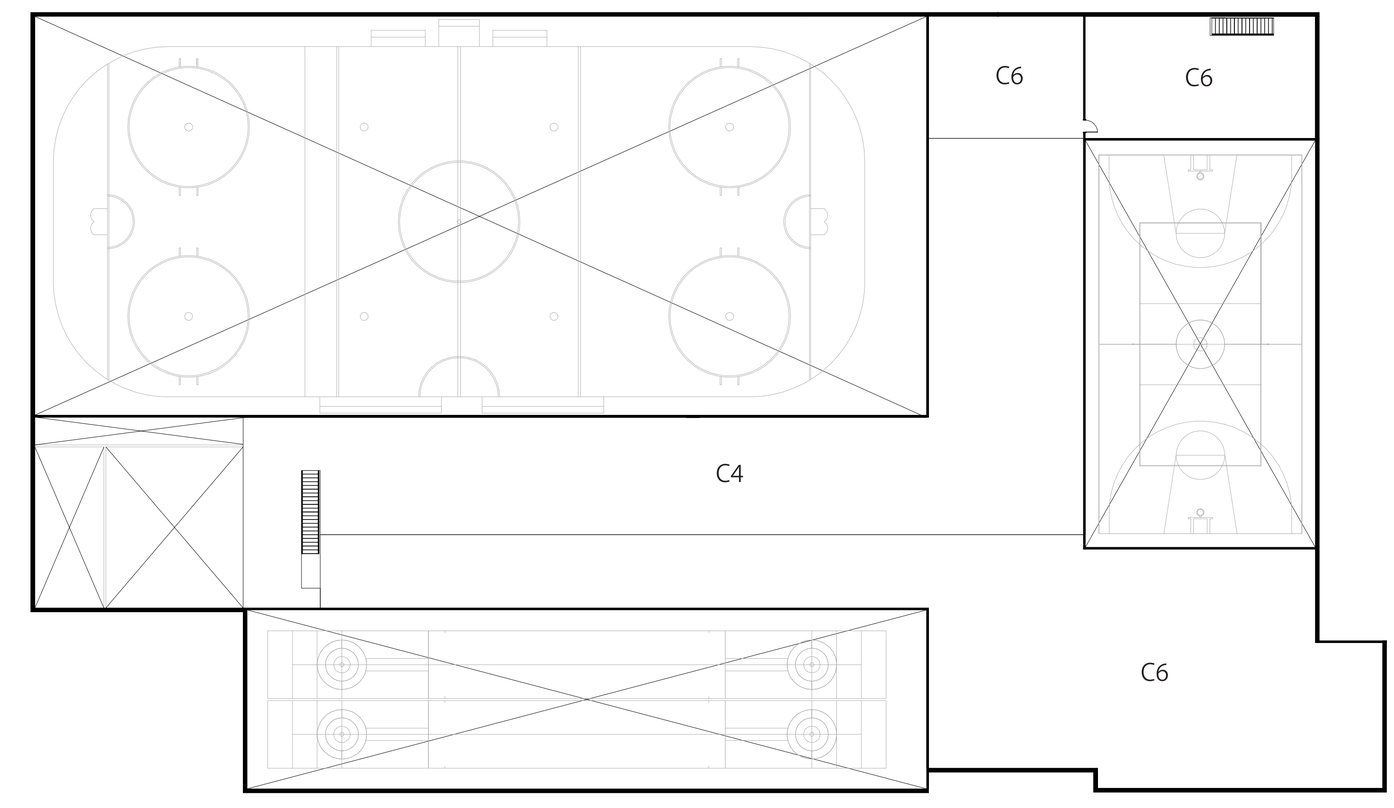
THE CITY OF DAWSON Y.T. INCORPORATED JAN. 9, 1902

REPUBLIC ARCHITECTURE INC



MAIN FLOOR PLAN

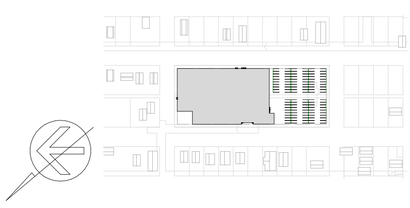
0 5 10 20



SECOND FLOOR PLAN

0 5 10 20

COMMON AMENITIES	ICE	FITNESS	AQUATICS
C1 Common Lounge	R1 Ice Rink	F1 Gymnasium	
C2 Canteen	R2 Skate Sharpening	F2 Change Room	
C3 Office	R3 Zamboni		
C4 Mechanical / Electrical	R4 Ice Plant		
C5 Storage	R5 Curling Rink		
C6 Potential Unfinished Area	R6 Curling Lounge		
	R7 Change Room		
	R8 Rink Storage		



DAWSON CITY RECREATION CENTRE

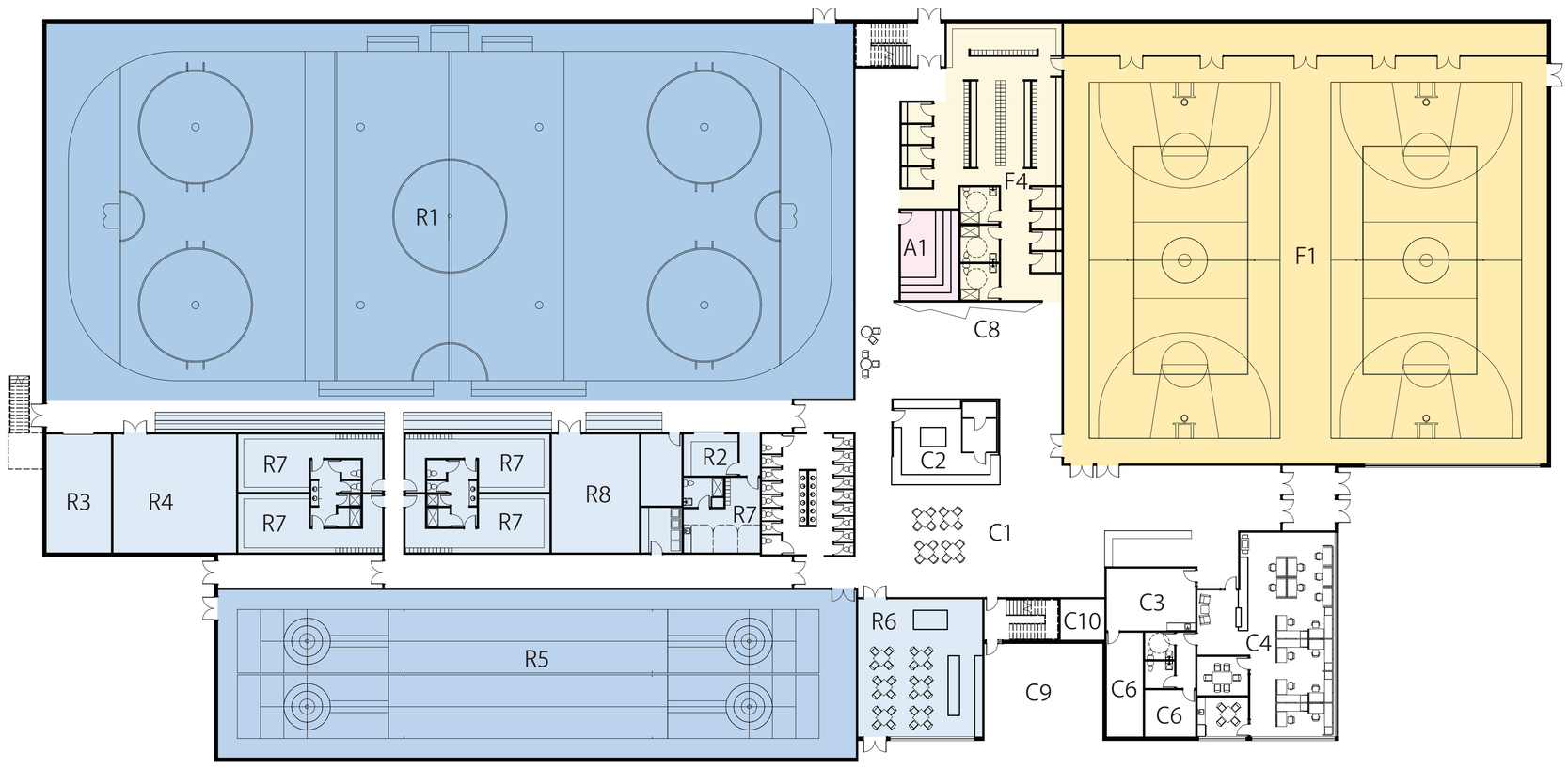
Gold Rush Site - OPTION 1

TOTAL BUILDING AREA
6,174 m^2

ESTIMATED CONSTRUCTION VALUE
$50,902,900.00

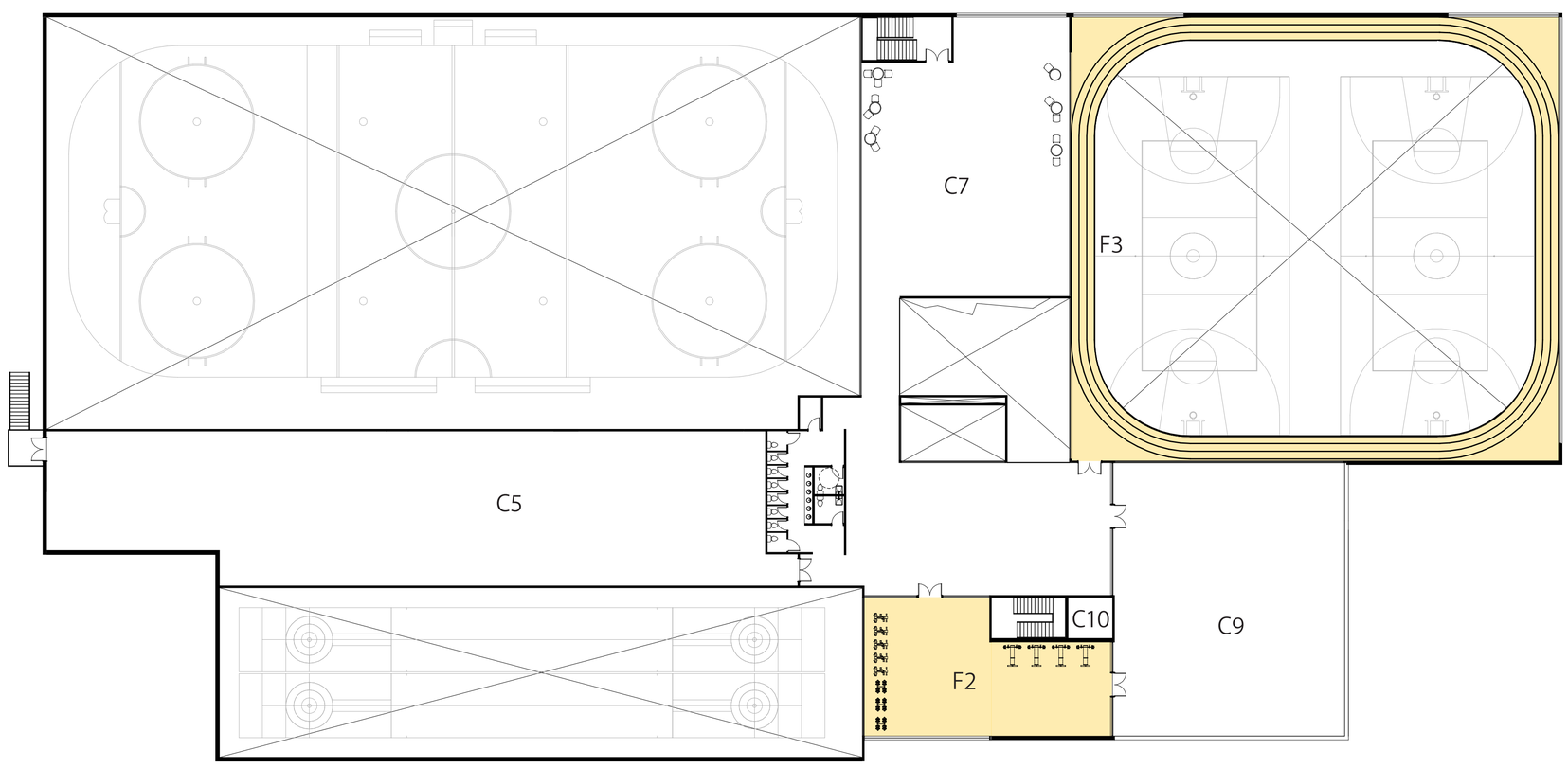
Yukon

REPUBLIC ARCHITECTURE INC



MAIN FLOOR PLAN

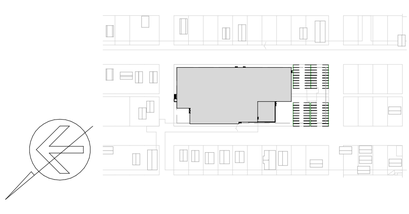
0 5 10 20



SECOND FLOOR PLAN

0 5 10 20

COMMON AMENITIES		ICE		FITNESS		AQUATICS	
C1	Common Lounge	R1	Ice Rink	F1	Gymnasium	A1	Sauna
C2	Canteen	R2	Skate Sharpening	F2	Fitness Centre		
C3	Multi Use Meeting Room	R3	Zamboni	F3	Walking Track		
C4	Office	R4	Ice Plant	F4	Change Room		
C5	Mechanical / Electrical	R5	Curling Rink				
C6	Storage	R6	Curling Lounge				
C7	Indoor Playground	R7	Change Room				
C8	Climbing Wall	R8	Rink Storage				
C9	Outdoor Patio						
C10	Elevator						



DAWSON CITY RECREATION CENTRE

Gold Rush Site - OPTION 2

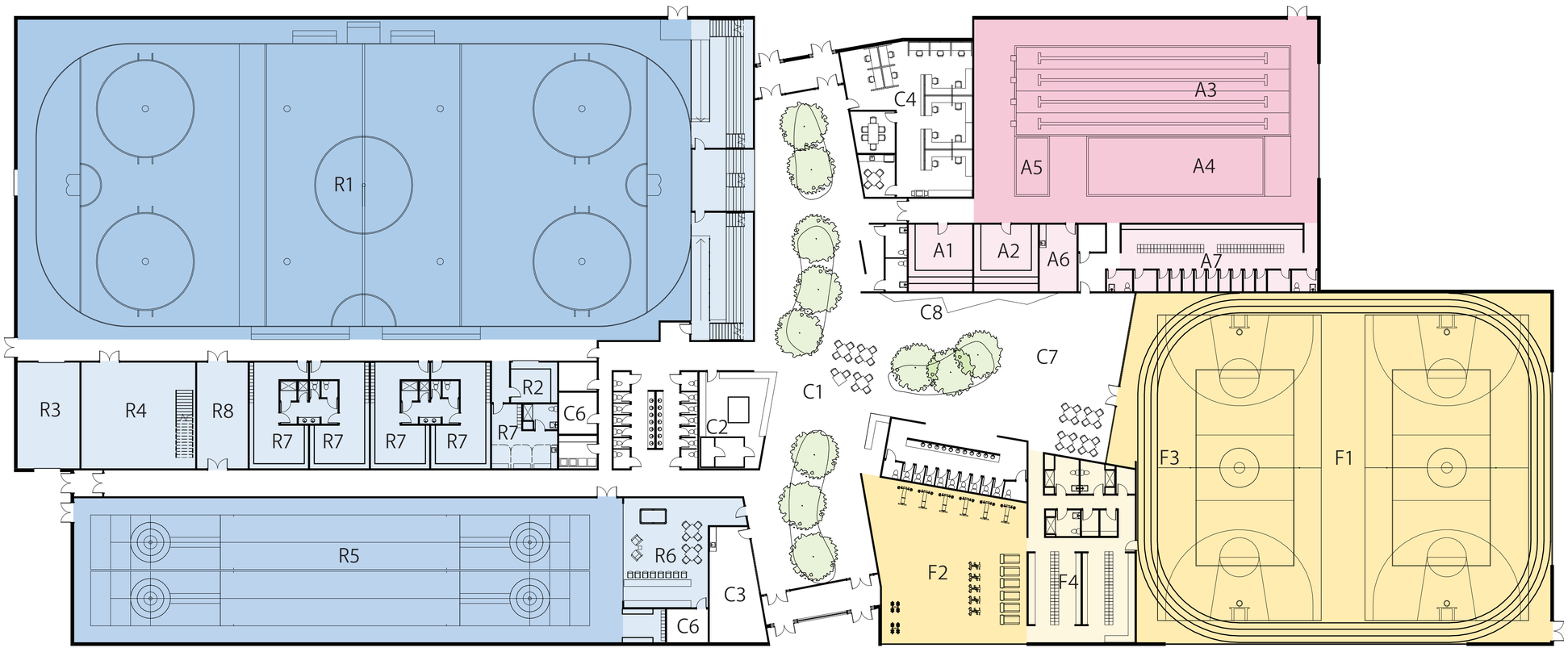
TOTAL BUILDING AREA
8,112 m²

ESTIMATED CONSTRUCTION VALUE
$63,365,000.00

Yukon

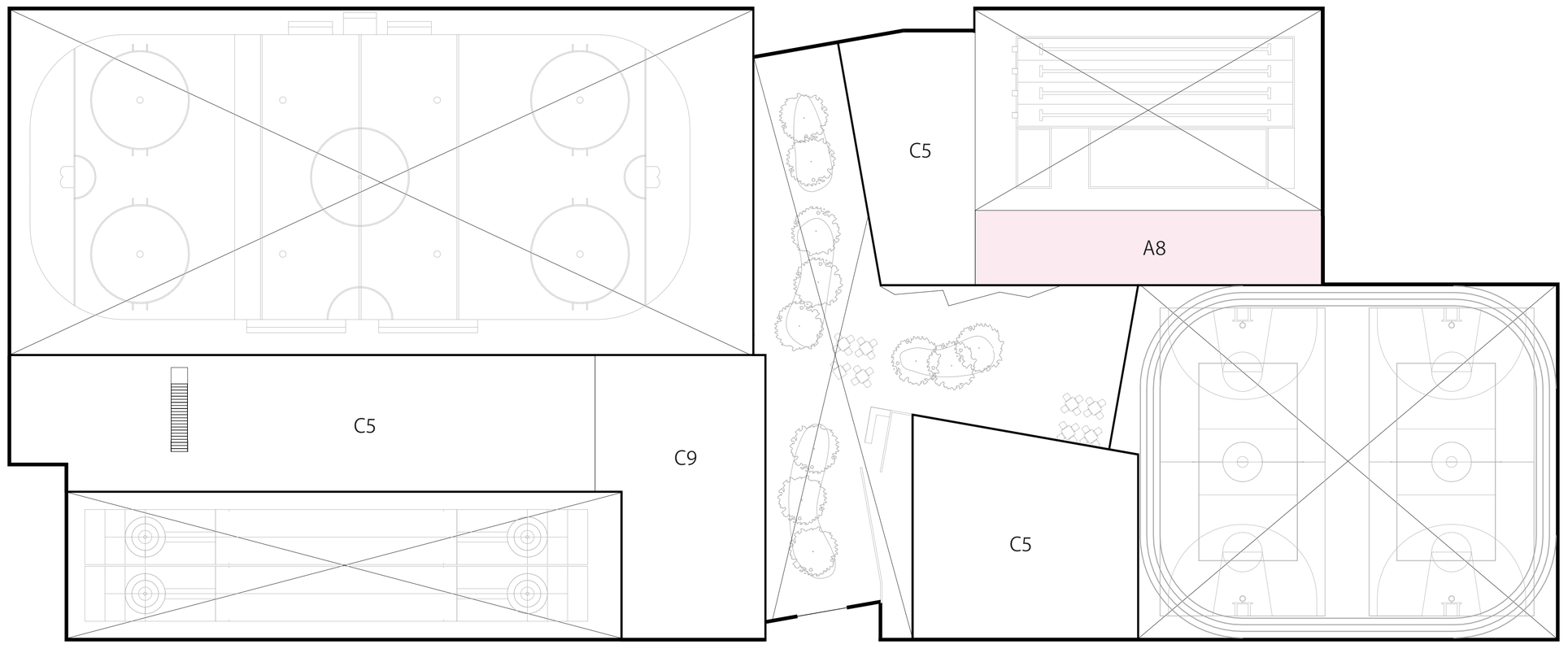
THE CITY OF DAWSON Y.T. INCORPORATED JAN. 9 1902

REPUBLIC ARCHITECTURE INC



MAIN FLOOR PLAN

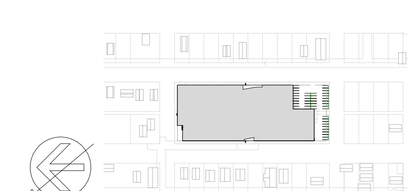
0 5 10 20



SECOND FLOOR PLAN

0 5 10 20

COMMON AMENITIES		ICE		FITNESS		AQUATICS	
C1	Common Lounge	R1	Ice Rink	F1	Gymnasium	A1	Sauna
C2	Canteen	R2	Skate Sharpening	F2	Fitness Centre	A2	Steam Room
C3	Multi Use Meeting Room	R3	Zamboni	F3	Walking Track	A3	Lap Pool
C4	Office	R4	Ice Plant	F4	Change Room	A4	Kiddie Pool
C5	Mechanical / Electrical	R5	Curling Rink			A5	Hot Tub
C6	Storage	R6	Curling Lounge			A6	Lifeguard / First Aid
C7	Indoor Playground	R7	Change Room			A7	Change Room
C8	Climbing Wall	R8	Rink Storage			A8	Pool Mechanical
C9	Potential Unfinished Area						



DAWSON CITY RECREATION CENTRE

Gold Rush Site - OPTION 3

TOTAL BUILDING AREA
8,700 m²

ESTIMATED CONSTRUCTION VALUE
$73,332,600.00

Yukon

THE CITY OF DAWSON Y.T. INCORPORATED JAN. 9, 1902

REPUBLIC ARCHITECTURE INC

Appendix C
Community Survey

Dawson City Recreation Centre
Community Survey

REPUBLIC ARCHITECTURE INC

Please identify preferences or provide a written response to the following questions. Answers may be based on individual preferences or to represent a household.

EXAMPLE:

Fill in the box to make your selection(s).

- ☐ Item A
- ☒ Item B
- ☐ Item C

OR

Rank items by number. Use each number only once.

Item A	Item B	Item C
3	1	2

1

In which neighborhood do you reside (**select one**):

- ☐ Dredge Pond
- ☐ C-4 Tr'ondëk Subdivision
- ☐ Callison Subdivision
- ☐ Dome Subdivision
- ☐ Historic Townsite
- ☐ West Dawson
- ☐ Henderson
- ☐ Rock Creek
- ☐ Bear Creek
- ☐ Other (please specify below):

_____

2

Based on my personal interests in the amenities currently shown in the options, I expect to use the facility (**select one for each option. This applies to both locations**):

Option 1	Option 2	Option 3
☐ less than once a month	☐ less than once a month	☐ less than once a month
☐ 1 - 2 times per month	☐ 1 - 2 times per month	☐ 1 - 2 times per month
☐ 3 – 5 times per month	☐ 3 – 5 times per month	☐ 3 – 5 times per month
☐ 6 – 10 times per month	☐ 6 – 10 times per month	☐ 6 – 10 times per month
☐ 11 - 20 times per month	☐ 11 - 20 times per month	☐ 11 - 20 times per month
☐ more than 20 times per month	☐ more than 20 times per month	☐ more than 20 times per month

3

What kind of event would you use a multipurpose room for? (**select all that apply**):

- ☐ Large meeting (ie. Business meeting, volunteer organization, etc.)
- ☐ Party/Celebration (ie. Kids birthday, family reunion, etc.)
- ☐ Group fitness (ie. Yoga, Pilates, karate, etc.)
- ☐ Business venture (ie. Massage therapy or physiotherapy clinic, client meetings, etc.)
- ☐ Club activity (ie. Chess club, book club, quilting/sewing club, etc.)
- ☐ Other
- ☐ Not interested in using this space

4

Please rank the concept design options (**indicate 1 through 6** where 1 is the preferred option, 6 is the less preferred option. **Use each number only once**):

Gold Rush Campground Site	Option 1	☐
	Option 2	☐
	Option 3	☐
Dome Road Site	Option 1	☐
	Option 2	☐
	Option 3	☐

5

My preferences in question 4 are primarily based on (**select up to 3**):

- ☐ **Location**
- ☐ **Capital cost of the facility**
- ☐ **Operational cost for the day-to-day needs of the facility**
- ☐ **Suitability of the amenities to meet the needs of the community**
- ☐ **Suitability of the amenities to meet the needs of my household**
- ☐ **Flexibility of individual spaces to meet various needs**
- ☐ **Flexibility for future development**
- ☐ **Opportunity for revenue from community events**
- ☐ **Opportunity for marketing to tourism trade**
- ☐ **Environmental sustainability approach**
- ☐ **Ability to provide year-round activity offerings**
- ☐ **Increasing recreation options**
- ☐ **Other (Please describe your preference in the space provided at the end of the survey.)**

6

I would make use of the following spaces (**indicate yes, no, or maybe for each space**):

YES	NO	MAYBE	
☐	☐	☐	**Ice Rink**
☐	☐	☐	**Curling Rink**
☐	☐	☐	**Multipurpose/Gym**
☐	☐	☐	**Multipurpose/Meeting**
☐	☐	☐	**Fitness Centre**
☐	☐	☐	**Lounge/Canteen**
☐	☐	☐	**Indoor Playground**
☐	☐	☐	**Aquatic Centre**
☐	☐	☐	**Steam Room**
☐	☐	☐	**Sauna**
☐	☐	☐	**Walking/Running Track**
☐	☐	☐	**Climbing Wall**

7

Please indicate the age groups represented in your household (**select all that apply**):

- ☐ **Under 18 years**
- ☐ **18 - 30 years**
- ☐ **31 - 45 years**
- ☐ **46 - 60 years**
- ☐ **61 - 75**
- ☐ **Over 75 years**

Please provide additional comments below:

Thank you for completing this survey!

Appendix D
User Group Survey

Dawson City Recreation Centre
User Groups & Programmers Survey

REPUBLIC ARCHITECTURE INC

Complete this survey if you are responsible for running programming related to recreation in Dawson.

Please identify preferences or provide a written response to the following questions.

EXAMPLE:

Fill in the box to make your selection(s).

- ☐ Item A
- ☒ Item B
- ☐ Item C

OR

Rank items by number. Use each number only once.

Item A	Item B	Item C
3	1	2

1

Which organization(s) do you represent?

1. Soccer/Futsal - Johnny Nyman.
2. I represent 39% of kids at RSS who play soccer.
3. (229 kids total)

2

Do you anticipate your program(s) would make use of the amenities offered in the options?

- ☑ Yes
- ☐ No

If yes, what amenities are you most interested in integrating into your program? Please provide a brief description of how the amenity areas will benefit the program:

1. Option with 2 sized basketball courts in a gym. One hooked half court so ensures the other can be full sized.
2. Change rooms for gym home/away teams + officials change room
3. hot tub - for therapeutic reasons as well as recreational
4. Futsal size field in the range of 38-42m long and 20-25m wide.
5. parking
6. weight room for training

Is there an amenity space that you feel is missing from the concept design options? If yes, please describe:

Some kind of cancellation room which could host smaller activities like dance classes, ping pong, etc.

3 Please rank the concept design options (**indicate 1 through 6** where 1 is the preferred option, 6 is the less preferred option. **Use each number only once**):

Gold Rush Campground Site			Dome Road Site		
Option 1	Option 2	Option 3	Option 1	Option 2	Option 3
☐	☐	4	3	2	1

I ranked the option above as #1 because:

it is the most logical

4 Please describe any team-building activities that the participants of your program typically engage in. For example, if you anticipate that the participants in your program area will all use the steam room immediately following the organized portion of the program, or if the participants always gather for refreshments immediately following the organized portion of the program, identify the activity here:

- refreshments
- weights
- hot tub (heal injuries)

5 Please describe any recommendations for improvements that could be made to the way that spaces are laid out based on how your program area will use the facility. For example, if there are challenges with accommodating mixed gender team changing requirements, or if the group you lead is extraordinarily large and would not be able to function in the defined area, identify the challenge here:

- views of the gym activities is a high priority parents like to see their kids play.
- we would need viewing option for Arctic winter games

Thank you for completing this survey!

Comments on the area to build a new recreation centre.

My first comment regards the Community Survey Sheet.
-for me I found #2 very vague and thus confusing. What amenities shown in the options and yes I realize we're talking about both locations? This survey sheet is based on #2. With such vagueness, the rest of the questions are weak such as, "based on my personal interests in the amenities currently shown in the options". Where are these options clearly stated? It seems a guessing game. I did not complete the survey. Thus, my written comments.

I am 100% in favour of the new complex being build at the foot of Crocus Bluff.
-the preparation of the pad for the structure seems to be much easier to construct at a considerable less expense than the campground choice. Stability is a key issue and a complex of this size needs a "guaranteed" solid foundation which seems iffy at the town site.
-the rec centre in this location would service the ball diamond, the soccer field, the walking trails, the bicycle routes and in the winter the cross country ski trails and Moose Mountain and of course future outdoor activities.
-with C-4 in the developing stage, there is a population at hand that would use the facilities. Too, with the future development of the housing development on the old claims, the new rec centre would be of great benefit to children and adults alike being on their doorstep.
-the Settlement on the tailings has grown over the years and most likely will continue to grow. The rec facilities would be a great calling card for many families with children out alone, the adults.
-in the past, the ball diamond had another use, the site for the Highland Games
-parking would most likely be considered on this site

I'm sure with public consultation there will be other reasons why this site is an excellent choice.

The Campground Location

No, to this choice.

After reading Tetra Tech Canada Inc. report, the dollar signs flashed before me and the words "assuming sufficient foundation improvements are made," along with the possibility of ground water issues. Then there's all this 'stripping' and the area that has permafrost covering. Other interesting comments were made which didn't fair well to this reader. And how much disruption over the construction of this large pad would it be to the home owners on the surrounding streets along with a certain amount of traffic disruption? How long would it take before building would begin? What if the weather was against such an enterprise? Yes, I know we have no control over the weather. Just a thought. Another thought-has a price been given for either one of this sites to be prepared for construction?

I know the city has been asked for lots to construct single family unit$s. Of course eyeing the campground for these lots seems the logical thing to do since the city owns the block. However, this isn't the answer either. Much would be lost in doing so. I'm sure when it comes time for public input there will be discussions.
I can't help but think that with a search of the town site there's land out there that could make good future land for homes.
eg. -vacant parcels of land owned by the city not in use,
-land owned by absentee landowners,
-privately owned derelict buildings that are beyond restoration but the land needed for future growth,
as a few suggestions for housing.

I'm looking forward to up coming public meeting(s) on this most important topic.

Thanks you for your time.

Shirley J. Pennell

993-5277

Appendix E
Additional Comments from Survey

Q10 Please provide additional thoughts and comments below:

Answered: 136 Skipped: 241

#	RESPONSES	DATE
1	We are concerned about losing the Gold Rush campground and the positive affects on our tourism industry. Why move our present facility to a site that will probably have the same problems or worse?	3/29/2021 2:32 PM
2	Would use facilities more in winter than summer. choices are "aspirational" until/unless we have actual capital funding.	3/29/2021 2:26 PM
3	This is my wish list, but where is the money coming from?	3/29/2021 2:22 PM
4	It's been a long time waiting, now is the time.	3/29/2021 2:18 PM
5	I find we are limiting ourselves if we choose the location at the Gold Rush site. Dawson will only be growing, leaving the Dome Rd site more "central". I represent myself & my partner's opinion on this survey! 4 people household + my kids!	3/29/2021 2:16 PM
6	I think the Gold Rush Site will have the same problems with permafrost. Should be built on tailings.	3/29/2021 2:09 PM
7	I know we are a small community, but I really feel that a pool would be great for us in the winter. I also think that offices for therapists would be a beneficial too. I would also like a place to rollerskate, could this happen in the multipurpose room?	3/29/2021 2:09 PM
8	Please ensure that the "multi purpose" space is large enough to run large groups of classes. I am a local dance, fitness, yoga instructor and run many groups but have been limited in the past due to a lack of available space and also a space not large enough to accommodate the needs of these classes (example: only able to register a few clients due to a small studio space and having a waitlist more than double the size of the class). The gym, even with an accordion wall barrier will be too loud for yoga classes. Please consider installing mirrors, barres for ballet and dance classes and think about the safety of flooring (sprung floors are proper flooring for these activities).	3/23/2021 12:49 AM
9	Please design us something we can afford. Why do we need a steam room? Or sauna? Or hot tub? How do we afford that?	3/21/2021 3:17 PM
10	Please include a public laundromat and showers not just for those living off-grid but also for miners, and to take pressure off of the private sector who can barely keep up with demand	3/19/2021 9:08 PM
11	Pool + sauna pls! In town location for seniors, elders, school/daycare access + environmental reasons - at lease some pple could walk. Also accessibility for visitors. Don't need two gyms, one is good. Like the suspended walking track concept. Really dig the indoor plants/garden/courtyard idea - would be so nice in the winter	3/19/2021 8:37 PM
12	The gold rush location should not be considered. How can we have a full Rec facility with no parking? Our community culture is one which drives to recreation activities even when they are in town. Look at the arena, baseball field, fitness centre, Minto park, pool, for examples (the feasibility should have, but didn't, consider the current traffic rates for our red facilities, before recommending the gold rush location. It is unrealistic to think that the GR location will sway the public to change their behaviour. What we can expect are traffic issues and parking all over in every which way. (Note the feasibility study doesn't consider impacts to traffic or the cost of road upgrades, another shortfall of the study). A facility without parking does not meet the needs of the community and will be limiting if the community decides to host events such as tournaments for multiple communities. I love the idea of having a year round pool but I am weary of the cost and question whether we can afford to operate a pool year round. The feasibility study doesn't look at this and it needs to. The dome location offers opportunities to expand the area, if need be, and will be close to c-4 the new expanded dome subdivision area as well as being easily accessible by the historic town and all other subdivisons. It is the more logical location option of the two being presented. I attended the presentation by the city's consultants about the feasibility study. I was incredibly disappointed to see that no one from	3/19/2021 8:13 PM

	city council was present at the meeting. It is hard to feel like the community's concerns are being taken seriously when not a single decision maker shows up to a community engagement event. I was left feeling frustrated and let down. The session wasn't recorded so city council can't even watch it. I expect at least some representation from mayor and council for public engagement events in the future. If it isn't important enough for city council to attend, why should we bother as citizens? We are all busy but some of us came out to learn and share our views. Views I am not at all confident we're heard or even recorded.	
13	I believe it's Important to start offering more options for everyone. Right now, the sports facilities available in my opinion, are not very inclusive.	3/19/2021 8:01 PM
14	I have a physical disability & appreciateaccessibility. I would have difficulty getting to Dome site.	3/19/2021 6:21 PM
15	I think that rebuilding the rec centre in its current location would be optimal. I think the campground lot would be preferable to the Dome lot. I think other options for in town should be explored such as Fort Herchmer. I think it is imperative for as many children and youth as to be able to get to the rec centre without having to be driven. This is more important to me than for a tourist have to drive in order to visit the businesses and attractions in town.	3/19/2021 5:00 PM
16	I feel the rec center should be located at the dome road site so that the gold rush site could then be used for residential housing which is badly needed at this time. This would also be better for parking options as well. The gold rush site is a very low cost development option for housing since the infrastructure is already in place. You can always move the gold rush campground to the mud bog area under the slide. I am concerned about the existing mineral rites tied to the dome road site however. It seems this should have been confirmed to not be an issue prior to spending any consideration, time, effort or money on design options for this site. How do you propose to deal with the existing mineral rites and the conflict around land use at this site? A year round pool as well as an indoor playground would be such amazing assets to this community. I see some concerns with some of the designs where they do not appear to provide ice level bleachers behind the player's benches. I think this should be a must in the designs, especially when considering how parents can interact with their kids playing hockey. I also feel the curling lounge would be best directly attached to the curling rink rather than separated by a floor. The separation would make it awkward for curlers going from lounge to rink and vice versa if they had to walk trough other parts of the facility to get to stairs. I think the indoor playground should be self contained in its own room. I don't like the gold rush option 3 design for the indoor playground where it seems to be in the middle of common space. Also why isn't there an indoor playground in goldrush option 1? I did not view the presentation and only looked at the concept options drawings. That being said, I did not see any info on O&M cost of this facility. What would be the impact of operating a facility like this on the tax payers? How much more taxes/user fees should we expect to pay if one of the option 3s were built? Why can't we have an option 3 with swimming pool but only one gym? I'm not sure we would need two gyms.	3/19/2021 12:20 PM
17	Indoor playground!!! Indoor year-round pool!!! For the love of god, give these poor kids somewhere to burn off steam when it's -40!!	3/19/2021 11:14 AM
18	Please don't screw this up	3/19/2021 10:55 AM
19	As much as I would like a full time functioning gym and fitness centre, I'm concerned that the Rec Department is once again overreaching. Similar to when they build the original rink/curling rink and intended to put a track and fitness center on the second floor. Please ensure you hire an engineer suitable and capable of drafting plans in an area with permafrost. I'd hate to see ANOTHER of the Rec Departments plans come unraveling.	3/19/2021 10:34 AM
20	Bowling hall	3/19/2021 10:19 AM
21	It would be great to have a BOWLING ALLEY here in dawson. So much family and friends fun times!! Never understood why there isn't one?	3/19/2021 8:01 AM
22	I personally would like to keep costs down, but I don't believe there was a reasonable option there for me and my family. I think a year round pool would be a necessity, as I have a young family and am often concerned with the small amount of time my children get to learn to swim. The current pool only being open 3 months a year is not enough time, and during the winter it would be a huge benefit to have a pool. I would like to see a basic setup with an ice rink, curling rink, and a pool, maybe a climbing wall. We currently have the gym in the school that I believe is adequate for the community.	3/18/2021 11:40 PM

23	Year round swimming pool sauna,steam room. physiotherapy options!!	3/18/2021 11:12 PM
24	My preference is for Gold Rush - option2. I believe this option provides a variety of valuable spaces for recreation - including a climbing wall, and an indoor playground - two facilities this town needs. I do not think this new recreation facility needs to have a pool. The primary goal should be to replace the Art and Margaret Fry Building. Adding a pool complicates the matter and greatly increases the construction cost and O&M cost. The current pool is functional. I do not think a year round pool would get used much in the winter. I also think it is important to keep the recreation center in town. It is more accessible to the community in town, particularly the daycares and school. Having the facility in town provides a warm, safe place for children that need it. A recreation centre located in town adds to the community feel which Dawson takes pride in. Finally, I think that we should be moving away from a driving culture. Having the recreation center out of town would force most users to drive. Having the recreation center in town eliminates the need to drive for some locals, but also for visitors such as hockey/curling teams in town for a tournament, or visitors in town for a conference.	3/18/2021 11:04 PM
25	Put in a squash court. And put this thing on the dome.	3/18/2021 9:27 PM
26	Don’t shut down the Gold Rush RV It’s very very important that the tourists have a place to park thier RV in the summer Build it at the Dome Road	3/18/2021 7:34 PM
27	Year round indoor pool. This time... let's do it! I was raised in a “winter city” and swam 2 -4 times a week my entire youth. (I stood outside in -30, in the dark to catch the bus home - so it can be done.) I have never been much for team sports and prefer less aggressive activity, but as a kid I did take on many different water based sports which suited my nature. Swimming has remained with me as my first choice of activity. After 30+ years, there are only three things I don't like about living in Dawson and one is the lack a year round pool. Summers are too busy to try and shove a 6am swim into (if the youth life guards actually show up and the chemicals are not out of balance). Winters are slower and there's more opportunity to add a fitness routine. It would be nice to see a pool culture built here and see the changes on health and fitness for a very wide range of people. I skated last year for something to do- and I can do it and even can skate backwards, but the fear of falling outweighed the enjoyment. You get to an age and if you aren't into the team sport then its just a danger rather than a joy. I like swimming. Swimming and aquatic fitness are “cradle to grave” activity. Children as young as 6 months benefit from water activity and if the entrance and exit to the pool is built correctly, elders and +50 people can enjoy pain free activity and social engagement (aqua aerobics and water yoga). This can not be said for curling or hockey or a climbing wall. If the change rooms and poolside areas are built correctly, access by all ages and fear of falling is reduced. Pools are the best exercise for pregnant people both pre and post natal. Programs where kids are in their classes and mothers can take a class or take a swim support health, vitality and post party depression avoidance. Swimming builds long, lean muscles, complete flexibility, robust lungs, supported circulatory system and strong joints. It's a completely different kind of fitness and vitality. You can't really damage your body swimming- with the exception of diving and water polo/hockey. This can not be said about other sports. Pools create a warm and enjoyable space for families or friends to gather end enjoy themselves while exercising. Kids are clean and tired at the end of their Sunday afternoon swim. Swimming and aquatic classes are safe, healthy and enjoyable. A year round pool - if built correctly- could support individual use, but also swim clubs like diving, water polo/ underwater hockey, synchronized swimming and speed swimming. Swimming promotes healthy muscle tone in all ages and is a recommended approach to healing injury (that are often from sports like hockey and other contact activity). Many people fall in the winter and a pool is a good way to recover using low impact and water resistance. I know people who have had to move to Whitehorse or points south to do their rehab from surgeries because water is the preferred system. That is a big expense and impact on local employers and families. Swimming could be included in the Robert Service School gym /fitness programs and Yukon Government could pay fees for use thus gaining revenue. Also use by McDonald Lodge. Maybe revenue generation with that too. Being in a warm, large room enjoying a swim or a aquatic class promotes good mental health. It shortens the winters and aids in the fight on depression. Many people live in small spaces, often with many other people. A pool makes you feel like you can spread out and been free for a couple hours. Hockey does not do this- its all brain, aggressiveness and cardio. This isn't for everyone. In swimming you can put on your goggles and ear plugs and be alone in the warmth and be fully supported while you exercise. It’s the best. Swimming and the Red Cross program is an excellent after school activity. Dawson will have qualified pool staff if it is a year round facility (rather than a summer job) this provides good local employment. Many families like to travel and having children (or adults) that are experienced and confident swimmers means safer and more enjoyable trips outside. Same for summer lake trips. Teen and youth recreation can be	3/18/2021 6:07 PM

	built into year round programming adding more activity and non ”team sport” activity. In other northern pools innovative programming included projection of water themed films for kids, teens and adults while people float around on inflatable. Warm, clean fun in winter. Swimming and aquatic programming provides activity for retired people or under employed / seasonal people in winter. So many people move away as you get to certain age and the only thing left to do is go for coffee and take a yoga class. Revenue generation- pools can be rented for events and birthdays. This with a meeting space for cake and snacks, a pool makes the base for a healthy and enjoyable party. Every kid in our community has a birthday ($) and those born in winter have limited options for a kid friendly space. You could contact the Canada Games Centre and see how many rentals of this sort they have. I have rented the Dawson pool twice for a private party. Made for a special occasion. When consultation for the last pool was underway, I suggested a laundry facility as part of the plan. I still think this is a good idea. Many people without running water (both local and summer seasonal) will utilize the pool showers. If there was laundry services at hand, I think parents/ people could be doing laundry while kids are doing activities. They would also sit and eat in the cafe if there was one. The City could lease the laundry facility out as they do the snack bar at the Art and Maggie Fry Centre. Dawson does not have enough facilities for people without water. This is a solution and maybe a small revenue generator and business development. I think the City should lease out a space to the CPMP (healthy Mothers/Healthy Babies programs). This would be good revenue from a federal funded program that is so supportive to families in Dawson. A multi-use facility would be an ideal place for a base for this organization especially if it had a cafe, pool and place for the kids to get wild and run around. We have excellent employment opportunities in Dawson but good winter indoor recreation as well as housing issues makes it less attractive to professionals to move here. Build a year round pool.	
28	The site that has been chosen in downtown Dawson, is totally unacceptable, due to the proven problems of sinking and shifting ground. Having lived in Dawson, my own house went through this. The site by the ballpark off the newer Dome Rd is a much better building site, having tailings and thawed stable ground to build on and room for the addition buildings to be built at a later time. We definitely don’t need another rec centre plagued with problems like what we’re experiencing now.	3/18/2021 3:40 PM
29	If the Gold Rush site is chosen, we must be absolutely certain that the ground is stable enough for the facility. In addition, if the Gold Rush campground is closed and used to build a rec facility, consider offering the Dome Road site to the Gold Rush campground owners if possible. And, where is a sewage treatment plant going?	3/18/2021 2:51 PM
30	With our ageing population, the need for an adequate year round aquafitting is increasing.	3/18/2021 2:15 PM
31	The existing Goldrush campground site is an important tourist attraction. The Dome Road site is more appropriate for a sports "multiplex".	3/18/2021 1:59 PM
32	I understand the initial capital cost might seem prohibitive, but having a long term plan for a multifaceted centre, rather than just "replacing" the failing arena seems wisest to me. If we are investing this much into the town, let's do it right and meet the needs. Having a year round pool will have a dramatic effect on my health and quality of life and I can think of many others who would as well.	3/18/2021 1:57 PM
33	We need a year round pool; it is essential. We live near a River so for safety, children and adults need To understand water safety and that comes From experience in a more controlled environment with coaches, instructors and staff. The current situation with our make-shift Pool that is barely functioning for the few months we have access is deplorable. It’s honestly one of a few reasons I’d consider moving...the lack of (pool) facilities is embarrassing. I’m grateful it’s beginning to be addressed. Without a pool, the ‘new’ facility is a band-aid solution to the need and desires of the community at large.	3/18/2021 12:59 PM
34	Do not support the Goldrush Campground site.	3/18/2021 11:50 AM
35	I think a year round pool for the kids would be a great thing. But personally if there isn’t a fitness centre\gym included in the building i won’t be using the facilities.	3/18/2021 10:58 AM
36	Design should include public showers and laundry	3/18/2021 1:59 AM
37	Need year round swimming pool	3/18/2021 1:30 AM
38	While a pool would be amazing, it is evident that at people complain about recreational option but few use them. I’m often the only one at public skate with my kids, for example. If you build a pool please separate the lanes from the leisure pool. The current pool is freezing,	3/18/2021 12:07 AM

	unpleasant, and the temperature is a big deterrent. Whatever you build it would be great if it worked, period.	
39	I think the location by the dome road would be less cost effective, the ground is so much better then in town, the building will have such a better foundation, the location is also mid central for all of Dawson. Plus you can use the in town lots for future housing as there is such a shortage in that area.	3/17/2021 10:16 PM
40	Under the Dome Road is in walking distance from town, the Dome and Tr'ondek subdivision, Mary McLeod Rd and a good walk or bike ride from Dredge Pond subdivision. In town there is a shortage of space for housing lot's. Saving land for homes rather than recreational. Also the large building will be better supported on the grounds under the Dome Road. There will be room for future expansion.	3/17/2021 10:01 PM
41	I really would like to see future plans for developing racquet sports such as squash, racketball, pickle ball and even indoor tennis. I feel these are sports that are often missing in communities and there is a desire and need. During our long, cold winters it is very beneficial in building a healthy community to have options for indoor sports like racquet sports. They develop specific skills and fulfill needs for all age groups.	3/17/2021 6:46 PM
42	Considering the fact that the dome road site has been mined, I believe that the ground is much more stable than the permafrost in town. Which I think makes it more desirable to avoid the structural problems we're currently having. I also think that I'd like to see the city mainly focus on bringing new activities to Dawson, rather than moving the ones we already have, unless it's financially profitable to do so. It would be nice to be able to swim in the winter, but repurposing that building sounds like a costly endeavor. As a climbing enthusiast, I love that there are plans to bring indoor rock climbing to Dawson, but I find the climbing wall placement on the Gold Rush 2 project dangerous. I find it unsafe to be climbing in a lounging area where people will be walking around, possibly not paying attention to people climbing overhead. I love the idea of multi-purpose rooms. I know a few residents who are eager to organize weekly events but can't host them due to the lack of designated spaces.	3/17/2021 6:26 PM
43	Please don’t let the current owners of the Gold Rush Campground and their buddies determine the future of this community.	3/17/2021 6:22 PM
44	If the mineral rights with Darrell Carey are sorted out I think that the best option for Dawson is to build the Recreation Center at the Dome Road location. However, I then think that the Gold Rush site should be converted to residential lots which would provide at least 20 new lots with very good cost recovery for the city, and most likely even a profit. An RV Park could be put in the north end where the Mud Bogs are, land unsuitable for any permanent structures but would be lovely for camping/an RV park. This would also alleviate the concerns of Dawsonites who worry about how removing the RV park from the downtown core could effect commercial businesses. While I list the Gold Rush site option 3 as my #1 choice for design I would like to see this design at the Dome Road location for the above-mentioned reasons. This is my preferred design choice but if it can't be located at the Dome Road than Dome Road option 3 would be my #1 choice with the following considerations: 1. I strongly feel that two gymnasiums, regardless of the design, is excessive and unnecessary for our small community. I think that one gymnasium would be great and able to meet the recreational needs of Dawson. 2. I am so happy to see an indoor playground in these designs. As a parent of two small children this is something that I really long for throughout the winter, especially on really cold days when outside play is limited. However, i na few of the designs it looks as though the indoor playground isn't a separate, enclosed space. I think it is very important for the indoor playground to be an enclosed room so it's easier for parents to keep there kids contained and to minimize sound travel from the rest of the rec center. I also feel like it's veyr important for this indoor playground to be large enough to let kids get out all their energy! In a few of the designs it looks like it might be quite small. 3. While it may seem like dreaming big to have a year-round aquatic center, I feel it would be amazing for the mental and physical health of this community. I think that a year-round pool would be especially beneficial to children, seniors and folks with disabilities throughout the long winter months. Many people are unable to use the skating rink so this puts big limitations on the available recreation for them during the winter. The low-impact activities that a pool provides would be so beneficial to so many people.	3/17/2021 5:18 PM
45	I attended the very first meeting on the 7th. I am not really in agreement with any of the plans. As a board member of the curling club, we have not been approached to find out our needs as a club. The space provided for the curling lounges are very small and no storage space in most of the designs. As a club, we need storage, and viewing. we have a 100year old pool table that has been with the club and moved. We also carry a liquor licence, which would not	3/17/2021 3:26 PM

	be able to function out of the small spaces designed. Please consult the parties prior to drawing a design. As long as the ground is properly prepared, either location is fine. I do not believe that an aquatic centre is needed in the facility, seems it would only cause more headaches. In my opinion we only need the ice surfaces, but a better design, and maybe one gym if needed. Thanks for listening.	
46	I worry about the safety of our kids around so many rivers and ponds. There is not enough time when the pool is open or the ponds are warm enough to learn to swim properly. If we are going to spend the money to build a year round rec centre it should get the most use possible. Our family will buy a membership for each of us every year for the rest of our lives.	3/17/2021 10:55 AM
47	I much prefer the idea of siting the new rec centre at Minto Park, as presented in the Stantec report.	3/17/2021 9:43 AM
48	The land in Dawson, where the Rec Centre is now and where the proposed site in Dawson is planned (the location of the town campground is) has been proven to be unstable for construction for a large building. Building on swampy ground, is always going to cause issues. How many times has this been proven? The land is sinking and creates problems. Lots of problems over the years. Using the site by the Dome Rd out by the ball diamonds is stable with no risk of sinking or settling, would provide a stable, thawed site to build a Rec Centre.	3/17/2021 4:06 AM
49	Shared washrooms/showers between hockey changerooms is a recipe for conflict. You don't need big showers or washrooms here - two showers nozzles, one toilet, one sink is plenty. Hardly anyone showers in the changerooms currently.	3/17/2021 2:44 AM
50	Please plan a space for the snooker table to stay a part of public rec space	3/16/2021 9:15 PM
51	Important to look at year round use, especially for aquatic centre. I don't use the summer only facility much because summers are too busy. Winter availablity would be amazing! Also want to stress importance of energy efficiency to make them sustainable operating cost in the long run. Worth the upfront cost	3/16/2021 8:42 PM
52	I think the Dome road option is more central and allow more people to access it easily. (We often see a lot of car parked everywhere when there's hockey practice). I aslo think that to have that kind of building in town would disfigure it, a big bloc, I'm not sure people living around would be happy to have that in front of there place. I know I wouldn't. I choose option 3 because the thought of having a year around swimming pool would be awesome. As a last comment, I would find it really interesting to add a bouldering gym with the climbing wall.	3/16/2021 4:47 PM
53	I would suggest the addition of at least 1 squash/racquetball court, please and thank you!	3/16/2021 12:37 PM
54	Parking space is so limited downtown, as is room for outdoor space activities like the Gold Show. And that will negatively impact residents, especially in the winter when the streets are narrow and people leave their vehicles running outside the rec centre.	3/16/2021 10:05 AM
55	thanks for everything you guys are doing	3/16/2021 12:35 AM
56	I missed whether there was adequate seating area for arena spectators. Why has there been no opportunity to provide more detailed feedback. The options seem like they're already pre-packaged. I hope we end up with something that suits our community needs.	3/16/2021 12:31 AM
57	I would not be supportive of any of the options for the goldfish campground site as I don't think the balance of amenities and access for ALL of Dawson is good. Even a facility that had more amenities in the townsite would result in increased traffic. I don't think that encouraging increased vehicle traffic in a downtown area is a good step forward for the transportation planning for our community. We already have significant parking on street from the existing rec centre and I know of at least 2 people who drive less than a block to the arena because it is more convenient when transporting children and sports equipment. I think this will be at least as bad if not worse for any new facility, b ut having the facility out of town will provide better options for parking and congestion management. Providing a dedicated walking/cycling path from the downtown area to the dome road site would be a much better option in my opinion for those people who would walk or cycle to the new facility. Having the site out of town would also make it a much more accessible space for the future residential development plans out of the historic town site. encouraging population growth out of town would result in more people travelling into the town to use facilities and so add to congestion. Being outside of the historic town site would also allow for a more flexible approach to architectural design at a lower cost because of the cost savings on groundworks and engineering associated with better building conditions according to the geotechnical surveys. The concept ideas for the dome road option	3/15/2021 11:05 PM

	3 (with the most amenities) is a great starting point, I would suggest some differences in layout, particularly around the layout of change rooms and would suggest the inclusion of a soft play area that could be used as a creche facility for parents so that they can use facilities while their children are cared for. Some outdoor gathering space, perhaps on a rooftop would also be nice for use in the summer months. The fitness centre we currently have is already too small for our community so having at least double the space is essential for housing the equipment necessary for a good quality gym/fitness centre. The inclusion of a multi-purpose indoor space that can be used for everything from yoga to circuit training is a great idea, as is the climbing wall. I know a good number of people who would use a climbing wall and if it had bouldering and soft landing that would be even better and make it a more flexible amenity. I also think it is important to include a year-round pool and wet facilities. I would again suggest some layout changes when it came to final designs but essentially having them more closely associated with the change rooms would be preferable. I also think including a few spaces that could be utilised by physiotherapists, massage therapists, beauty therapists etc would provide a good revenue stream for the city. As a therapist, I would lease a reasonably priced space in a full amenity recreation centre to be able to help people access services in a convenient way. I can't say strongly enough how important having the whole range of services suggested in concept 3 is forth the wellbeing of the community and the be able to support our growing population. I also can't say strongly enough how much I think having this facility inside the historic townsite is a mistake. Being out of town will give greater opportunity for development and future growth as well as making the most of the opportunities for renewable energy production.	
58	I have lived in Dawson now for over 4 years and have heard countless residents wish that the swimming pool was year round. I myself used to be an ardent swimmer and loved the physical and emotional health benefits of aquatic fitness and the steam and sauna facilities. As a registered nurse, I must say as well, that the aquatic facilities (pool, sauna, hot tub) would provide a huge health resource for physical wellness and rehabilitation (physiotherapy) for this community. I cannot emphasize enough how much we need a recreation facility that includes full aquatic facilities. As a resident and health professional, I would be overjoyed to have this resource available to us all! Thank you! Fingers are crossed! :-)	3/15/2021 8:19 PM
59	TOWN LOCATION IS RIDICULOUS! DO NOT USE THIS LOCATION. IT WOULD BE GREAT IF WE HAD A FACILITY THAT ACTUALLY WORKED IN ALL ASPECTS!	3/15/2021 8:17 PM
60	Do not want to see it built in the middle of town. Better suited with the outdoor activity space at the bottom of the Dome	3/15/2021 4:57 PM
61	with a ball diamond and soccer field already at the crocus site, it makes sense to keep everything together.	3/15/2021 1:44 PM
62	I prefer the Dome location as the intown would remove the RV Park which brings in revenue for local business.	3/15/2021 1:36 PM
63	I don't believe it's necessary to have more than 1 basketball court in the new facility.	3/15/2021 1:39 AM
64	Dawson is a growing community, and as such the location should be one that we can grow into- which is the Dome. A large recreation facility at Gold Rush will be out of place amongst all the homes and can only be built a certain size- there is no room for growth. I believe that accessibility to the Dome location can be thought of after by way of carpooling, shuttles and school buses for kids. Many people living in and around Dawson own cars- or snowmobiles for winter and walking biking in summer. For those who cannot walk such as seniors and kids there is room for a shuttle service to be put in place, or run programming directly after school and school bus the kids out there. It is imperative for the gymnasium space to be able to have dance/fitness/yoga classes. A sprung floor (at least over some sections) would be preferable. Making sure the double gym can be adequately divided so that sound doesn't travel is necessary. Should have a sound system. One side of mirrored walls is also a must. Otherwise a separate large studio space should be considered. Trying to condense viewing areas for the arenas into one would be great social activities. Love the idea of an outdoor patio. Definitely the indoor playground is necessary for families. I think if budget allows, an aquatic centre would be heavily utilized year round. Considering that we have a pool only in summer that is barely ever open, might as well cut our losses and build something that works and can be staffed. I love the idea of a climbing wall, but it might invite issues with kids if it is near a play area. A non supervised climbing wall wouldn't be safe, but it's unsustainable to have it supervised all the time. A hot tub/sauna/steam room situation, even without a pool would be awesome for the winter months!!	3/15/2021 12:26 AM

65	The design of the facility should take into account first and foremost replacing the existing winter use facility. Designed to function efficiently and Can be used to there full potential without creating unaffordable user fees in a small community.	3/14/2021 4:40 PM
66	two different court options (soccer and basketball)	3/13/2021 10:39 PM
67	I feel if the new facility is constructed and placed at the existing Gold Rush campground location, it would drastically reduce and effect the communities strong tourism industry. It would also reduce the potential opportunities for local businesses, which is the heart of the community.	3/13/2021 8:53 PM
68	I really don't see how the gold rush campsite layouts would fit.. where is parking?	3/13/2021 4:02 PM
69	Year round pool and hot tub essential! (Sauna and steam room not necessary) Climbing wall great addition. Location would be best central in town so majority of kids/people can walk to/from. However I worry about stability of ground at Gold Rush site	3/13/2021 2:30 AM
70	Thank you for providing us with a new facility. Living here for 22 yrs and winters included. Please I beg of the powers that be.. to put a year round pool in. Please	3/12/2021 11:47 PM
71	I would love to see an aquatic centre in Dawson. It is very important to me that my children learn to swim and we would use this facility often. An indoor play room would also be very useful, especially during our long winters!!	3/12/2021 10:52 PM
72	There are many people in the community that would love to see a squash quart in this rec centre! Please consider this!	3/12/2021 9:13 PM
73	Year round swimming pool Will help people so much more then an indoor gym	3/12/2021 8:53 PM
74	Thanks for allowing my input	3/11/2021 8:51 PM
75	I feel that the Dome location is the best choice for the future and expansion of Dawson City. We also have are soccer field and baseball field beside that location. It's the true central are of are community when considering Dome,C4, Bear creek and downtown.	3/11/2021 8:20 PM
76	Hello and Good day, I am pleased to hear about this project. The facilities I'd like to see are as follows; A gymnastics set up -a spring board floor -rings -vault -trampolines An area capable of teaching professional dance. We have a few year round residents, that are professional dancers, and we also have many seasoned damcers as well. Thank you for your consideration, Thank you for this opportunity. God bless you and your team	3/11/2021 8:09 PM
77	Being surrounded by rivers makes it even more important to have exceptional aquatic services here in our community !!!!!	3/11/2021 7:57 PM
78	Working in the tourism industry I see the high value of having a campground in town, as well that it is always at capacity. We are a unique tourism town with a casino, people need a walking campground with services to spend their money. Having the rec centre outside of town will be closer to the new Dome subdivision, as well to Henderson, Rock Creek, Bear Creek, Dredge Pound, C4, Dredge road, South end of town. Then the old rec centre, pool and current fitness centre will open lots and opportunities for new developments. Right now with the rec centre in town people are driving there and the roads around it are full of vehicles, even people living close are driving(and they have to carry their big ice hockey bags). You can see in the evenings how the parking is too small. Knowledge is showing that the ground is way better in the dome side(and sustainable), we should not make the mistake twice for the bad ground. If this Centre is there for the next 50years and with a growing population let's have option #3, it will be well use and then more expensive to build a third rec centre...	3/11/2021 2:28 PM
79	Why is there no running track on the done road option?	3/11/2021 1:06 PM
80	Go big or go home put it all in one area crea lots of room in town for future development	3/10/2021 7:48 PM
81	I see 2 gymnasiums in some of the plans. Could we consider adding racquetball/squash courts instead. We already have gyms at the school and we could use new activities that we don't already have. Especially for people that don't play hockey.	3/10/2021 5:20 PM
82	If we put it in west Dawson maybe the government will build us a bridge!	3/10/2021 4:35 PM
83	No room for a squash court or half tennis court?	3/10/2021 3:31 PM
84	My concern is that there is a lack of long-term planning for the vision we are trying to achieve	3/10/2021 3:23 PM

	for this "centre". In my view, the scope of work for this project or the concept development should prioritize the development of a long-term "hub" of recreation rather than a discrete centre or facility. In this way, the in-town location is not suitable. The Dome location offers the potential to not only actually offer the parking requirements necessary for the facility, but also the opportunity for growth. The proximity to the river and existing walking trails into town, and the potential to connect to walking trail networks on the dome (including existing cross country ski trails) and farther south into the Klondike Valley offers incredible potential for a recreational hub in this community. Furthermore, Dawson is only growing and this growth is likely to keep creeping outside the historic downtown core into areas adjacent to or near by the Dome site. In the long run, this location is much more likely to serve the majority of the community even though it is farther from downtown. On top of all this, there is significant apprehension (as I am sure has been evident by now) in the community in regards to ground stability and the failures we face with our existing facility. While feasibility studies may indicate suitable ground conditions (with modifications) to the existing Gold Rush site, I would suspect the selection of an area free of permafrost altogether, such as is offered by the Dome site, offers a level of security and peace of mind to residents and builders alike. In summary, I urge the concept developers to push the City of Dawson to consider the need for a recreational "hub" with potential growth rather than a discrete "facility". Additionally, while the site selection decision is for Mayor and Council, I urge the concept developers to consider resident apprehension to ground stability as a significant factor in what is conceived as a "suitable" site for consideration. Thank you for your efforts, this is not an easy task.	
85	Obviously, cost is a huge factor, both in construction and ongoing maintenance. However, if this is a facility that will be built with the long term vision of Dawson, the importance of access to a proper fitness and aquatic centre cannot be overstated. If properly executed, the centre would be a massive boost to our community's year-round recreation possibilities ands would be a facility that we can all be proud of. I would love to see a bold step taken to achieve this, but understand that it may not be possible.	3/10/2021 2:20 PM
86	I love the idea of a year round pool. I know that it will get more use in the winter then it does in the summer and create more job opportunities for students in lifeguarding. Having everything in one space will enable families to enjoy the facility.	3/10/2021 12:43 PM
87	I hope there is another survey for the location debate! I live south of the klondike and I felt I had no input on the location decision based on those questions in this survey!	3/10/2021 12:07 PM
88	This survey is ridiculous just like every other survey that has come in past few years. Why did I have to rank every option from one to six when I didn't like any? Why are you trying to build a facility that we will never be able to afford to maintain? Why not build a basic arena/curling rink that has the ability to be built onto in the future if needed.	3/10/2021 11:41 AM
89	Although I love the idea of having a aquatic Centre attached to the new Rec centre it just does not seem feasible for our town and I do not understand how the city would handle the upkeep and running of it when we haven't had our regular operational for 2 years now. It seems extra and I would rather have a reliable Rec centre that meets what the community actually needs and the city is able to manage the upkeep well.	3/10/2021 11:16 AM
90	Maybe a football/soccer field	3/10/2021 12:29 AM
91	The year around swimming pool (+sauna) are the most needed facilities in town. If there is such a big project going to be planned, let include these for sure.	3/10/2021 12:03 AM
92	Considering the different reports by Tetra tech and Stantec that have been published regarding the 2 different sites, it seems obvious that the Dome road site is a better location for the next Rec Centre. Having the Rec Centre outside of town seemed to also have been largely approved by the community from what the report says about the engagement survey done by the city about this question. It would reduce pollution in town because of the number of vehicles idling in the winter over there. Plus, it will make it more accessible to the numerous (and future) subdivisions south or east of town. I actually just drove by the actual Rec Centre after viewing the meeting tonight and the parking was full and overflowing on 4th and 5th Avenue. I recognized a lot of vehicles to be people I know that live in town. It is obvious that hockey players come to the Arena with so much gear that it makes it much easier to drive over there. The Gold Rush site is too small and I believe having such a big building in a more residential part of town would ruin the views and peacefulness of the people living along 4th and 5th avenue. Going with option 3 of the dome road site makes it great to have year round facilities including the pool. Then, the lots of the old Rec centre and the pool can be sold or leased to bring an income to the city. Those could be multi residential lots to also improve the	3/9/2021 11:32 PM

	housing situation in town. It's a win-win situation! That could also mean that the Gold Rush campground could remain where it is as there would be plenty of housing lots available then. It is not worth kicking a good profitable business for town out when there is that perfect empty space at the bottom of the dome to build the Rec Centre. Also, the current fitness centre can also be re-purpused and create another income of lease or rental of the building. We have to ensure in the new Rec Centre that the fitness centre needs to be a bit bigger than the current one as it can be quite busy in there at the rush hours. It also needs a higher ceiling to be able to do proper exercises. Also, just as a thought, maybe the curling rink and the hockey rink could be side by side in the new building to avoid having two separate non-heated spaces in the building? The fact that every option has them separated by a heated section makes it probably harder to heat the space. Having the two rinks closer would probably improve the projected heating costs of the Rec Centre. The bigger Dome road option might be more expensive, but it is worth doing it all good now, on solid ground where there is no permafrost, instead of repeating the same errors that have been made with large buildings in this town. I am fairly sure that there is room in the Federal and Territorial governments to fund this kind of project. Recreation is important. Also, the room for future development is important and the proximity of exterior baseball and soccer fields at the bottom of the dome road make it a perfect location. I work outside of town and in the summer, on my way back from work, I see kids playing in those fields litteraly every night. And there are no vehicles in the parking lot. Proof that kids who want to participate in recreational programs can walk or bike to the bottom of the Dome road for it. I laughed in one of the reports because they said that if they close the Gold Rush campground because they want to put the are Centre central, RV'ers would have to stay at the campgrounds outside of town and it's "only" 3.5kms from town. So tourists with no vehicles other than RVs that are probably hooked up and leveled for the night (mostly retired people we have to say) are going to be told that they can walk to town because it's not that far but locals are told they can't walk to the bottom of the dome road for Recreation because it's too far when in factx, if someone leaves from the far end of the North end of Dawson, it's not even 3kms to the Dome Road? Isn't that ironic? I am going to stop now as I could keep going but I feel the main points I wanted to bring are there. Thank you for listening to the residents of Dawson and it's surroundings and hopefully going with the best option in the end.	
93	I think one thing I would consider is the usability if the center is in town. If attendees of the intended rec center were already prone to driving to town for its use, and that's something that is being considered anyways, to me, it makes sense that in town would be a viable option. Especially for kids who are getting out of school, who might want something to do that doesn't rely on their parents. As for parking, perhaps the old rec center could be used as such? I think it's going to be a while before tourism becomes a trophy holder for income for the city, and with the increase in mining, development is well on it's way. It's especially important to consider folks in West Dawson who already have an arduous task of travelling to town in the winter, and having an in town access to showers is important also to consider. Another idea to consider perhaps, is the existence of a fitness center already? Perhaps that could be used to make room for more access to parking for those less abled. Much to think about, I think this is a huge asset to this community and I can't wait to see what happens. Kayla	3/9/2021 9:52 PM
94	I asked both questions at the engagement meeting, but I want to emphasize my concern around two areas, namely the community's child-aged population: 1. The playground space is currently designed as a very small indoor playground to serve a handful of 5 -10 year olds at a time, however, a tremendous need is a warm, dry play space for early years children aged 0-4 and their parents/caregivers to get together and provide social and age-appropriate play opportunities given that children aged 5 and up, while definitely also in need of a warm, dry playground, do have recreation options available. I would strongly advocate for the inclusion of a much larger, dry space/playground that can accommodate children from 0-10 years of age. 2. The Dawson's non-for-profit daycare, Little Blue, is currently housed in an unsuitable, small, and failing building (heat, foundation, space etc.) with a waitlist as big or larger than the current capacity of children they can offer care for. Given the proposed population growth come 2040 and with consideration to the tremendous funds being requested, it would make sense to consider the inclusion of a daycare space that either Little Blue can lease from the City or other. This gap in service has been worsening year-to-year with the increase in babies born per year and the static cap of daycare availability to families. I would encourage the revisitation of a daycare space as a way to meet the needs of families and their kids with an opportunity for reliable and suitable daycare space. 3. One item that surprised me was the seeming non-assessment of whether our community's taxes could support the proposed facilities, whether via maintenance, utilities or staff. I would assume before any concepts are offered, this is taken into primary consideration in order to ensure offering of a realistic facility, not only in terms of site feasibility, but longterm costs. 4. Finally, what intent is there for timelines and if	3/9/2021 9:49 PM

	the Goldrush site was used, what would happen with recreation for the duration of the build? Thank you for your consideration!	
95	I think the Do e Road is an excellent location, ore room for additional amenities etc. Whereas the campground you are limited, I also think the campground is important for all the tourists that come to our fair town	3/9/2021 9:47 PM
96	I passionately believe that Dawson's kids (and us adults) would benefit greatly from a year round swimming pool, the younger that kids are when they learn to swim and be comfortable in water, the safer they will be for the rest their lives around water. It is extremely good exercise for everyone and can be enjoyed in all seasons with the right facility. Thanks	3/9/2021 9:42 PM
97	I am hoping that this happens. However I do hope that the groups involved in this decision make sure to make a decision that benefits the community. I also want them to make the correct decision for location as the town has a history of making rushed decisions and regretting it in the end. Thanks for all that you do.	3/9/2021 7:39 PM
98	Lap pool with depth for diving so that younger persons can get certifications	3/9/2021 7:12 PM
99	All options with the swimming pool are absurd. It is irresponsible to consult the community about facilities that the City is in no position to afford to build or even more importantly... to operate. I am shocked that you are wasting people's time and raising people's hopes up yet again in this way. WHY ARE YOU SETTING YOURSELVES UP FOR FAILURE?????????!!!!!	3/9/2021 5:47 PM
100	I would love if I could roller skate in the gymnasium. Can this happen?	3/9/2021 5:44 PM
101	I think option three regardless of location should be prioritize. Our youth are struggling and need more winter indoor recreation spaces where they can partake in healthy physical activities. Our community needs a year round swimming pool/aquatic centre and we should prioritize this in the new facility. I have heard many youth speak to needing more gym time and increased gym spaces for recreational sports such as basketball, so by offering larger recreational spaces in the new facility to have more gym time would benefit the community and youth greatly	3/9/2021 5:25 PM
102	Being honest I found this survey very poor. Maybe I have misunderstood and I am ahead of the project and there will be another survey later? I was not fulfilled at all after completing the survey. I was expecting Many questions about do you drive, walk, bike?, do you want this center to be like the CGC where you can hang out and eat dinner with you family on a late night playing sports?, if built on dome road will there be a cross walk to cross the hwy or will there be a path along the base of crocus? Will the baseball diamond washrooms be removed? How will this affect Transnorth helicopters? There is many questions left unanswered. I am currently living in whitehorse for this winter and I have noticed alot of issues with projects being built around the city but not fully thought out. Yes Dodge and the yukon in general are growing quickly but I would hate for something that can change the future of dawson in the youth through sport to be ruined by ill planed projects. I am not concerned with any of the data presented i am concerned with the lact of voice from the people on Dawson's biggest investment ever!	3/9/2021 3:25 PM
103	just don't build this in the town... go make an engineered pad outside of town.	3/9/2021 3:03 PM
104	There's a strong need and desire for a year round pool in Dawson	3/9/2021 2:33 PM
105	I personally think that having the fitness centre and the two gym spaces would be a huge asset to our community. I am somewhat worried that the O&M for a swimming pool and the staff requirements would prove to be too expensive. My one caveat about having the facility in town, is that the school uses the rink frequently in the winter. If the school can accomodate using the facility if it is at C-4, I would be more supportive of having it out of town.	3/9/2021 2:28 PM
106	Absolutely no shared bathrooms and showers in arena dressing rooms. They are problematic and inconvenient at best as well as unsecure areas at times. I have been in arenas with this setup elsewhere and no one likes them. Absolutely no!	3/9/2021 2:16 PM
107	Since its construction, the current pool has had ongoing maintenance and mechanical problems, which have been patch-worked to a barely functional level. The hot tub is rarely operational. The facility is expensive to operate for a brief and unpredictable season. A new facility without the incorporation of a year-round predictably available pool would be a mistake. On a further note, a high quality canteen would promote the usage of the new rec facility, encouraging it as a meeting place and community hub. Lastly, there has been a shift towards	3/9/2021 10:55 AM

	family tourism in Dawson with notable use of the bike trails by visiting families. A fully enhanced and functional facility, clearly visible at the entrance to town, would facilitate this shift towards healthy living.	
108	Unless this fitness center has a year round pool, what's the point? Also, your survey was not very clear.	3/9/2021 8:41 AM
109	Dome road location will provide more room for the amenity as well as parking. The fields, baseball and soccer will be close by so those will be accessible a lot easier having all of our recreation in one easy location! That’s just how see it as a family and community member!	3/9/2021 12:37 AM
110	There is a growing need for dance spaces in Dawson. I'm wondering if this is something the City of Dawson is aware. As SOVA and KIAC and the Rec center are having a hard time meeting all the needs of the dance and performance programming.	3/9/2021 12:14 AM
111	I would like to strongly encourage and support the inclusion of the full aquatics areas and amenities. I have heard many residents speak to how much they wished we had a year round pool. Furthermore, it would provide significant resources for those requiring physical therapy. Thank you	3/8/2021 11:27 PM
112	We don't need to build this facility in town. The area you have selected in town will just be as bad for ground movement as what we have now. We also don't want to take away the RV Park because this brings tourist dollars into our community and and sustains the economy. Yes building out of town may make people walk a little further for those who do walk. But being at the arena everyday during the season most people drive to drop their children off and themselves to use the facility. One thing to keep in mind is a place for kids to play mini sticks. Pre covid times the hall way at the arena are filled with kids play mini sticks. Great to see but does interfere with other users getting to the dressing rooms. Having all of our recreational structures under one roof will see more usage, especially the pool. When parents drop their kids off for activities the parents can now stay for that hour and use facilities, not just drop the kids off and go else where.	3/8/2021 10:51 PM
113	partner with Husky Bus to offer shuttle services to the dome road option	3/8/2021 10:25 PM
114	Put the facility on the dome road where slinky mines was	3/8/2021 10:13 PM
115	No need to take out the gold rush campground if you can build below the dome	3/8/2021 9:43 PM
116	Dawson is in desperate need for year round aquatic facilities - ie. pool, showers, sauna, steam room, hot tub. Must also note that for the significant population of Dawsonites that live off-grid/without running water, access to public showers/bathing is a MUCH needed necessity. Especially during a global pandemic like COVID-19, where cleanliness is highly recommended/mandatory, we need proper access. It’s been over a year now that the gym showers and arena showers have been closed, and I’m experiencing unrest, discomfort and annoyance about the lack of bathing facilities in town within my peer network.	3/8/2021 9:36 PM
117	I believe the dome location is certainly the best option. Close to soccer field and baseball. More inclusive for out of town dwellers. Leaves possibility for every lark to stay open, which is extremely important for tourism!	3/8/2021 9:13 PM
118	The Dome Road site will anchor the town in a way gold rush can't.	3/8/2021 9:00 PM
119	Year round potential for recreation activities such as swimming pool, sauna , gym , rock climbing , racing track , space for classes of all sort and really all the option possible would benefit our community on a year round base but specially in the deep of winter. All Individual / family will profit from such a construction in a very positive way . The outcomes could change many life and keep our community active year round and save many people from seasonal depression and lac of physical activities !! As a young adult that recently bought property here in Dawson I could see myself and family needing such beneficial center . This would be an asset to this beautiful community	3/8/2021 8:32 PM
120	The lap pool seems extremely short. It would be preferable to have a longer pool to accommodate adult lap swims and teen swim club, not just kids swimming lessons.	3/8/2021 7:21 PM
121	Please just have it a functional year round building.	3/8/2021 7:11 PM
122	THE GOLD RUSH CAMP GROUND PLAN IS A DISASTER WAITING TO HAPPEN THE MAIN REASONS BEING THE LOCATION,ITS NOT BIG ENOUGH FOR FUTURE	3/8/2021 6:31 PM

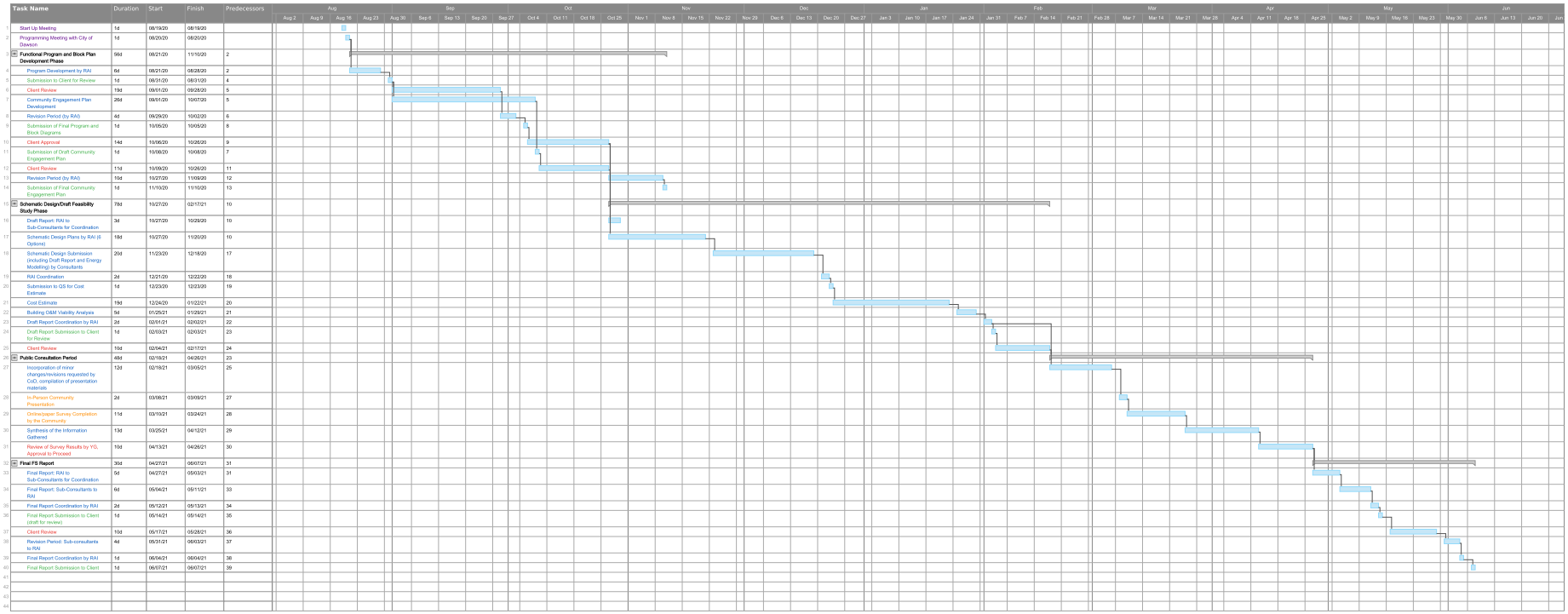
	EXPANSION AND ALSO THE GROUND IS JUST NOT SUITABLE ASK ANY OF THE CONTRACTORS	
123	An indoor walking track and a useable swimming pool for adults would provide a huge increase in my quality of life as a person with multiple chronic illnesses. Somewhere inside, with even ground, to walk in the winter and somewhere year round to swim and float is a literal dream come true. The idea of a patio to lounge on is also lovely. It would be so neat to have a public patio to hang on that isn't attached to a bar!	3/8/2021 5:18 PM
124	Why the need to put them all together? Why is the Aquatics so small? Short, too few of lanes. WHY when Whitehorse got...ya, I know, flipping spoiled!!! Too big of a splash pool with no surrounding deck for the kiddy pool. GET it away from the Hot Tub. In fact, get rid of the Hot Tub...bacteria stew!! EWWWW!!! Canteen is too small. Look at the current and it is considered too small!! Go to NAIT main Campus for a good example of change/shower rooms. PLEASE!!!!	3/8/2021 5:01 PM
125	We need @ least 3 curling ends to be able to hold bigger competitions. The Watson lake facility is similar to what we need.	3/8/2021 4:35 PM
126	A commercial grade dish sanitzer for the canteen!	3/8/2021 2:30 PM
127	Please make the new arena look like it fits into the town, so it's not just a giant warehouse . Accessible walking paths from town are important. Properly developed plans so we can actually use the space all year, unlike our current pool. A much larger fitness center would be great.	3/8/2021 1:29 PM
128	None of those facility plans are very good. There seems to be a lack of regard for spectating, specifically with curling and hockey. Having a nice warm space to observe is just as important for mental health as actually playing. This has the potential to be a safe place for people to go hang out. We need to make it more accommodating for that part. Curling rink and hockey side by side, with a heated, vestibule/hallway between them (for example) with windows on both sides so you can sit and watch either activity. Anyways, I'd get some more blueprint options if I were you.	3/8/2021 12:39 PM
129	A space for dance classes would be great, a large, mirrored, space with suitable flooring.	3/8/2021 11:49 AM
130	Given the current conditions of the 20 year old pool, rec center, and waterfront building, it is imperative to have qualified staff to maintain this new facility. Maintenance schedules needs to be strictly followed to ensure fire alarm/sprinkler systems are tested and operating correctly, filters routinely cleaned and replaced in air handling units to provide clean air, door closures to be reset during seasonal temperature differences so someone doesn't lose and arm, chemical usage and storage so that the pool can be operational and not rust out structural components. Gym equipment maintenance according to manufacture's specs to achieve maximum life span, etc, etc etc,,, It is very obvious that the city lacks in caring and maintaining equipment and components in every building they own, thus paying for huge, avoidable emergency expenses. Do not build it unless you have the assets to maintain it.	3/8/2021 11:44 AM
131	I believe that not only is it important to have a "Rink" but additional gym space for organized sports is lacking in Dawson. We were unable to use the only other gym at the school due to covid and all sports other then hockey have been axed. No soccer, basketball or volleyball. I know Hockey and skating are Canadian past times but we need to have options other then those two very specific things. Also I believe as this community expands the Dome options are better for future development closer for the expanding dome and C4 subdivisions. Option 2 at either location would be the best in my mind. An aquatic space would be great but i dont believe Dawson at this time as the population to make it work at the costs. I really hope that the typical lowest cost option as we see so much in Dawson is used.	3/8/2021 11:42 AM
132	Indoor play area for daycares is essential. ALSO, thought should be given to including a spot for a daycare -- there is currently a massive shortage in daycare spots and a new facility is needed. A daycare could be a reliable tenant -- and meet massive community need -- for an upstairs space.	3/8/2021 11:35 AM
133	Sauna/steam room is a breeding ground for germs if not cleaned frequently and correctly. Also limited number of people able to access at one time. A hot shower in the locker rooms should be adequate enough. Is the pool strictly a lap pool? It needs to be deep enough to dive in from the deck so certification can be done...minimum 2.75m depth for at least 6m length or whatever the current requirement is. Gold rush site has no parking and street parking would take up current residential street parking, increased light and noise pollution and air pollution in	3/8/2021 11:27 AM

	winter with vehicles constantly idling. Few would park at the potential parking lot where current rec centre is. Would wifi be available for no fee public use. Dome option needs to address possible traffic issue with downhill curve coming down Dome road as people tend to speed around that corner	
134	Please do not back out of any plan including a dedicated space for indoor playground. This desperately needed along with year round pool.	3/8/2021 11:08 AM
135	Build for the future growth of population. Within the next 50 years the growth of the City will be out on the Dome location area.	3/8/2021 11:05 AM
136	The Goldrush property clearly has limitations in terms of space available for future growth, and the ground characteristics are duplicates of those where the present rec centre is located. It is folly to think that moving the rec complex a block north of its present location will result in better ground conditions, and the result will be another complex that is plagued with stability problems. Additionally, there is a public petition demanding that the city choose a better location for a potential rec complex and/or housing on the property.	3/8/2021 10:44 AM

Appendix F
Project Schedule

499 YG CoD Rec Centre - Internal Schedule

499 YG City of Dawson Recreational Centre FP & FS - Detailed Schedule (Revised 2021 03 31)



	Task Name	Duration	Start	Finish	Predecessors
1	Start Up Meeting	1d	08/19/20	08/19/20	
2	Programming Meeting with City of Dawson	1d	08/20/20	08/20/20	
3	**Functional Program and Block Plan Development Phase**	56d	08/21/20	11/10/20	2
4	Program Development by RAI	6d	08/21/20	08/28/20	2
5	Submission to Client for Review	1d	08/31/20	08/31/20	4
6	Client Review	19d	09/01/20	09/28/20	5
7	Community Engagement Plan Development	26d	09/01/20	10/07/20	5
8	Revision Period (by RAI)	4d	09/29/20	10/02/20	6
9	Submission of Final Program and Block Diagrams	1d	10/05/20	10/05/20	8
10	Client Approval	14d	10/06/20	10/26/20	9
11	Submission of Draft Community Engagement Plan	1d	10/08/20	10/08/20	7
12	Client Review	11d	10/09/20	10/26/20	11
13	Revision Period (by RAI)	10d	10/27/20	11/09/20	12
14	Submission of Final Community Engagement Plan	1d	11/10/20	11/10/20	13
15	**Schematic Design/Draft Feasibility Study Phase**	78d	10/27/20	02/17/21	10
16	Draft Report: RAI to Sub-Consultants for Coordination	3d	10/27/20	10/29/20	10
17	Schematic Design Plans by RAI (6 Options)	18d	10/27/20	11/20/20	10
18	Schematic Design Submission (including Draft Report and Energy Modelling) by Consultants	20d	11/23/20	12/18/20	17
19	RAI Coordination	2d	12/21/20	12/22/20	18
20	Submission to QS for Cost Estimate	1d	12/23/20	12/23/20	19
21	Cost Estimate	19d	12/24/20	01/22/21	20
22	Building O&M Viability Analysis	5d	01/25/21	01/29/21	21
23	Draft Report Coordination by RAI	2d	02/01/21	02/02/21	22
24	Draft Report Submission to Client for Review	1d	02/03/21	02/03/21	23
25	Client Review	10d	02/04/21	02/17/21	24
26	**Public Consultation Period**	48d	02/18/21	04/26/21	23
27	Incorporation of minor changes/revisions requested by CoD, compilation of presentation materials	12d	02/18/21	03/05/21	25
28	In-Person Community Presentation	2d	03/08/21	03/09/21	27
29	Online/paper Survey Completion by the Community	11d	03/10/21	03/24/21	28
30	Synthesis of the Information Gathered	13d	03/25/21	04/12/21	29
31	Review of Survey Results by YG, Approval to Proceed	10d	04/13/21	04/26/21	30
32	**Final FS Report**	30d	04/27/21	06/07/21	31
33	Final Report: RAI to Sub-Consultants for Coordination	5d	04/27/21	05/03/21	31
34	Final Report: Sub-Consultants to RAI	6d	05/04/21	05/11/21	33
35	Final Report Coordination by RAI	2d	05/12/21	05/13/21	34
36	Final Report Submission to Client (draft for review)	1d	05/14/21	05/14/21	35
37	Client Review	10d	05/17/21	05/28/21	36
38	Revision Period: Sub-consultants to RAI	4d	05/31/21	06/03/21	37
39	Final Report Coordination by RAI	1d	06/04/21	06/04/21	38
40	Final Report Submission to Client	1d	06/07/21	06/07/21	39
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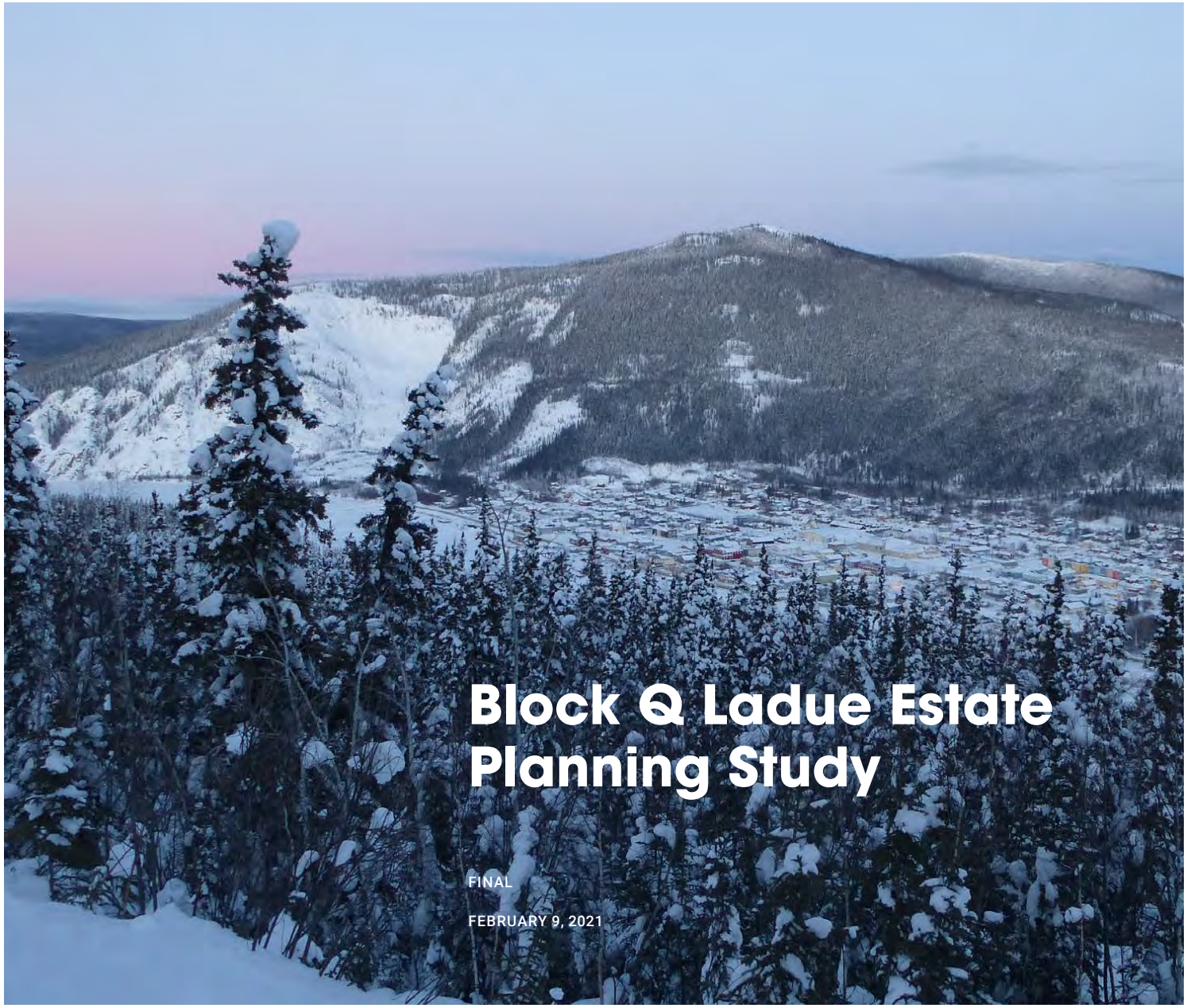
PREPARED FOR: CITY OF DAWSON // PREPARED BY: STANTEC CONSULTING LTD & VECTOR RESEARCH



Block Q Ladue Estate Planning Study

FINAL

FEBRUARY 9, 2021

CITY OF DAWSON BLOCK Q LADUE ESTATE PLANNING STUDY

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Prepared by _____
(signature)

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Prepared by _____
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Amanda Haeusler

Reviewed by _____
(signature)

Lesley Cabott

Table of Contents

1.0 INTRODUCTION

The City of Dawson, like all local governments, constantly endeavors to deliver an optimal mix of municipal and planning services to its residents with a finite amount of resources. Not only must the City of Dawson deliver water, sewer, solid waste and recreational services on a day-to-day basis, the City must also prudently manage its assets and plan for future growth for the benefit of all Dawson community members.

Key among the City of Dawson's assets is a complete 'city block' of undeveloped land located within the Historic Townsite Boundary and outside of the Downtown Core, as defined in the City of Dawson's 2018 Official Community Plan. Block Q of the Ladue Estate is comprised of 20 lots and is bounded by Duke Street to the north, York Street to the south, Fifth Avenue to the east and Fourth Avenue to the west. The area of Dawson City surrounding Block Q can generally be described as residential. The residences surrounding Block Q are serviced with in-ground water and sewer infrastructure. As such, existing water and sewer services are proximate to the 20 Block Q lots.

Use of the Block Q site is currently granted exclusively to Gold Rush Campground Ltd., an entity incorporated under Yukon's Business Corporations Act, under the terms of a lease with the City of Dawson. The first 10-year campground lease was established in 1984. The term of the current lease is 1 October 2017 to 30 September 2027. The City of Dawson invoked paragraph 6.02 (e) of the lease in June 2020: Either party may terminate this lease agreement by providing two (2) years notice of termination in writing.

The City of Dawson has hit pause on the campground lease as part of its efforts to prudently manage its assets and plan for future growth for the benefit of all Dawson community members. This report presents the planning study team's assessment of the economic and social factors to be considered in the determination of the highest and best use of the Block Q site by the City of Dawson's elected officials. The three development alternatives currently being considered for the Block Q location include (in no particular order):

- Recreational Vehicle-style campground (status quo)
- Residential development
- New recreation centre

We note that in its narrowest meaning, highest and best use analysis involves calculating a single number embodying the net positive fiscal effect for each alternative. A comparison is then made among each of the resulting numbers with the alternative scoring highest chosen as the best alternative. As recognized by Dawson City Council, the Block Q use issue is complex and cannot reasonably be reduced to the comparison of single numbers. As directed, the study team has taken a broader view in the assessment of the economic and social factors to be considered. Thus, the analysis which follows involves a mix of quantitative and qualitative factors.

Identification of the relevant economic and social factors to be considered in the analysis was informed by extensive community engagement which sought to learn directly from Dawson City residents the social and economic factors to be considered in the analysis. Engagement channels included an on-line survey, interviews with representatives of Yukon businesses, governments and organizations and a series of five open houses hosted in-person at City of Dawson Council Chambers. The engagement period ran from mid - September to 11 November. The results of the engagement are presented under separate cover in the *What We Heard Report.*

Our consideration of the three different uses for the Block Q site recognizes that some uses are more in the nature of 'economic infrastructure' rather than 'social infrastructure' and vice versa. For example, a community facility such as the recreation centre is more in the nature of social infrastructure rather than economic infrastructure. In contrast, an RV-style campground is more in the nature of economic infrastructure than social infrastructure. Residential development of the Block Q site is an example of both social infrastructure and economic infrastructure.

Note that environmental factors, specifically the suitability of the Block Q site with regard to permafrost, is not within the scope of the planning study. For purposes of the study, it was assumed that the Block Q site is potentially suitable for use by all three alternatives (RV-style campground, residential development and a recreation centre).

2.0 ALTERNATIVE A: RV-STYLE CAMPGROUND

2.1 ECONOMIC EFFECTS

Much of the community discussion in Dawson City about terminating the current lease has centered on the economic contribution of the Gold Rush Campground to the Dawson City economy. It is widely perceived by Dawson residents that the use of Block Q for a purpose other than an RV-style campground will cause not only the loss of a well-established Dawson City business, but also a significant loss of revenues for other businesses where Gold Rush Campground guests also make purchases. Dawson businesses that sell food, beverages, souvenirs and entertainment are all expected to be affected by a closure of the Gold Rush Campground.

According to the Tourism Industry Association of Yukon, "the Gold Rush Campground…has been responsible for accommodating 15,000 to 16,000 visitors in Dawson City annually and bringing $2.3 million to Dawson each year." The table on the following page presents the results of reverse engineering the Tourism Industry Association of Yukon's number of 16,000 visitors across the five-month summer season.

The posted capacity of the Gold Rush Campground is 83 RV-style sites. Multiplying the total number of sites available (83) by the number of days in each of the months between May and September yields monthly available site nights ranging between 2,490 and 2,573 per month. Summing the monthly totals results in 12,699 site nights over the full summer season.

Gold Rush Campground – Estimated Visitation

	May	Jun	Jul	Aug	Sep	Totals
Available site nights	2,573	2,490	2,573	2,573	2,490	12,699
Proxied occupancy rate	18%	77%	100%	83%	28%	
Occupied site nights	462	1,907	2,444	2,129	703	7,646
Average group size	2.0	2.0	2.0	2.0	2.0	
No. of Gold Rush Campground visitors	925	3,814	5,146	4,259	1,407	15,550

Note: The distribution of occupancy rates over the five-month summer season was proxied using Dawson City Visitor Information Centre attendance estimates, averaged over the three-year period 2017 to 2019.

The number of occupied site nights was calculated by multiplying the number of available site nights by the proxied monthly occupancy rates. The 2017/18 Yukon Visitor Exit Survey estimated that a total of 265,200 travelling parties visited Yukon from all origins in the reference year with an average of 1.9 people per travelling party. The same survey estimated that a total of 156,100 travelling parties visited Yukon from the United States in the reference year, with an average of 2.0 people per travelling party. As much of the rubber tire traffic arriving in Dawson City is likely on its way to, or from, Alaska, the higher figure of 2.0 for average group size was used in the calculations.

Multiplying the number of occupied site nights by the average group size provides an estimate of the number of Gold Rush Campground visitors per month. Summing across the five-month summer tourism season in Dawson results in a season-total number of Gold Rush Campground visitors of 15,550, a level consistent with the range provided by the Tourism Industry Association of Yukon (15,000 to 16,000).

An assessment of the accuracy of the Tourism Industry Association of Yukon's claim that the Gold Rush Campground "bring[s] $2.3 million to Dawson each year" was completed by building on the analysis of estimated visitation at the Gold Rush Campground. A custom tabulation of data from the Yukon Bureau of Statistics' 2017/18 Visitor Exit Survey indicates that visitors to Yukon who entered Yukon in an RV, camper-truck or with a trailer, and who spent at least one night in the Klondike Region in an RV park, spent on average $217 per party, per night.

Spending Attributable to Gold Rush Campground Guests

		May	Jun	Jul	Aug	Sep	Total
Gold Rush Campground: occupied site nights		462	1,907	2,573	2,129	703	7,775
Average spend per party per night*	$217	217	217	217	217	217	
Gold Rush Campground: total guest spend		100,312	413,783	558,341	462,079	152,635	1,687,150
Total Guest Spend by Category*							
Transportation	44%	43,937	181,237	244,553	202,391	66,854	738,972
Accommodations	20%	19,661	81,101	109,435	90,567	29,916	330,681
Food and beverage	22%	22,169	91,446	123,393	102,119	33,732	372,860
Clothing and gifts	6%	5,918	24,413	32,942	27,263	9,005	99,542
Recreation and entertainment	6%	5,617	23,172	31,267	25,876	8,548	94,480
Other activities	3%	2,909	12,000	16,192	13,400	4,426	48,927
Gold Rush Campground: total guest spend	100%	100,212	413,369	557,783	461,617	152,482	1,685,463

* Source: 2017/18 Yukon Visitor Exit Survey custom tabulation (average spend in Yukon, by visitors to Yukon who entered Yukon in an RV, camper-truck or with a trailer, who spent at least one night in the Klondike Region in an RV park, per party, per night).
Note: The Klondike Region includes Carmacks, Pelly Crossing, Dawson City and Tombstone Territorial Park.
Note: differences in 'Gold Rush Campground: total guest spend' are due to rounding.

Multiplying the average spend per party per night by the number of occupied site nights for each opening month produces the total monthly spend by Goldrush Campground guests. As can be seen from the table, the estimated total monthly guest spend ranged from a low of $100,312 in May to a high of $558,341 in July. Total spend by Goldrush Campground guests over the five-month summer season was estimated to be $1,685,463, an amount $600,000 less than the $2.3 million figure supplied by the Tourism Industry Association of Yukon (an over-estimate of 27%).

The Yukon Bureau of Statistics' 2017/18 Visitor Exit Survey also provides an indication of the distribution of visitor spending for visitors to Yukon who entered Yukon in an RV, camper-truck or with a trailer, and who spent at least one night in the Klondike Region in an RV park, by type of spending. The categories of spending included transportation, accommodations, food and beverage, clothing and gifts, recreation and entertainment and other activities. As can be seen from the table above, spending on transportation accounted for 44% of visitor expenditures, with accommodations and food and beverage accounting for 20% and 22% of expenditures, respectively. Expenditures on clothing and gifts, recreation and entertainment and other activities accounted for the remaining 15% of visitor spending.

2.2 RV-STYLE CAMPGROUND CAPACITY

Many engagement respondents, including the Tourism Industry Association of Yukon, have suggested that closure of the Gold Rush Campground will result in the loss of *all* expenditures to the Dawson economy originating with Gold Rush Campground guests. As noted above, the value of the loss is estimated to be $1.7 million per season. Such reasoning hinges on two suppositions, *first* that visitors travelling to Dawson City in a recreational vehicle will have nowhere else to stay in Dawson City and *second,* that the proximity of the Gold Rush Campground to other businesses somehow induces Gold Rush Campground guests to spend more in Dawson City than if they were to stay in a less proximate campground. Each assumption is addressed in turn below.

With regard to the *first* assumption, there are a total of four campgrounds, including the Gold Rush Campground, located within 3.5 km of the centre of Dawson City. For purposes of the study, Diamond Tooth Gerties is assumed to approximate the centre of Dawson City. In addition to the Gold Rush Campground, two other campgrounds are privately-owned, the Bonanza Gold Motel and RV Park and the Dawson City RV Park and Campground. Both the Bonanza Gold Motel and RV Park and the Dawson City RV Park and Campground can be considered perfect substitutes in supply, in terms of the amenities offered.

On the basis of information posted on the Yukon.ca website, all three private campgrounds offer: electricity (min. 30 amp), full hook-ups (water and sewer), wireless internet, pull through sites, sani-dump, showers, a store and laundry. Thus, the only material difference among the three private campgrounds is location. The Gold Rush Campground is located 350 metres from the centre of Dawson City, the Bonanza Gold Motel and RV Park 3,400 metres (3.4 kilometres) and the Dawson City R.V. Park and Campground 3,200 metres (3.2 kilometres). It is also worth noting that the Bonanza Gold Motel and RV Park and the Dawson City R.V. Park and Campground are connected to the near-centre of Dawson City by a walking / cycling path along the Yukon River Dike that is completely removed from road traffic.

The fourth campground located within 3.5 km of the centre of Dawson City is the Yukon River Campground. The Yukon River Campground is owned and operated by the Yukon Government and is accessible by a free 24-hour ferry across the Yukon River. The ferry is also operated by the Yukon Government. As it is non-serviced, the Yukon River Campground is not a perfect substitute in supply in terms of amenities. The Yukon River Campground does not offer any of the following amenities: electrical hookups, sewer hook-ups, wireless Internet, a sani-dump, showers, store or laundry facilities.

The Yukon River Campground does offer pull-through sites and well water. With that distinction drawn however, it is worth remembering that recreational vehicles, camper trucks and camping trailers are designed to be self-contained. Thus, to the extent that visitors are willing to forgo full hook-ups and other amenities while in Dawson City, the Yukon River Campground is a closer substitute for an RV-style campground than might be thought at first glance. Even more so given the availability of laundry, sani-dump, showers, stores and wireless internet service access at various locations throughout Dawson City. In addition, the Yukon River Campground is located a relatively short

distance from the centre of Dawson City, 2,000 metres (2 kilometres), as measured from the centre of the campground (given the elongated nature of the Yukon River Campground).

Proximate RV-style Campground Site Availability in Dawson City

		Number of Sites	Distance to Diamond Tooth Gerties (metres)	Ownership Type
Comparator:	**Gold Rush Campground**	**83**	**350**	**Private**
Perfect Substitutes in Amenities	Bonanza Gold Motel and RV Park	100	3,400	Private
	Dawson City RV Park and Campground	60	3,200	Private
Imperfect Substitute in Amenities	Yukon River Campground	102	2,000	Public
	Total	345		

As a community, Dawson City currently offers a total of 243 RV-style campground sites with a full complement of amenities. Closure of the Gold Rush campground would see a reduction of 83 RV-style campground sites, representing a reduction of approximately one third (34%) of privately-supplied RV-style campground site capacity. Interviews with the other private campground owners in Dawson City indicated, however, that currently unused capacity could readily be brought into service if needed. As shown in the table below, capacity could be increased at the Bonanza Gold Motel and RV Park by an estimated 50 sites and at the Dawson City RV Park and Campground by an estimated 25 sites. Thus, the resulting net reduction in the number of RV-style campground sites available within 3.5 km of the centre of Dawson City is estimated to be eight.

Privately Supply of RV-style Campground Site Capacity in Dawson City

	Current site capacity	Estimated change in site capacity	Net site capacity
Gold Rush Campground	83	-83	0
Bonanza Gold Motel and RV Park	100	+50	150
Dawson City RV Park and Campground	60	+25	85
Total	243	-8	235

The chart below presents site occupancy by month at the Yukon River Campground located across the Yukon River and accessible by a free 24-hour ferry. As can be seen from the chart, significant unused non-serviced RV-style campground capacity is consistently available at the Yukon River Campground, even in the peak month of July. For example, in July 2018, when the highest monthly occupancy was recorded over the five-year 2015 to 2019 period, capacity exceeded occupancy by 1,184 site nights, or in percentage terms 39%.

Source: Yukon Environment.

As noted earlier, sites at the Yukon River Campground are not perfect substitutes in supply for sites at the Gold Rush Campground in terms of amenities. However, given the self-contained nature of recreational vehicles, camper trucks and camping trailers, and the close proximity of the Yukon River Campground to the centre of Dawson City, it is not unreasonable to expect that the net reduction of eight RV-style campground sites resulting from the closure of the Gold Rush Campground could reasonably, and handily, be offset by existing capacity at the Yukon River Campground.

In summary, the closure of the Gold Rush Campground is not expected to result in a net loss of RV-style campground capacity in Dawson City. Visitors travelling to Dawson City in a recreational vehicle, camper truck or camping trailer can be accommodated within existing capacity *and* within 3.5 kilometres of the centre of Dawson City.

Several engagement respondents noted that a change in use of the Block Q site to something other than an RV-style campground would result in the unauthorized parking of RV units throughout the historic Dawson townsite. On the basis of the analysis above, which finds that the closure of the Gold Rush Campground will not result in a net loss of RV-style campground capacity, a change in use of the Block Q site is not expected to worsen any unauthorized RV parking issues currently being experienced in the historic Dawson townsite.

2.3 LOCATION-INDUCED VISTOR SPENDING

The *second* assumption, that the close proximity of the Gold Rush Campground to other businesses induces Gold Rush Campground guests to spend more money in Dawson City is considered next by returning to the spending figures presented in the table on page six of this report (reproduced in part in the table below).

Induced Spending by Category and Degree of Spending Influence

Total Guest Spend by Category*	Share	Sunk Spending ($)	Discretionary Spending ($)	Induced Spending (10%)	Induced Spending (20%)	Induced Spending (30%)
Transportation	44%	738,972	--	--	--	--
Accommodations	20%	330,681	--	--	--	--
Food and beverage	22%	--	372,860	37,286	74,572	111,858
Clothing and gifts	6%	--	99,542	9,954	19,908	29,863
Recreation and entertainment	6%	--	94,480	9,448	18,896	28,344
Other activities	3%	--	48,927	4,893	9,785	14,678
Total	100%	1,069,653	615,809	61,581	123,162	184,743

To recap, it was estimated that guests of the Gold Rush Campground spend at total of $1.7 million over the May to September summer season. Almost two-thirds (64%) of that spending, totaling $1.1 million, is for transportation and accommodations and is considered to be 'sunk' spending. The spending is considered to be sunk as all visitors to Dawson City would make the same expenditures, regardless of which RV-style campground facility they may choose to stay at. The other four spending categories (food and beverage, clothing and gifts, recreation and entertainment and other activities) are considered to be discretionary in nature and influenced to a degree by the convenience of being able to stay close to Dawson's restaurants, bars, shops and entertainment venues.

The exact degree to which visitor spending behavior is influenced by the distance between the location of visitor accommodation and tourism businesses is not known. To illustrate some possibilities, however, the table above presents a range induced spending for three degrees of influence. If the degree of influence is assumed to be 10%, the total value of induced spending is $61,581. If the degree of influence is assumed to be 20%, the total value of induced spending is $123,162. If the degree of influence is assumed to be 30%, the total value of induced spending is $184,743. The range of 10% to 30% is thought to be reasonable given there are three other campgrounds located within 3.5 kilometres of the centre of Dawson City.

Some engagement respondents indicated that in their experience, visitors to Dawson City who stay at RV-style campgrounds located outside of the historic townsite actually spend more than visitors who stay at RV-style campgrounds located within the historic townsite. Visitors staying outside the historic townsite are observed to "go to town for the full day" and not return to eat meals at RV units located within short walking distance of restaurants and bars. It was also pointed out that many RV travelers tow smaller vehicles and/or bring bicycles with them, as they have no expectation of being able to park and set up camp in the centre of the many communities along the Alaska Highway. Such travelers have figured out how to keep their shopping and entertainment options open and convenient long before arriving in Dawson City. For the reasons above, it is suggested that a reasonable upper limit for an estimate of induced spending resulting from close RV site / shopping proximity corresponds to a degree of influence of 20%, or $123,162.

2.4 THE BLOCK Q LEASE

Engagement participants were generally supportive of the current use of the Block Q site as an RV-style campground. To phrase it another way, most respondents do not generally feel that an RV-style campground is an inappropriate use of the Block Q site. Several engagement participants did question the fairness of the lease arrangement, in terms of the process used by the City of Dawson to grant the lease, the amount of rent specified in the lease and the jurisdiction to which tax revenues accrue. Several engagement participants expressed concern about the fairness of the lease selection process, noting that an open and transparent procurement process did not appear to have been be used for either the 10-year lease that ran from 2006 to 2016 or the current lease that expires in September 2027.

With regard to the amount of rent specified in the lease, the lease requires five payments per year of $6,000, with each payment due on the last day of May, June, July, August and September. Thus, an aggregate payment of $30,000 per year effectively grants the Gold Rush Campground Ltd. exclusive use of the Block Q site for 10 years. Under the terms of the lease, the Gold Rush Campground Ltd. is responsible for payment of property taxes and utilities (water, sewage and garbage). As the lease makes no provision for rent escalation over the 10-year term, the monthly rent is fixed at $30,000 per year until the end of the lease term in 2027.

Several engagement participants questioned whether an annual lease payment of $30,000 accurately reflects the market value of the Block Q site. Specifically, some engagement participants wondered if the annual lease payment is below market value, with the inadvertent result that the City of Dawson is operating a business subsidy program for which only one Dawson City business is eligible to participate. *Pro forma* analysis provided by the City of Dawson's Chief Financial Officer suggests that market value of the annual lease payment is north of $115,000. So, even if rent were charged on the full 12 months of the year for which exclusive use of the Block Q site has been granted (instead of just five months of the year for which rent is currently collected), the annualized lease rate of $72,000 would still be below market value. The analysis suggests that at the current lease rate, a business subsidy of at least $85,000 per year is effectively being provided by the City of Dawson to the Gold Rush Campground Ltd.

2.5 TAXES AND UTILITY CHARGES

The table below presents an extract from the property assessment roll prepared by the Yukon Government's Property Assessment and Taxation Branch for the City of Dawson, from the most recently completed assessment in 2019. As shown in the table, the total assessed value for the 20 Block Q lots is $637,790, comprised of an assessed value of $471,000 for land and $166,790 for improvements (i.e., buildings). As specified in the City of Dawson's 2020 Tax Levy Bylaw, the non-residential property tax rate applicable to the Block Q site is 1.85%. Applying the tax rate of 1.85% to the total assessed value of $637,790 yields a property tax liability of $11,799.

Gold Rush Campground - Property Tax Assessment 2019

Use	Neighborhood	Block	LOT	Description	Name	Land	Improvement	Total	Tax
Commercial	Ladue Estate	Q	11	LADUE	CITY OF DAWSON	28,750	0	28,750	532
			12	LADUE	CITY OF DAWSON	28,750	0	28,750	532
			SEE DESC	LADUE ESTATE: 1-10 13-20 LANE	CITY OF DAWSON	413,500	166,790	580,290	10,735
Total						**471,000**	**166,790**	**637,790**	**11,799**

According to data supplied by the City of Dawson, current utility charges for water, sewer and garbage services for the Gold Rush Campground are $22,479 per year. Total annual property taxes and utility charges for the Gold Rush Campground are $34,269.

As confirmed through the Yukon Government's online corporate registry system, the Gold Rush Campground Ltd. is incorporated under the Yukon *Business Corporations Act* and is in good standing with the Yukon's Corporate Registrar. As the Gold Rush Campground facility meets the definition of a permanent establishment, any corporate taxes due on revenues earned through operation of the Gold Rush Campground are payable to the Yukon Government.

Personal income taxes, including taxes on dividends issued to the owners of the corporation, are payable to the provincial or territorial jurisdiction where the owners of the corporation are normally resident on 31 December of the year. Thus, corporate income taxes payable on net business income would accrue to the Yukon Government and personal income taxes payable on corporate earnings issued to the owners would accrue to the jurisdiction where the owners of the corporation reside.

2.6 ADDITIONAL ALTERNATIVE A CONSIDERATIONS

Additional issues identified through the public engagement with Dawson City residents regarding the continued use of the Block Q site as an RV-style campground are outlined below.

Support for Tourism and Local Business

Several engagement respondents expressed a desire to support tourism and local businesses in Dawson City even if they felt a campground was not the most suitable use for the Block Q site. In addition, many respondents noted that with the decimation of the tourism industry as a result of the global COVID-19 pandemic, perhaps now is not the best time to cause the closure of a long-standing Dawson City tourism business.

Seasonality of Use

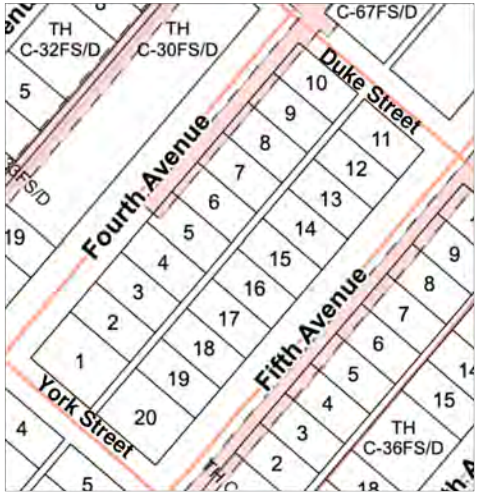
Many engagement respondents noted that year-round use of the Block Q site could potentially bring benefits to the Dawson community on a year-round basis.

Loss of Public Amenities

The existing campground currently offers laundry and shower facilities to both campground clients and the public (pay-for-use). Many engagement participants noted that closure of the campground would also result in a loss of laundry and shower facilities for use by the broader Dawson community. While not available in the same location, there are two other campgrounds within 3.5km which offer these same amenities to the public: Bonanza Gold Motel and RV Park and the Dawson City RV Park and Campground.

3.0 ALTERNATIVE B: RESIDENTIAL DEVELOPMENT

City of Dawson Block Q Lots 1 - 20



The second development alternative to be considered for the Block Q site as part of this planning study is residential development. The existing survey for the Block Q site outlines a total of 20 lots, with 18 lots of size similar to single-detached housing in the surrounding area and two lots of slightly larger size. The two larger lots are located on the south (York Street) side of the site. According to City of Dawson Zoning Bylaw No. 2018-19, all 20 lots on the Block Q site are zoned for residential use (both single detached and duplex units). For the purpose of the analysis which follows, the 20-lot quantum and current zoning has been taken at face value. Condominium-style, townhouse or apartment-type developments have not been considered as part of the analysis.

3.1 PROPERTY TAX ANALYSIS

The table on the following page outlines a *pro forma* analysis for expected property tax revenues and utility charges for 22 residential units on the Block Q site. For purposes of the analysis, it is assumed that 18 single-detached homes will be built on each of the 18 smaller lots and that duplexes will be built on each of the two larger lots.

In Yukon, land is assessed by the Yukon Government's Property Assessment and Taxation Branch at 'fair' or 'market' value. The fair or market value of a property is the price a lot could be expected to fetch if sold by a willing seller to a willing buyer on the date of assessment. In contrast, improvements (building, structures and fixtures), are assessed at replacement cost, rather than market value. Because improvement assessments consider the type of construction, materials used, the quality of construction and the age and condition of the improvement, improvements are effectively assessed in Yukon at 'depreciated replacement cost'.

The consequence of assessing land at market value and improvements at depreciated replacement cost is that property taxes on older homes can be significantly lower than property taxes on newer homes, as improvement values for newly constructed buildings are not yet depreciated. For this reason, the assessed improvement values used in the *pro forma* analysis are higher than for houses in the immediately surrounding area. The analysis is based on an assessed land value of $30,000 and an assessed improvement value of $175,000 for the single detached homes and an assessed land value of $40,000 and an assessed improvement value of $145,000 each for the duplex homes. The assessed land and improvement values used in the analysis are thought to be conservative relative to residential properties in the area immediately surrounding the Block Q site. The annual utility charges are actual values for similar residential properties and were supplied by the City of Dawson.

***Pro Forma* Property Tax and Utilities Analysis of 22 Residential Properties – Block Q**

Home type	Assessed value of land	Assessed value of improvements	Total assessed value	Property taxes (1.56%)	Annual utility charges
Lot 1a - duplex	20,000	125,000	145,000	2,262	1,312
Lot 1b - duplex	20,000	125,000	145,000	2,262	1,312
Lot 2 - single detached	30,000	175,000	205,000	3,198	1,312
Lot 3 - single detached	30,000	175,000	205,000	3,198	1,312
Lot 4 - single detached	30,000	175,000	205,000	3,198	1,312
Lot 5 - single detached	30,000	175,000	205,000	3,198	1,312
Lot 6 - single detached	30,000	175,000	205,000	3,198	1,312
Lot 7 - single detached	30,000	175,000	205,000	3,198	1,312
Lot 8 - single detached	30,000	175,000	205,000	3,198	1,312
Lot 9 - single detached	30,000	175,000	205,000	3,198	1,312
Lot 10 - single detached	30,000	175,000	205,000	3,198	1,312
Lot 11 - single detached	30,000	175,000	205,000	3,198	1,312
Lot 12 - single detached	30,000	175,000	205,000	3,198	1,312
Lot 13 - single detached	30,000	175,000	205,000	3,198	1,312
Lot 14 - single detached	30,000	175,000	205,000	3,198	1,312
Lot 15 - single detached	30,000	175,000	205,000	3,198	1,312
Lot 16 - single detached	30,000	175,000	205,000	3,198	1,312
Lot 17 - single detached	30,000	175,000	205,000	3,198	1,312
Lot 18 - single detached	30,000	175,000	205,000	3,198	1,312
Lot 19 - single detached	30,000	175,000	205,000	3,198	1,312
Lot 20a - duplex	20,000	125,000	145,000	2,262	1,312
Lot 20b - duplex	20,000	125,000	145,000	2,262	1,312
Total	620,000	3,650,000	4,270,000	66,612	28,874

The total assessed value of a property is the sum of the assessed value of land and the assessed value of improvements. The property tax liability is calculated by multiplying the total assessed value by the residential property tax rate (1.56%).

For the 20 lots (22 homes) the total assessed value (land and improvements) is estimated to be $4.3 million with an accompanying tax liability of $66,612. Total annual utility charges are estimated to be $28,874. On the basis of the *pro forma* analysis, the City of Dawson could expect to collect property tax and utility charge revenues totaling $95,486 per year.

Note that the Yukon Home Owner's Grant does not figure into the analysis here. The Home Owner's Grant is a bill subsidy program operated and funded by the Yukon Government which reduces property tax bills for Yukon property owner's resident in a home for 183 or more days in a calendar year. The City of Dawson would receive the full amount of property taxes shown in the table.

3.2 RESIDENTIAL HOUSING DEMAND

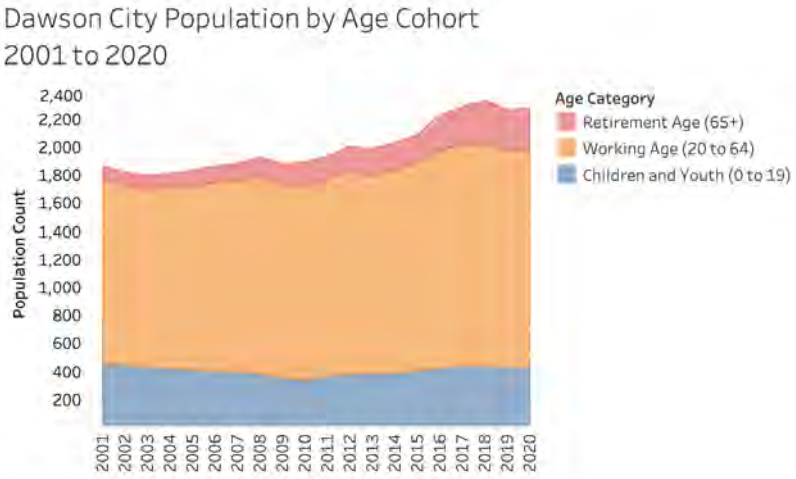
As it would make no sense to convert the Block Q site to residential use without sufficient demand for single detached and duplex building lots in Dawson City, an assessment of current housing demand was undertaken as part of this planning study. The overall demand for single detached and duplex housing in Dawson City emanates from two distinct types of demand, pent-up demand and population growth-induced demand. Evidence of pent-up demand for single detached housing can be found in a survey conducted by the Klondike Development Organization, developers of two apartment-style housing initiatives in Dawson City in recent years. As noted in the 2017 *Housing and Land Need* study prepared by the Klondike Development Organization:

> *"The acute shortage of appropriate housing has been repeatedly raised in community economic and needs surveys since 2011. Both the 2017 Household Survey (133 responses) and the 2017 Business Retention and Expansion Survey (33 interviews) again confirmed housing as the top priority for improving Dawson and strengthening the economy, ahead of recreation, transportation, infrastructure or other investments."*

When asked "what kind of home are you looking to buy or build", 77% of respondents to the Klondike Development Organization's 2017 *Housing Rental & Ownership Demand Survey* indicated they were looking to buy or build a single detached home. When the same question was asked on the 2020 version of the same survey, 79% of respondents indicated they were looking to buy or build a single detached home. According to the same survey, 43% of renters in 2017 were planning to buy or build their own home in the next 5 years. By 2020, 56% of survey respondents were planning to buy or build their own home in the next 5 years. Clearly, the Dawson City housing market features significant pent-up demand for owner-occupied housing.

In terms of growth-induced demand, the Klondike Development Organization study also included a 2018 to 2030 Housing Unit Needs Forecast for Dawson City. The forecast indicates home ownership demand over 13 years at the level of 125 homes (or, 9.6 homes per year) comprised of 30 one-bedroom homes, 65 two-bedroom homes and 30 three-bedroom homes.

As shown in the chart to the right, the population of Dawson has been steadily increasing over the last 20 years. Between 2001 and 2020 Dawson City's population increased by 420 residents, equivalent to 21 new residents per year. Over the most recent 10-year period, 2011 to 2020, Dawson City's population increased by 343 residents, equivalent to 34 residents per year.



Source: Yukon Bureau of Statistics.
Note: Count at December of the year except for 2020 (July).

Data from Statistics Canada 2016 Census indicates that average household size in Dawson City is 2.0. Thus, annual growth-induced demand on the basis of population growth over the last 10 years is 17 housing units per year. Most of the growth-induced housing demand of 17 units per year will likely be for rental units. If it is assumed that the demand of 17 new housing units per year is split 10 for rental and seven for owner-occupied, a total of 70 building lots for owner occupied housing will be needed over the next ten years, *exclusive of existing pent-up demand.*

On the social side of the ledger, it should be noted that at a time of 50-year lows in home mortgage rates, the acute shortage of building lots in Dawson City is resulting in an entire generation of young Dawson residents being shut out of home ownership opportunities. A permanent expansion of Dawson City's housing stock would also likely improve social cohesion in the community as more individuals and families would be able to establish stable and year-round 'roots'.

It is acknowledged that other land development and planning projects already underway in Dawson City could potentially absorb some of the current and expected demand for residential building lots. Two projects are of note. *First*, Yukon Community Services is currently undertaking an infill development in the North End of Dawson City that will supply approximately 15 new single-family building lots.

Second, outside of the historic Dawson townsite, planning work is underway to determine the feasibility of supplying new residential lots in the Crocus Bluff / Dome Road area, also on a cost recovery basis. It is not yet known however, if the economics of building lots such a distance from existing municipal water and sewer services will allow for the supply of higher-density municipally serviced lots or lower-density owner-serviced country-residential style building lots. The Yukon Government's cost recovery approach to land development may mean the Crocus Bluff / Dome Road building lots are economic for only a very few. In summary, current and future demand for building lots in Dawson City over the next ten years is expected to exceed supply even if all options currently under development or being planned come to fruition.

3.3 NEW RESIDENT SPENDING

As described above, on the basis of recent population trends, the demand for building lots for owner-occupied housing, exclusive of existing pent-up demand, is estimated at 70 building lots over the next ten years, or 35 lots over the next five years. Under a scenario of 15 new building lots under development in the North End and 20 potential building lots at the Block Q site, population growth-induced demand would be equal to the supply of building lots. Thus, it can reasonably be concluded that the North End and Block Q sites would be populated by new Dawson City residents, or by people whose current housing would become occupied by new Dawson City residents. The distinction between existing residents and new residents is important because of the implications for the effects of consumer spending on the Dawson City economy.

Information about consumer spending in the Yukon can be found in Statistics Canada's Survey of Household Spending. While results of the Survey of Household Spending are not available for Dawson City, results are available for the three territorial capitals (Whitehorse, Yellowknife and Iqaluit). Data from the Survey of Household Spending for Whitehorse are most recently available for 2017. The Yukon Bureau of Statistics calculates spatial price indices for Yukon communities which measure the differences in prices for consumer goods and services in Yukon communities relative to prices for the same goods and services in Whitehorse.

In the table below, data from the Survey of Household Spending for Whitehorse for the top ten consumption expenditure categories have been adjusted using the January 2020 spatial price index for Dawson City. We note that not all of the additional consumer spending will be captured by Dawson business as some items are not available for sale in Dawson City. Also, some families may choose to make expenditures outside the Dawson economy, for example from Whitehorse businesses or from on-line retailers outside the Yukon. The data is presented on a monthly basis to highlight that the benefits that will potentially accrue to Dawson City businesses from additional families living in Dawson City will occur through all 12 months of the year and not just the five-month tourism season. As shown in the table, average monthly household expenditures for goods and services in the top 10 expenditure categories were estimated at $6,524 per month or $78,291 per year.

Average Household Expenditures for One Dawson City Household by Month, Top 10 Expenditure Categories ($)

Expenditure Category	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Shelter	2,006	2,006	2,006	2,006	2,006	2,006	2,006	2,006	2,006	2,006	2,006	2,006	24,068
Transportation	1,283	1,283	1,283	1,283	1,283	1,283	1,283	1,283	1,283	1,283	1,283	1,283	15,396
Food	945	945	945	945	945	945	945	945	945	945	945	945	11,339
Household operations	625	625	625	625	625	625	625	625	625	625	625	625	7,495
Recreation	427	427	427	427	427	427	427	427	427	427	427	427	5,125
Clothing and accessories	353	353	353	353	353	353	353	353	353	353	353	353	4,232
Furnishings and equipment	266	266	266	266	266	266	266	266	266	266	266	266	3,189
Health care	252	252	252	252	252	252	252	252	252	252	252	252	3,027
Tobacco and alcohol	192	192	192	192	192	192	192	192	192	192	192	192	2,306
Miscellaneous expenditures	176	176	176	176	176	176	176	176	176	176	176	176	2,114
Total	6,524	6,524	6,524	6,524	6,524	6,524	6,524	6,524	6,524	6,524	6,524	6,524	78,291

Source: Statistics Canada, *Survey of Household Spending (2017)* and Yukon Bureau of Statistics, *Community Spatial Price Index* for Dawson City.
Note: Survey of Household Spending amounts for Whitehorse were adjusted with the January 2020 spatial price index for Dawson City (SPI = 1.204)

The table below illustrates the estimated household expenditures for the Block Q residential scenario on an annual basis and in aggregate for all 22 potential households (18 single detached and four duplex households). Estimated expenditures were calculated by multiplying the number of single detached and duplex households by annual expenditures for one household estimated in the table above. As can be seen from the table below, total expenditures for 22 potential households on the Block Q site have been estimated at $1.7 million per year.

Estimated Annual Household Expenditures for Block Q Residential Scenario ($)
Top 10 Survey of Household Spending Expenditure Categories

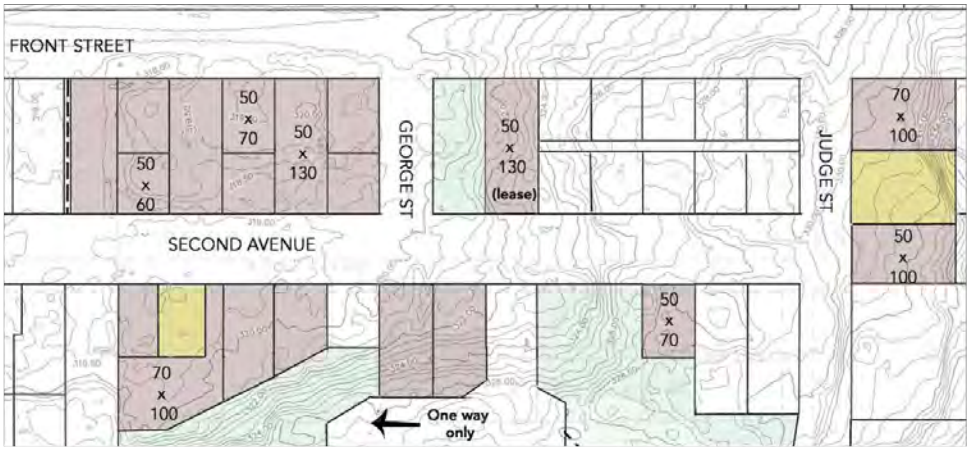
	Single detached	Duplex	Total
Number of Households	18	4	22
Shelter	433,223	96,272	529,495
Transportation	277,120	61,582	338,702
Food	204,107	45,357	249,464
Household Operations	134,908	29,980	164,888
Recreation	92,258	20,502	112,759
Clothing and accessories	76,177	16,928	93,105
Household furnishings and equipment	57,409	12,758	70,167
Health care	54,483	12,107	66,591
Tobacco products and alcoholic beverages	41,502	9,223	50,725
Miscellaneous expenditures	38,056	8,457	46,513
Total	1,409,243	313,165	1,722,409

While the analysis above has taken the 20-lot quantum and current zoning at face value and considered only single detached and duplex dwellings, a more innovative design for the Block Q site could improve the mix housing offerings in Dawson City. As shown in the population chart on page 13, the retirement age cohort (65+) in Dawson City is quickly expanding, almost doubling from 168 in 2011 to 314 in 2020, an increase of 94%. Innovative housing options for people of retirement age, and others, who may now be considered ‘overhoused’ (i.e., living in dwellings with square footages beyond functional need) could bring family-suitable housing to the Dawson City market and reduce pressure on demand for single detached and duplex building lots.

3.4 MUNICIPAL INFRASTRUCTURE COSTS

A key feature of the Block Q site is the potential to build on 20 contiguous and level lots proximate to existing underground water and sewer infrastructure and the associated cost implications. The installation of water and sewer services in a compact and efficient manner on the Block Q site can be expected to minimize infrastructure costs and building lot prices which, if in line with current practice, will be supplied to the market on a cost-recovery basis.

City of Dawson North End Plan - Final Development Concept

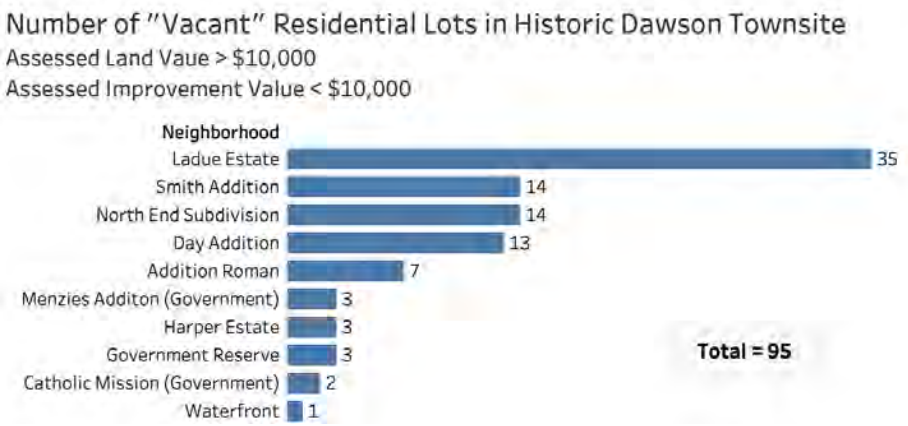


The North End infill development project, located just blocks away from the Block Q site, provides a contrasting example. As illustrated by the pink shaded parcels in the picture above, the presence of permafrost, soil contamination, steep gradients and heritage values has resulted in a discontinuous assortment of potential building lots in Dawson City's North End. Within the last year, the Yukon Government collected costing data for the installation of water main, sanitary sewer, service connections, drainage improvement and reconstruction of roadways for 15 new lots in the North End. Analysis of the data confirms that factors such as of permafrost, soil contamination, steep gradients and heritage values all contribute to higher development costs than for the development of contiguous and level lots proximate to existing underground water and sewer infrastructure.

3.5 'VACANT' RESIDENTIAL LOT ANALYSIS

Several engagement respondents suggested that the solution to the shortage of residential building lots is to make use of some of the 'vacant' lots in the historic Dawson townsite. Indeed, several respondents noted that the historic Dawson townsite contains a total 77 vacant lots suitable for residential construction.

Our analysis of the 2019 property assessment roll prepared by the Yukon Government's Property Assessment and Taxation Branch indicates that Dawson's historic townsite contains 95 lots which might be considered 'vacant'. The chart to the right shows the number of lots in each of the neighborhoods which comprise Dawson's historic townsite, flagged as residential use on the assessment roll, that have an assessed land value of more than $10,000 and an assessed improvement value of less than $10,000.



Are there really 95 (or even 77) vacant building lots in Dawson's historic townsite? The short answer is no. A 'vacant lot' and a 'development-ready building lot' are quite two different things. Dawson's historic townsite, which includes the Block Q site, is best thought of as a brownfield, rather than a greenfield, development site. As illustrated by the North End infill development project, altered permafrost, soil contamination and undocumented heritage values are all potential cost escalators on a given historic townsite lot.

Existing structures also bring potential for above-ground contamination requiring remediation before residential construction can begin. For example, consider a 'vacant lot' that has soil contaminated with heavy metals and an unoccupied building insulated with asbestos. The cost to bring such a lot to the development-ready stage is not just the asking price, it's also the cost of cleaning up and disposing of the heavy metal and asbestos contamination, as well as the site preparation work required in the event permafrost is found in the ground.

And getting to the starting line on a project to remediate and convert a vacant lot into a development-ready building lot first requires finding a ready and willing seller of a vacant lot. On the basis of several interview responses, it would appear there are very few or none such ready and willing sellers in Dawson City. Even the $800 minimum tax imposed by the City of Dawson on residential properties in the historic Dawson townsite under the current *Tax Levy Bylaw*, well above the average property tax bill of $409 in 2020 for the 95 'vacant' lots, does not appear to be much of a deterrent for property owners to hold properties over the long term. In addition, it is worth noting that it is not just private land owners who have a role to play in addressing the shortage of building lots in Dawson City. The Yukon Government and the Yukon Housing Corporation also own lots designated for residential use within the historic Dawson townsite.

4.0 ALTERNATIVE C: RECREATION CENTRE

The third development alternative to be considered for the Block Q site as part of this planning study is a new recreation centre. Dawson City's current recreation facility, the Art and Margaret Fry Recreation Centre, consists of an ice hockey rink, two sheets of curling ice, a concession stand with seating area, main floor office spaces (used for storage) and an unfinished second floor. The curling rink has a heated lounge and bar. The current configuration of the Art and Margaret Fry Recreation Centre is approximately 20 years old and has experienced significant shifting and settling. While some special events are hosted in the facility in the off-season, such as the Dawson City International Gold Show in May, the building is largely unused in the summer season.

As the facility remains unfinished and does not perform to the expectations and promises made to the community when designed, interest in constructing a fully-functional recreation centre endures in Dawson City. The city-block sized footprint of a recreation centre, however, may restrict the options for locating a similar facility within the historic Dawson townsite. At the same time, the idea of locating another structure with such a massive footprint so close to a known permafrost occurrence has certainly given many engagement participants pause for thought.

Given the social infrastructure nature of the recreation centre, any assessment of the Block Q site for use as a recreation centre will necessarily involve trade-offs described in terms more qualitative than quantitative. The trade-offs identified in the course of community engagement are discussed below.

In terms of location, the possibility of building a new recreation centre at the bottom of the Dome Road (next to the Crocus Bluff Ball Fields), approximately 1,800 meters from the existing Art and Margaret Fry Recreation Centre, has already been the subject of significant discussion within the community. Thus, much of the engagement feedback received on the recreation centre option involved not just two locations but three: the existing Art and Margaret Fry Recreation Centre, the Block Q site and at the bottom the Dome Road.

With regard to the location at the bottom the Dome Road, engagement respondents were generally of the view that a recreation centre located slightly outside of the historic Dawson townsite would have little impact on the current users of the recreation centre. Respondents suggested that facility users would be inclined to drive "with their hockey gear" to the recreation facility, wherever it is ultimately located.

For some Dawson residents, locating the recreation facility outside of the downtown area would help alleviate the effects of pollution from idling cars outside the current location or the potential Block Q site. While residents of the historic Dawson townsite may be made better off, residents proximate to the new location would be worse off in terms of pollution from car idling.

Given its latitude, Dawson City currently has a surprisingly very low volume of public warm spaces, areas where schools, daycares and families can send or take children to play indoors during Dawson's subarctic winters at little or no cost. Public warm spaces are most

accessible when located within users' walking distance. As such, locating a new recreation centre at the bottom of the Dome Road and further away from Dawson's two daycares and the Robert Service School will reduce accessibility. Completion of Dawson's new youth centre will increase the volume of public warm spaces within the historic Dawson townsite.

Construction of a new recreation centre on the Block Q site would require a zoning change. The recreation centre's current location is zoned as Core Commercial, intended for commercial, recreational, and multi-unit residential uses. The Block Q site is currently zoned for single detached and duplex residential dwellings, as is the area surrounding the Block Q site. As a result, placing an institutional structure of similar size and parking capacity on the Block Q site may not mesh well with the existing aesthetic features of the area.

Several engagement respondents noted that public facilities like recreation centres are essential to community health and well-being. Community well-being is bolstered by the ability to socialize. Thus, the distinction between a 'recreation centre' and 'community centre' is important here. If the Dawson community intends to build a new recreation centre, then the location of the recreation centre would seem to be less important. If, however, the intent is to build a community centre accessible by as many people as possible, then a more central location in the historic Dawson townsite may be preferred.

5.0 CONCLUSION

Under the Yukon's *Municipal Act,* the City of Dawson is obligated to prudently manage its assets and plan for future growth for the benefit of all Dawson community members. Key among the City of Dawson's assets is a complete 'city block' of undeveloped land, comprised of 20 lots located within the Historic Townsite Boundary on Block Q of the Ladue Estate. This report has presented the planning study team's assessment of the economic and social factors to be considered in the determination of the highest and best use of the Block Q site. The three development alternatives currently being considered for the Block Q location include: recreational vehicle-style campground (status quo), residential development and a new recreation centre.

As recognized by Dawson City Council, the Block Q site use issue is complex and cannot reasonably be reduced to the comparison of single numbers. As directed, the study team took a broad view in the assessment of the economic and social factors to be considered, informed by an extensive public engagement process. The analysis presented in the report includes both quantitative and qualitative factors. Environmental factors, specifically the suitability of the Block Q site with regard to permafrost, was not within the scope of the planning study. For planning purposes, it was assumed that the Block Q site is potentially suitable for use by all three alternatives.

Applying a broad community perspective, it is the conclusion of the study team that development of residential housing represents the highest and best use of the Block Q site. The supply of building lots in Dawson City has been restricted for so long that the supply of 20 new residential building lots will be nowhere near sufficient to offset pent-up and future demand, even when the approximately 15 building lots currently under development in the North End are taken into consideration. At a time when mortgage borrowing rates are at 50-year lows, the acute shortage of building lots in Dawson City is resulting in an entire generation of young Dawson residents being shut out of home ownership opportunities.

Given the current and longstanding imbalance on the supply side of Dawson housing market, the study team found that residential development of the Block Q site would potentially result in 22 additional families being able to live in Dawson City on a year-round basis. And because the 20 lots are located together in a single block proximate to existing in-ground municipal infrastructure, the per-lot cost to develop the Block Q site could reasonably be expected to be more affordable than other options under development (e.g., North End) or consideration (e.g., Crocus Bluff). Development of the Block Q site could also potentially help improve the mix of housing types in Dawson City for the benefit of the community's aging population.

The household spending and economic benefits attributable to welcoming 22 additional families to live in Dawson City on a year-round basis will far outweigh any potential economic losses attributable to the seasonal loss of 83 RV-style campground spots in the historic Dawson townsite. The likely improvement in Dawson's social cohesion resulting from more individuals and families being able to establish stable and year-round 'roots' in the community is another 'plus' for developing the Block Q site for residential use. Residential development of the Block Q site will build both the economic infrastructure and the social infrastructure of Dawson City.

The study team certainly appreciates how dearly many engagement participants cherish the existing Gold Rush Campground. We note, however, the highly seasonal flow of economic benefits associated with a facility that operates for only five months of the year while occupying the entire Block Q site for 12 months of the year. The yearly visitor counts associated with the Gold Rush Campground, as provided by the Tourism Industry Association of Yukon, were found to be reasonable by the study team. Visitor spending levels attributable to Gold Rush Campground guests, however, were found to be significantly lower than the estimates provided by the Tourism Industry Association of Yukon. The Tourism Industry Association of Yukon estimates would appear to be based on an assumption that people travel to the Klondike Region to visit the Gold Rush Campground as opposed to travelling to the Klondike Region to visit Dawson City and area attractions.

The Gold Rush Campground is one of four RV-style campground facilities located within 3.5 kilometres of the centre of Dawson City. The analysis found that a reduction in the number of RV- style campground sites resulting from a possible closure of the Gold Rush Campground could readily be offset by potential and existing capacity at the other three campground facilities located within 3.5 kilometres of the centre of Dawson City, and almost entirely at the two private campgrounds that feature the same list of amenities. The possible closure of the Gold Rush Campground is not expected to worsen any current unauthorized RV parking issues.

The large physical footprint needed for a new recreation centre very much limits the options for constructing a new facility within the historic Dawson townsite. Site size alone, however, would not seem to be sufficient reason to use the Block Q site for a recreation facility as engagement respondents were generally of the view that a recreation centre located slightly outside of the historic Dawson townsite would have little impact on the current users of the recreation centre. That said, the limited amount of public warm spaces in Dawson should be considered when deciding where to locate a new recreation centre.

RECOMMENDATION

In accordance with the conclusion of the Block Q Ladue Estate Planning Study as outlined above, it is recommended that a residential use be considered the most suitable use for the Block Q site.

Report to Council

[X] For Council Decision [ ] For Council Direction [ ] For Council Information

[ ] In Camera

SUBJECT:	**Council Remuneration Bylaw Review**	
PREPARED BY:	Cory Bellmore, CAO	**ATTACHMENTS:** • Council Remuneration in other communities • Council Remuneration Bylaw #2018-10 • Travel Policy #08-01
DATE:	May 5, 2021	
RELEVANT BYLAWS / POLICY / LEGISLATION: • Council Remuneration Bylaw #2018-10 • Travel Policy #08-01		

RECOMMENDATION

That Committee of the Whole review Bylaw# 2018-10.

ISSUE

As per Bylaw #2018-10, during the final year of Council's term, Council shall schedule a review of the bylaw and proceed to amend it as deemed advisable at the time.

BACKGROUND SUMMARY

The City of Dawson has a history of revising the remuneration bylaw every three years prior to a municipal election. As Council reviews the bylaw, it is reasonable for Council to consider the cost to the City, the ability to attract elected officials to run for office, and the changing taxation environment.

ANALYSIS / DISCUSSION

For 2019 and later tax years, non-accountable allowances paid to elected officers will be included in their income. This change was stated in the 2017 federal budget, which received royal assent on June 22, 2017 (Bill C 44).

The cost to the City is an important and necessary cost of ensuring good government and perceived as good value for taxpayers' dollars. Cost of living increases are included in the current bylaw, the time commitment involved in being a Councillor has increased over time and with increased funding and regulatory changes federally, territorially, and municipally, it isn't likely that the time commitment will be reduced.

AYC collected information on current Council Remuneration amounts in other Yukon communities. See attached information for details on the different community remuneration for salary/per diems and other extras.

APPROVAL		
NAME:	Cory Bellmore, CAO	**SIGNATURE:** C Bellmore
DATE:	May 7, 2021	

Mayor and Councillor Renumeration 2021 Review

Village of Carmacks	$12,600.00	Mayor - annually
	$6,600.00	Deputy Mayor - annually
	$6,600.00	Councillors - annually
		By resolution may approve payment of travel, meals, accommodation & per diem (at YG rates)
	$100.00	Mayor - per diem, meetings 3 hours or less
	$75.00	Councillors - per diem, meetings 3 hours or less
	$200.00	Mayor - per diem, meetings 3+ hours
	$150.00	Councillors - per diem, meetings 3+ hours
	$200.00	Mayor & Councillors - per diem, meetings in other communities
	$100.00	Mayor & Councillors, per travel day separate from meeting days, 250km or less, within Yukon
	$200.00	Mayor & Councillors, per travel day separate from meeting days, 250km or greater, within Yukon
	$200.00	Mayor & Councillors, per travle day separate from meeting days, outside Yukon
	$600.00	Mayor - annually, meetings with visitors to the community, to be reimbursed upon presentation of receipts
	$25.00	Deputy Mayor - per diem if the mayor is absent and the DM is required to perform Mayor duties
	$50.00	Deputy Mayor - per diem to chair a regular or special meeting of council if the Mayor is absent from the meeting
City of Dawson	$15,215.66	Mayor - annually
	$10,143.97	Councillors - annually
		Adjusted annually from CPI, not to exceed 2.5% in any given year and no adjustment if the CPI is negative
	$150.00	Councillors - per diem, 4 hrs or less when at any training session, event or meeting that has been approved by council
	$200.00	Councillors - per diem, more than 4 hours
		Travel expenses reimbursed in accordance with the City of Dawson Travel Policy
Town of Faro	$1,490.00	Mayor - monthly ($17,880 annually)
	$886.00	Councillors - monthly ($10,632 annually)
		Adjusted annually based on the CPI
Village of Haines Junction	$14,666.00	Mayor - annually
	$11,733.00	Councillors - annually
		Adjusted annually based on CPI
		Travel reimbursed on the same basis as YG empolyees on travel status
Village of Mayo	$200.00	Mayor - attendance at regular and joint council meetings
	$150.00	Councillors - attendance at regular and joint council meetings
	$150.00	Mayor - attendance at non-council meetings inside community less than 2 hours
	$100.00	Councillors - attendance at non-council meetings inside the community less than 2 hours
	$200.00	Mayor - attendance at non-council meetings inside community more than 2 hours
	$150.00	Councillors - attendance at non-council meetings inside community more than 2 hours
	$250.00	Mayor - full day meeting
	$200.00	Councillors - full day meeting
	$250.00	Mayor - attendance at meeting outside community, per day
	$200.00	Councillors - attendance at meeting outside community, per day
	$40.00	Mayor and Councillors - hourly rate for hours spent travelling to and from meetings outside the community within Yukon
		For travel to meetings outside Yukon the daily rate will apply (Mayor and Councillors)
		Travel expenses paid out per Village of Mayo travel expense policy
Village of Teslin	$8,000.00	Mayor - annually. $3,750 base and additional $125 per regular or special meeting of Council attended
	$7,300.00	Councillors - annually. $3,000 base and additional $125 per regular or special meeting of Council attended
	$200.00	per day to attend meetings or performing duties in capacity of M&C outside of regular or special meetings of council
	$150.00	half day, as immediately above
		M&C shall receive an honourarium when appointed as members of committees
		over and above their council indemnity (amount not specified)
Town of Watson Lake	$10,000.00	Mayor - annually
	$7,500.00	Councillors - annually
	$125.00	M&C - per diem - out of town meetings, courses and conventions as required in the discharge of the duties of their office
		Travel expenses reimbursed as set out in the travel expense policy
City of Whitehorse	$104,552.00	Mayor - annually
	$37,639.02	Councillors - annually
		Adjusted annually based on CPI
		Mayor - benefit plan including health, dental, life insurance, AD&D, WI/LTD, time off with pay, EAP
		Councillors - benefit plan, same as Mayor, except for time off with pay, and additional child care allowance (for care during meetings)
	$10,500.00	Mayor - annual, to reimburse for expenses incurred while performing duties
	$3,750.00	Councillors - annual, to reimburse for expenses incurred while perfroming duties
	$6,000.00	Councillors - for expenses incurred when an invitation or obligation of the entire council is delegated to one or more
		This $6,000 is collective, not $6,000 for each councillor.
		Travel expenses in accordance with the Travel Expense Administrative Directive.
	$100.00	Councillors - daily, when representing City at a function or event, attending non-regular meetings, or participating in training related to City business, 1-4 hours
	$150.00	Councillors, as above, 4 hours or more
		Reimbursement for travel/meeting a representative on the AYC board

Please note: this is for the 2021-2024 term

THE CITY OF DAWSON

Bylaw No. 2018-10

WHEREAS section 173 of the *Municipal Act*, RSY 2002, c. 154, and amendments thereto, provides that council may, by bylaw, establish the amount and any criteria in relation to the remuneration of a member of council (including the type of or rate or conditions for remuneration) in relation to

(a) attendance at a council meeting or a council committee meeting;

(b) expenses incurred in the course of attending a council meeting or a council committee meeting; or

(c) any other expenses incurred in the course of performing any duty required to be performed by a member of council.

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

PART I - INTERPRETATION

1.00 Short Title

1.01 This bylaw may be cited as the ***Council Remuneration Bylaw***.

2.00 Purpose

2.01 The purpose of this bylaw is to provide for remuneration to be paid to the Mayor and Councillors.

3.00 Definitions

3.01 In this Bylaw:

(a) Unless expressly provided for elsewhere within this bylaw the provisions of the *Interpretations Act (RSY 2002, c. 125)* shall apply;

(b) “CAO” means the Chief Administrative Officer for the City of Dawson;

(c) “city” means the City of Dawson;

(d) “council” means the council of the City of Dawson.

CAO _____ Presiding Officer _____

PART II – APPLICATION

4.00 Annual Remuneration

4.01 The base annual remuneration for the Mayor for the 2018—2021 term of office shall be $15,215.66 effective from November 1st, 2018 to October 31, 2021.

4.02 The base annual remuneration for each Councillor during the 2018—2021 term of office shall be $10,143.97 effective from November 1st, 2018 to October 31st, 2021.

4.03 (a) on an annual basis, the base annual remuneration shall be adjusted by applying a factor equal to the change in Consumer Price Index (Nov.- Nov.) calculated by Statistics Canada for Whitehorse, subject to the following:

I. annual increase shall not exceed 2.5% in any given year; and

II. where the Consumer Price Index indicates a negative adjustment, no adjustment shall be applied.

(b) the adjusted base annual remuneration shall become effective on January 1st of the following calendar year.

4.04 Annual remuneration shall be paid bi-weekly and, where a member of council fails for any reason to serve in the respective office for a full twelve months, the remuneration shall be prorated on a bi-weekly basis for the period served.

5.00 Remuneration Review

5.01 During the final year of council's term of Office, council shall schedule a review of the *Council Remuneration Bylaw* and proceed to amend it as deemed advisable at that time.

6.00 Additional Payments

6.01 In addition to the annual remuneration provided pursuant to this bylaw, a member of council may be paid a per diem for each day the member of council is engaged in representing the City at any training session, event or meeting where such representation has been approved in advance by council resolution. The per diem shall be prorated as follows:

Representation	Entitlement	Amount
More than 4 hours	Full-Day	$200.00
4 hours or less	½ Day	$150.00

6.02 The per diem provided pursuant to this bylaw shall be paid with respect to such day or days on which a member of council:

(a) represents the City at an approved training session, event or meeting; or

(b) is required to be absent from the municipality for four or more hours for the purpose of travelling to and from an approved training session, event or meeting.

7.00 Expenses

7.01 Prior approval of council is required for funding or reimbursement of expenses incurred in conjunction with the travel of any member of council outside the City of Dawson.

7.02 Members of council shall be reimbursed for travel expenses in accordance with the *City of Dawson Travel Policy*.

PART III – FORCE AND EFFECT

8.00 Severability

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

9.00 Bylaw Repealed

9.01 Bylaw 15-05, and amendments thereto, are hereby repealed.

10.00 Enactment

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

CAO

Presiding Officer

Bylaw No. 2018-10

11.00 Bylaw Readings

Readings	Date of Reading
FIRST	**July 17, 2018**
SECOND	**August 14, 2018**
THIRD and FINAL	**August 14, 2018**

Original Signed By:

Wayne Potoroka, Mayor
Presiding Officer

Cory Bellmore, CAO
Chief Administrative Officer

Town of the City of Dawson
TRAVEL POLICY
#08-01

1. This travel policy shall apply to Members of Council; Members of City Boards and Committees; and City Employees.

2. Where a conflict exists between this policy and a Bylaw or Statute, the Bylaw or Statue shall have precedence.

3. City of Dawson Travel Policy 06-01 is hereby rescinded.

4. Travel Approval
   a. For travel budgeted for in Council approved budgets, the Chief Administrative Officer (CAO) shall be the approval authority.
   b. For CAO travel, trips within the Yukon where travel budgets exist in Council approved budgets, the Senior Finance Officer may sign travel claim forms.
   c. For CAO travel outside the Yukon, all travel must be approved by Council resolution.
   d. For Mayor or Council travel with in the Yukon not exceeding 5 days, CAO shall be the approval authority
   e. For Mayor or Council travel within the Yukon exceeding 5 days, all travel must be approved by Council Resolution.
   f. For Mayor & Council travel outside the Yukon all travel must be approved by Council Resolution
   g. All travel claims shall be numbered and filed.

5. Responsibilities of Person Traveling
   a. Prior to the trip, a completed “Travel Authorization/Claim Form” attached hereto as Appendix “A”, must be submitted to the appropriate approval authority.
   b. Where more than one person is traveling to the same event, car-pooling shall be used whenever practicable.
   c. Where car-pooling is practicable but declined, travel allowances will be prorated.

7. Responsibilities of Approval Authority
   a. The approval authority shall check that the trip has been budgeted for.
   b. Where the trip has not been budgeted for, the approval authority shall:
      - ensure the trip is necessary for the good of the municipality
      - ensure that enough funds exist in approved budget account.
   c. The approval authority shall approve/not approve trip as appropriate and sign the travel authorization form accordingly. If the trip is not approved, the approval authority shall indicate in writing the reasons for non – approval.

8. Hotels
   Hotels rooms shall be single rooms. Where the person traveling wishes a larger room or travels with a spouse or companion, the difference in rates shall be paid by the person traveling. When a stay exceeds two days a housekeeping room may be requested subject to approval as described in Section 4.

9. Airlines
Where travel is by air, office staff will book the tickets taking advantage of any reduced fares available based on consultation with traveler.

10. Child Care
Child Care will be provided to members of Council and City employees in instances where travel outside the City of Dawson is required.

11. Taxi / Buses
Travel to and from airports and as otherwise required, may be claimed.

12. Rates
As defined in Appendix "A", and consistent with Yukon Territorial Government Rates. Appendix "A" will be amended from time to time to remain consistent with Yukon Territorial Government Rates.

13. Claims
a. Hotels/airlines booked by the office shall be paid for directly by the City through normal City procedures.
b. Travel Claim forms will be processed according to the payable schedule.
c. Except for meals, private accommodation and mileage, no reimbursement will be provided for expenses not accompanied by a receipt.

14. Reporting
After completion of the trip, a summary report must be submitted to Approval Authority, which includes:
- Details of the trip.
- An evaluation of the benefits the travel provided to person traveling, to the City and to the community.
- Any other report upon which approval was contingent;
- Final cost of trip

15. Appendixes
i. Appendix "A" – Travel Authorization & Claim Form

POLICY TITLE:	Travel Policy
POLICY #:	08-01
EFFECTIVE DATE:	June 17, 2008
ADOPTED BY COUNCIL:	Resolution # C08-14-15 on June 17, 2008
AMENDED BY RESOLUTION:	C09-12-15 on May 19, 2009

Original signed by:
Mayor, John Steins

CAO, Eldo Enns

April 23, 2021

Mayor Wayne Potoroka
City of Dawson
PO Box 308
Dawson, YT Y0B 1G0

Dear Mr. Potoroka,

RE: Notice of Enactment Pursuant to Section 28.1.2 of the *Tr'ondëk Hwëch'in Self-Government Agreement* (the "THSGA")

I am writing to you to notify the City of Dawson in respect of enactment of the *Tr'ondëk Hwëch'in* ("TH") *Emergency Act* (the "Act").

The *Tr'ondëk Hwëch'in Emergency Act* was approved by consensus by the TH General Assembly at its general meeting of Sunday, April 18, 2021.

The Act was drafted further to our legislative authority recognized under sections 13.2 – 13.4 of the THSGA. In anticipation of the Act's impact on the *Civil Emergency Measures Act*, RSY 2002, c 34., we consulted with Government of Yukon under section 13.5.5 of the THSGA, and made best efforts to incorporate its feedback, where appropriate, during amendment of the consultation draft.

In accordance with section 28.1.2 of the THSGA, we have enclosed a copy of the approved *Tr'ondëk Hwëch'in Emergency Act* and provided similar notice to the Government of Yukon. If the City of Dawson objects to the Act, or any part of the Act, please contact us before June 17, 2021. TH Council intends to bring the Act into effect at its regular meeting of June 24, 2021.

Our designated representatives for this purpose are Rhea Lewthwaite, Director of Implementation—(867) 993-7100 ext. 130, Rhea.Lewthwaite@trondek.ca; Molly Shore, Governance Policy Advisor—(867) 993-7100 ext. 246; Molly.Shore@trondek.ca; and Micah Clark, external legal counsel—(604) 605-5555 ext. 226; MClark@arlaw.ca.

We are confident the *Tr'ondëk Hwëch'in Emergency Act* will enhance our ability to plan, prepare for, and respond to emergencies in partnership with the City of Dawson and other agencies. We look forward to working together to protect and support our citizens.

Sincerely,

Roberta Joseph
Hähkè, Tr'ondëk Hwëch'in

encl
cc Cory Bellmore, CAO

Tr'ondëk Hwëch'in Government
PO Box 599 · Dawson City, YT · Y0B 1G0
Phone 867·993·7100 · Fax 867·993·6553
Web www.trondek.ca

TR'ONDËK HWËCH'IN
EMERGENCY ACT

PART I
GENERAL PROVISIONS

Citation

1. This Act may be cited as the Emergency Act.

Interpretation

2. In this Act, and in any regulations made under this Act:

"*Civil Emergency Measures Act*" means the *Civil Emergency Measures Act*, RSY 2002, c. 34, as amended from time to time;

"Constitution" means the *Constitution of the Tr'ondëk Hwëch'in*, and includes any amendments to that Constitution made from time to time in accordance with its terms;

"compliance order" means an order issued by a steward under section 21(1);

"Council" means the Council as defined in the Constitution;

"declaration of a state of emergency" means a declaration made by the Council under section 8(1) or the Chief under section 8(2), and includes any extension to the duration of a declaration under section 11(1);

"emergency" includes apprehended, imminent or actual danger to life, health, safety, or the environment;

"emergency plan" means the plan approved under section 4(1) and includes any updates to the plan made under section 4(2);

"emergency planning committee" means the committee established under section 6;

"emergency plan implementation order" means an order made by the Council under section 7(1) or the Chief under section 7(2);

"Final Agreement" means the Tr'ondëk Hwëch'in Final Agreement among the Tr'ondëk Hwëch'in, Her Majesty the Queen in right of Canada and the Government of Yukon, as it took effect on September 15, 1998, and includes any amendments made to that Agreement from time to time in accordance with its terms;

“General Assembly” means the General Assembly as defined in the Constitution;

“Government” means the Government of Canada, the Government of Yukon, the government of a Yukon First Nation other than the Tr’ondëk Hwëch’in, or the government of a municipality, hamlet or settlement, whichever has responsibility from time to time for the matter in question;

“person” means a natural person and any entity which has the rights, powers and privileges of a natural person;

“prosecutor” means the Attorney General of Yukon, including counsel or an agent for the Attorney General of Yukon;

“steward” means a person or class of persons so designated by the Council under section 19(1);

“Settlement Land” means those lands identified in the Final Agreement as Settlement Land for the Tr’ondëk Hwëch’in; and

“Tr’ondëk Hwëch’in Citizen” means a citizen of the Tr’ondëk Hwëch’in as determined pursuant to the Constitution.

PART II

ADMINISTRATION

Budget for emergency measures

3. The Council shall ensure that the annual budget for the Tr'ondëk Hwëch'in provides sufficient financial resources for the Tr'ondëk Hwëch'in to maintain an essential level of preparedness for emergencies which may affect Settlement Land and Tr'ondëk Hwëch'in Citizens.

Emergency plan

4. (1) Within one year of the coming into force of this Act, the Council shall prepare and approve of a plan respecting the preparation for, response to and recovery from an emergency

(a) on or affecting Settlement Land; and

(b) affecting Tr'ondëk Hwëch'in Citizens.

(2) At least once every three years following the approval of the emergency plan under subsection (1), the Council shall review and prepare any updates to the plan it considers necessary.

(3) As soon as practicable after approving the emergency plan under subsection (1) or making updates to the plan under subsection (2), the Council shall ensure that the emergency plan is published by means that the Council considers likely to make the emergency plan known to Tr'ondëk Hwëch'in Citizens and other persons using or occupying Settlement Land.

(4) The Council shall engage with Tr'ondëk Hwëch'in Citizens and consider their views before approving or updating a plan under this section.

Emergency preparedness

5. (1) The Council may carry out measures to prepare for emergencies on or affecting Settlement Land and affecting Tr'ondëk Hwëch'in Citizens, including to:

(a) coordinate implementation of any prevention and preparedness measures contemplated in the emergency plan or as otherwise directed by the Council, including

(i) training and exercises,

(ii) volunteer programs or planning,

(iii) information programs or sessions for the public or Tr'ondëk Hwëch'in Citizens, and

(iv) research regarding, and measures to eliminate or minimize, actual or potential hazards on Settlement Land;

(b) report on the status of implementing this Act to the General Assembly; and

(c) report on the status of implementing this Act to other Governments, non-government agencies and the private sector.

Emergency planning committee

6. The Council shall establish a committee to provide advice and make recommendations to the Council, or perform any such duties as may be assigned or delegated to it by the Council, under this Act.

PART III

EMERGENCY RESPONSE

Implementation of emergency plan

7. (1) If the Council determines that an emergency exists or appears imminent in all or any part of Settlement Land, the Council may order the implementation of any part of the emergency plan, whether or not a declaration of state of emergency is made.

(2) If the Chief determines that an emergency exists or appears imminent in all or any part of Settlement Land, the Chief may, subject to subsection (3), order the implementation of any part of the emergency plan, whether or not a declaration of state of emergency is made.

(3) The Chief shall,

(a) before making an emergency plan implementation order under subsection (2), use best efforts to obtain the consent of the other members of the Council to the order; and

(b) as soon as practicable after making an emergency plan implementation order under subsection (2), convene a meeting of the Council to assist in directing the coordination and implementation of the emergency plan.

(4) An emergency plan implementation order shall:

(a) be in the prescribed form;

(b) identify the nature of the emergency;

(c) identify the geographic area in which the emergency exists or appears imminent; and

(d) identify the portions of the emergency plan that are to be implemented.

(5) As soon as practicable after making an emergency plan implementation order, the Council or Chief, as the case may be, shall

(a) publish the order and a copy of the emergency plan by a means of communication that the Council or Chief considers most likely to make the order known to those who may be affected by it; and

(b) provide the Government of Yukon with a copy of the order.

(6) The Council shall, when of the opinion that an emergency no longer exists in any part of Settlement Land, cancel an emergency plan implementation order and publish the cancellation in a manner similar to that required by subsection (5).

Declaration of a state of emergency

8. (1) The Council may, at any time that the Council is satisfied that an emergency exists or is imminent in all or any part of Settlement Land, declare a state of emergency.

(2) Subject to subsection (3), the Chief may, at any time the Chief is satisfied that an emergency exists or is imminent in all or any part of Settlement Land, declare a state of emergency.

(3) The Chief shall,

(a) before making a declaration of a state of emergency under subsection (2), use best efforts to obtain the consent of the other members of the Council to the declaration; and

(b) as soon as practicable after making a declaration of a state of emergency, convene a meeting of the Council to assist in directing the response to the emergency.

(4) A declaration of a state of emergency shall:

(a) be in the prescribed form;

(b) identify the nature of the emergency;

(c) identify the geographic area in which the emergency exists or is imminent; and

(d) identify whether it applies to all Settlement Land or parts thereof.

(5) As soon as practicable after making a declaration of a state of emergency, the Council or Chief, as the case may be, shall

(a) publish the declaration by a means of communication that the Council or Chief considers most likely to make the declaration known to those who may be affected by it; and

(b) provide the Government of Yukon with a copy of the declaration.

(6) The Council or Chief, as the case may be, shall make best efforts to engage with Tr'ondëk Hwëch'in Citizens and consider their views before declaring a state of emergency under this section.

Emergency powers

9. (1) Despite any other enactment of the Tr'ondëk Hwëch'in, after a declaration of a state of emergency is made, and for the duration of the declaration, the Council may, by order, do all acts and implement all measures and procedures that it considers necessary to prevent, respond to or alleviate the effects of an emergency, including any or all of the following:

(a) acquire or use any land or personal property within Settlement Land considered necessary to prevent, respond to or alleviate the effects of an emergency;

(b) control or prohibit travel to or from any part of Settlement Land;

(c) control or prohibit gatherings on any part of Settlement Land;

(d) cause the evacuation of persons and the removal of livestock, animals, and personal property from any part of Settlement Land that is or may be affected by the emergency, and make arrangements for the adequate care and protection of those persons, livestock, animals, and personal property;

(e) authorize any person to render assistance of a type that the person is qualified to provide or that otherwise is or may be required to prevent, respond to or alleviate the effects of an emergency;

(f) regulate the distribution and availability of essential goods, services and resources on Settlement Land, including accommodation, food, clothing and the provision of other welfare services;

(g) authorize the entry into any building or on any land within Settlement Land, without warrant, by any person in the course of implementing an emergency plan or if otherwise considered by the Council to be necessary to prevent, respond to or alleviate the effects of an emergency;

(h) cause the demolition or removal of any trees, structures, or crops on Settlement Land if the demolition or removal is considered by the Council

to be necessary to prevent, respond to or alleviate the effects of an emergency;

(i) establish emergency shelters on Settlement Land;

(j) construct works on Settlement Land considered by the Council to be necessary or appropriate to prevent, respond to or alleviate the effects of an emergency;

(k) authorize, in writing, any person involved in the operation of an emergency plan to exercise any power or perform any acts considered necessary to prevent, respond to or alleviate the effects of an emergency.

(2) As soon as practicable after making an order under subsection (1), the Council shall

(a) publish the order by a means of communication that the Council considers most likely to make the order known to those who may be affected by it; and

(b) provide the Government of Yukon with a copy of the order.

(3) The Council shall make best efforts to engage with Tr'ondëk Hwëch'in Citizens and consider their views before making an order under subsection (1).

Expiry of declaration

10. Subject to section 11, a declaration of a state of emergency shall expire 30 days from the date it is made, unless it is earlier cancelled under section 12.

Extension of declaration

11. (1) The Council may extend the duration of a declaration of state of emergency for a further period of not more than 30 days each, if the Council determines that the emergency continues to exist in all or any part of Settlement Land.

(2) Sections 8(4) and 8(5) apply to each extension of the duration of a declaration of a state of emergency under subsection (1).

Cancellation of declaration

12. (1) The Council shall, when of the opinion that an emergency no longer exists in any part of Settlement Land, cancel the declaration of a state of emergency.

(2) A cancellation of a declaration of a state of emergency under subsection (1) shall be published in a manner similar to that required by section 8(5).

Termination of declaration

13. A declaration of a state of emergency is terminated when it

(a) expires under section 10 or 11(1); or

(b) is cancelled under section 12(1).

Civil Emergency Measures Act

14. (1) Subject to subsection (2), the *Civil Emergency Measures Act* continues to operate with respect to Settlement Land and Tr'ondëk Hwëch'in Citizens to the extent it is not in conflict with

(a) this Act; or

(b) any order or declaration made by the Council or the Chief under this Act.

(2) Notwithstanding subsection (1), the *Civil Emergency Measures Act* continues to apply and, for certainty, operate with respect to an emergency arising on Settlement Land which has or is likely to have an effect off Settlement Land.

Expenditures in event of emergency

15. If a declaration of a state of emergency or an emergency plan implementation order is made, the Council may authorize the expenditure of funds to meet the needs of the situation.

Report to General Assembly

16. As soon as can be safely accommodated after a declaration of a state of emergency or an emergency plan implementation order is made, the Council shall convene a special

meeting of the General Assembly to report on the activities, expenditures and powers exercised in respect of the emergency under this Act.

Recovery of costs

17. (1) If an emergency is caused in whole or in part by the acts or omissions of a person and expenditures are made by the Tr'ondëk Hwëch'in to prevent, respond to or alleviate the effects of the emergency, the person shall, on the request of the Council, pay the Tr'ondëk Hwëch'in the lesser of

(a) the portion of the expenditures that is equal to the portion of the liability for the occurrence of the emergency that is attributable to the person; or

(b) the amount requested by the Council.

(2) Nothing in subsection (1) relieves a person from any other liability.

Limitations of liability

18. No person is liable for any loss, cost, expense, damage or injury to persons or property that results from the person in good faith doing any act that the person is appointed, authorized or required to do under this Act or the regulations made under this Act.

PART IV

MONITORING, INSPECTION AND ENFORCEMENT

Stewards

19. (1) The Council may designate any person or class of persons as stewards for the purposes of this Act.

(2) The Council may place terms and conditions on a designation under subsection (1).

Authority of stewards

20. (1) While a declaration of a state of emergency or emergency plan implementation order remains in effect, each steward shall perform all duties assigned to that steward

(a) under an emergency plan; or

(b) by the Council under section 9.

(2) A steward has all the powers necessary to perform their duties under this Act.

(3) A steward shall identify themselves as a steward when engaged in the performance of their duties under this Act.

(4) A steward may be assisted in the performance of their duties under this Act by a peace officer or an officer appointed under any other enactment of the Tr'ondëk Hwëch'in or any other Government.

(5) Without limiting section 25, the Council may enter into an agreement with another Government for the purpose of subsection (4).

Compliance orders

21. (1) If

(a) a declaration of a state of emergency or emergency plan implementation order is in effect, and

(b) a steward reasonably believes that a person is not in compliance with a

requirement under an emergency plan or an order made by the Council under section 9,

the steward may issue a written order requiring that person to do or cease to do any activity necessary to ensure that person's compliance with the emergency plan or Council's order, as the case may be.

(2) A compliance order issued under subsection (1) shall:

(a) be in the prescribed form; and

(b) state

(i) the time and place of the matter;

(ii) the requirement under an emergency plan or order of the Council under section 9 that has not been complied with by the person and a description of the non-compliance; and

(iii) the action required to be taken by the person.

(3) A person to whom a compliance order is issued shall comply with that order.

(4) If a person to whom a compliance order is issued fails to comply with its terms, the Tr'ondëk Hwëch'in may, if approved by the Council, apply to the Supreme Court of the Yukon for

(a) an injunction ordering that person to comply with the order under any terms and conditions the Court may determine; or

(b) any other order that the Court sees fit to make.

Obstruction

22. (1) A person must not hinder or obstruct a steward in the lawful performance of their duties under this Act.

(2) A person must not ignore, disobey or disregard the order or request of a steward.

(3) A person must not knowingly make false or misleading statements to a steward who is acting under this Act.

Offences

23. (1) Every person who:

(a) fails to comply with a requirement under an emergency plan;

(b) fails to comply with an order of the Council under section 9;

(c) fails to comply with a compliance order issued to that person;

(d) hinders or obstructs a steward in the lawful performance of their duties under this Act;

(e) fails to comply with an order or request of a steward made to that person under section 22(2); or

(f) knowingly makes a false or misleading statement to a steward contrary to section 22(3),

is guilty of an offence and is liable on summary conviction to a fine not exceeding five thousand dollars or to imprisonment for a term not exceeding six months, or to both.

(2) Where a contravention of this Act referred to in subsection (1) continues for more than one day, each day shall constitute a separate offence.

(3) A prosecutor, if an agreement has been entered into pursuant to subsection (8) and in accordance with the terms of that agreement, may commence a proceeding in the Territorial Court of Yukon against a person by laying information in writing and under oath or solemn affirmation before a justice if the steward or the prosecutor, as the case may be, reasonably believes that that person has committed an offence under this Act.

(4) A prosecution of an offence under this Act shall not be commenced more than 12 months after the date of the offence.

(5) Any fine or imprisonment imposed for offences under this Act may be recovered or enforced by summary procedure in the Territorial Court of Yukon.

(6) Any fines imposed for offences under this Act shall be paid in the prescribed manner.

(7) A conviction or order made in any matter under this Act, either originally or on appeal, shall not be quashed for any defect in form.

(8) Without limiting section 25, the Council may enter into an agreement with the Government of Yukon to set out the conditions pursuant to which, and the circumstances where, a prosecutor may commence a proceeding in the Territorial Court of Yukon for the purposes of and in accordance with subsection (3).

PART V

MISCELLANEOUS

Conflict

24. Unless otherwise provided for in a declaration of a state of emergency or emergency plan implementation order, if there is a conflict between this Act or the regulations made under this Act and any other enactment of the Tr'ondëk Hwëch'in, this Act and the regulations made under this Act prevail during the time that the declaration or order, as the case may be, remains in effect.

Agreements

25. Without limiting anything in this Act, the Council may enter into agreements with another Government for the purposes of this Act, including, for the purpose of assistance with the prosecution and enforcement of an offence and the collection and remittance of fines to the Tr'ondëk Hwëch'in under this Act.

Regulations

26. The Council may make regulations it considers necessary or advisable for the purposes of this Act.

Coming into force

27. This Act shall come into force and have effect as a whole or in part or parts at a day or days to be fixed by the Council.

Committee Minutes

THURSDAY 4th February 2021
19:00

Meeting Type: Regular **Meeting:** # HAC 21-03
Facilitators: Charlotte Luscombe, Planning Assistant
Attendees: Angharad Wenz, Eve Dewald (Chair), Rebecca Jansen, Megan Gamble, Jim Williams
Regrets: Patrik Pikálek
Meeting Called to order at 7:07 PM.

Minutes

Agenda Item: **Agenda Adoption** **Presenter:** Eve Dewald
Resolution: #21-03-01 **Seconder:** Angharad Wenz

THAT the Agenda for Heritage Advisory Committee Meeting 21-03 has been adopted.

Discussion:

- None

Discussion: None.
Votes For: 4 Votes Against: 0 Abstained: 0
CARRIED

Agenda Item: Conflict of Interest
Resolution: #21-03-02

Discussion:
- None

Agenda Item: Committee of the Whole
Resolution: #21-03-03

THAT the Heritage Advisory Committee move into the Committee of the Whole to hear delegations.

Discussion: None
Votes For: 4 Votes Against: 0 Abstained: 0
CARRIED

Agenda Item: Delegations **Presenter:** Eve Dewald
Resolution: #21-03-04 **Seconder:** Angharad Wenz

Discussion:
- Greg Hakonson came to discuss Development Permit 21-005
- HAC confirmed that the structure will be 30' x 40' with a sloped roof all the way around, Greg advised he took inspiration from the North End hospital
- JW confirmed zoning – administration advised that Lot 8 Block R Ladue is zoned for multi-unit residential and a zoning assessment has confirmed that the building will conform with the ZBL standards.
- Greg will confirm the railing spindles from the 6 options – the client will make the final choice. Noted that he will confirm with administration and the file will be updated.
- Greg confirmed the steps will land on a boardwalk (Public Works will install this separately) and that there will be a 3ft high picket fence around the property

Agenda Item: Delegations **Presenter:** Eve Dewald
Resolution: #21-03-05 **Seconder:** Angharad Wenz

In Camera Session – Travis Weber, Parks Canada

Discussion:

- Parks Canada are undertaking a review of their Klondike sites including consultation around what they consider core and non-core to their mandate, part of an overall Adaptive Realty project
- Jim Williams asked about what the criteria is for keep / do not keep, Travis advised:
    - Based on a quantified model, if a structure didn't reach a certain point, it would be moved to non-core.
    - Condition does play some influence in determining what the options are for adaptively reusing or stabilising it. E.g. St Andrews falls within cost prohibitive element to adaptively reuse the building
- Angharad Wenz was concerned that from heritage perspective, 3rd avenue has an iconic streetscape. If these structures can't be reused by Parks, then who can maintain them and who would take them on?
    - St Andrews and Third Avenue complex – both are stabilised as is, and St Andrews is even marked for possible demolition. Strong advocation against though and continuing on road for stabilisation. DDN and Ruby's usurped all the funds so future work on St Andrews and Third Avenue complex not within realms of funding. Acknowledged these are iconic structures but when originally purchased, neither were designated being of national historic significance. Sustainability not in mind when Parks started buying properties. As building codes and policies progress, it becomes more and more expensive.
- HAC asked about buildings that can have some adaptive reuse. Is there a plan for disposing for reuse by someone else to have them finished to a certain level or expectation someone else will pick up the restoration?
    - Example of Courthouse, Parks are looking for potential tenants for occupancy of property but so far they have not been successful. Yukon Govt been reached out to, no success. There has been substantial hazmat, stripped out finishing and going out to tender for structural adjustments to bring it up to level 3 of building code.
    - Municipal Designation to be considered for buildings disposed of so HAC still has oversight of the buildings and their restoration.
- HAC particularly concerned about Third avenue – there is risk of losing the transition and atmosphere of the street.
    - Travis hopes though that it won't be lost, and protections put in place are sufficient.
- Administration asked about vacant buildings, and how Parks will mitigate new owners doing nothing
    - Travis acknowledged that Park's concerns have mostly been about what might happen vs what might NOT happen. There has been a lot of consideration about disposal and process. Generally, they are cautioned against about disposing to a private entity. Ideal scenario is to dispose to an organisation at a minimum (wants a board), higher level of government? Most level of security?
    - Not a question Travis has looked at in detail, but is something he notes will need to be considered from now on.
- Travis advised that this project has been ongoing since the fall of 2018. The advisory committee is external and has multiple stakeholders including KVA, KDO, COD, TH, Chief Isaac, Yukon Government, Museum's Association and the Yukon Heritage Resources Board. In terms of timeline, Parks are aiming for public engagement before the end of March but no real expectation for when final decisions will be made. Overall, this project will be subject to SWOC of Parks and will feed into the next Parks planning cycle that ends in 2028.
    - Public engagement will be in-person and online, considering a survey model but requires a lot of context.
- Jim Williams asked when someone could expect to buy a property, but this is exactly what Travis is trying to determine. They've determined the 'what' but need to determine the 'how'. If organisations or non-profits are not able to take buildings on, routine disposal would be an RFP and the building put out to tender.

- HAC advised they will provide comments to administration who will compile a summary for their next meeting to review before submitting to Travis.

Agenda Item: Revert to Heritage Advisory Committee **Presenter** Eve Dewald
Resolution: #21-03-06 **Seconder:** Megan Gamble

THAT the Committee of the Whole revert to the Heritage Advisory Committee.

Discussion: None.

Agenda Item: Business Arising from Delegations **Presenter** Eve Dewald
Resolution: #21-03-07 **Seconder:** Megan Gamble

Discussion:

- HAC believe that Parks Canada have a responsibility – they have owned many of the buildings for decades.
- Also noted that it is unlikely a private owner would be able to obtain insurance for some buildings. Some buildings such as Maccaulay is possible to offload as they could be taken on functionally, but places like St Andrews and the Third Avenue complex are architecturally unsound and therefore need protection.
- Concern about what happens when this disposal occurs, concern that next owner will also be unable to maintain them.
- Related to this, noted that the Heritage Act has the ability to protect. Rebecca Jansen advised that Municipal designation is a requirement for protection and that the Minister responsible can then undertake work on the building, i.e. an owner can't undertake demolition by neglect.
- Concern around divestment of St Andrews and the Third Avenue complex as there are no designations for these, it's therefore possible to demolish these without any consultation beyond what is being done here. The case needs to be made for high level of territorial or municipal significance.

Agenda Item: Adoption of the Minutes **Presenter:** Eve Dewald
Resolution: #21-03-08 **Seconder:** Angharad Wenz

THAT the Minutes for HAC meeting 21-02 are accepted as amended.

Discussion:

- Megan Gamble is listed as a Seconder despite being absent, Administration to amend.

Votes For: 4 Votes Against: 0 Abstained:0
CARRIED

Agenda Item: Business Arising from the Minutes **Presenter:** Eve Dewald
Resolution: #21-03-09 **Seconder:** Megan Gamble

Discussion:

- Jim Williams wanted to clarify the temporary façade ruling that HAC made regarding DP 20-075, i.e. we don't want to allow people to 'store buildings'. Administration advised that the permit was temporary and valid for a maximum of 2 years; if no work is undertaken then the City can take steps to have it removed.
- Other members advised that it's not simply moving a building on to a gravel pad, even temporarily this building would interrupt the streetscape. There were extra considerations that had to be made but it may well be applicable in future scenarios.

Agenda Item: Applications **Presenter:** Eve Dewald
Resolution: #21-03-10 **Seconder:** Angharad Wenz

THAT the Heritage Advisory Committee move to APPROVE development permit 21-005.

Discussion:

- Angharad Wenz advised that Patrik Pikálek had advised her the building may be on the same site as Jan Eskymo Welzl's cabin; the providence is going to be reviewed and confirmed but if accurate, the building will be named 'Welzl House'

Votes For: 4 Votes Against: 0 Abstained: 0
CARRIED

Agenda Item: Applications **Presenter:** Eve Dewald
Resolution: #21-03-11 **Seconder:** Angharad Wenz

THAT the Heritage Advisory Committee move to TABLE development permit 21-006.

Discussion:

- Jim Williams had major concerns that none of the windows meet heritage guidelines, i.e. casement windows are not approved.
- Administration to ask applicant to attend as a delegate.

Votes For: 4 Votes Against: 0 Abstained: 0
CARRIED

Agenda Item: New Business **Presenter:** Eve Dewald
Resolution: #21-03-12 **Seconder:** Angharad Wenz

Discussion:

- None

Agenda Item: Unfinished Business **Presenter:** Eve Dewald
Resolution: #21-03-13 **Seconder:** Angharad Wenz

Discussion:

- None

Agenda Item: Adjournment **Presenter:** Eve Dewald
Resolution: #21-03-14 **Seconder:** Angharad Wenz

That Heritage Advisory Committee meeting HAC 21-03 be adjourned at 8:39pm on February 4th, 2021.

Discussion: None.

Minutes accepted on: 11th March 2021

Committee Minutes

THURSDAY 11th March 2021
17:00

Meeting Type: Regular **Meeting:** # HAC 21-05
Facilitators: Charlotte Luscombe, Planning Assistant
Attendees: Angharad Wenz, Eve Dewald (Chair), Rebecca Jansen, Megan Gamble, Jim Williams, Patrik Pikálek
Regrets:
Meeting Called to order at 5:02 PM.

Minutes

Agenda Item: **Agenda Adoption** **Presenter:** Eve Dewald
Resolution: #21-05-01 **Seconder:** Angharad Wenz

THAT the Agenda for Heritage Advisory Committee Meeting 21-05 has been adopted.

Discussion:

- None

Discussion: None.
Votes For: 5 Votes Against: 0 Abstained: 0
CARRIED

Agenda Item: Conflict of Interest
Resolution: #21-05-02

Discussion:
- None

Agenda Item: Committee of the Whole
Resolution: #21-05-03

THAT the Heritage Advisory Committee move into the Committee of the Whole.

Discussion: None
Votes For: 5 Votes Against: 0 Abstained: 0
CARRIED

Agenda Item: Delegations **Presenter:** Eve Dewald
Resolution: #21-05-04 **Seconder:** Angharad Wenz

Discussion:
- None

Agenda Item: Revert to Heritage Advisory Committee **Presenter** Eve Dewald
Resolution: #21-05-05 **Seconder:** Megan Gamble

THAT the Committee of the Whole revert to the Heritage Advisory Committee.

Discussion: None.

Agenda Item: Business Arising from Delegations **Presenter** Eve Dewald

Resolution: #21-05-06 **Seconder:** Megan Gamble

Discussion:

- None

Agenda Item: Adoption of the Minutes **Presenter:** Eve Dewald
Resolution: #21-05-07 **Seconder:** Angharad Wenz

THAT the Minutes for HAC meeting 21-03 are accepted.

Discussion:

- None

Votes For: 5 Votes Against: 0 Abstained:0
CARRIED

Agenda Item: Business Arising from the Minutes **Presenter:** Eve Dewald
Resolution: #21-05-08 **Seconder:** Megan Gamble

Discussion:

Agenda Item: Applications **Presenter:** Eve Dewald
Resolution: #21-05-9 **Seconder:** Angharad Wenz

THAT the Heritage Advisory Committee move to APPROVE development permit 20-124 with conditions.

Discussion:

- The Galvalume material needs to be clarified with the applicant – administration will request they send a weblink or similar for HAC to review and comment on via email
- There is reasonable balance and symmetry on the building
- There needs to be more than 1 panel on the door, 4 or 6 panel is the typical standard in Dawson according to the guidelines
- The trim must be 1 x 6 on the windows and doors
- The corner trims must be 1 x 6

Votes For: 5 Votes Against: 0 Abstained: 0
CARRIED

Agenda Item: Applications **Presenter:** Eve Dewald
Resolution: #21-05-10 **Seconder:** Angharad Wenz

THAT the Heritage Advisory Committee move to TABLE development permit 21-020.

Discussion:

- The applicant's drawings show the wheelchair ramp railings as speed-railing which is not permitted in the Historic Townsite. They need to be suspended – administration to ask applicant to send revised drawings for review.

Votes For: 5 Votes Against: 0 Abstained: 0
CARRIED

Agenda Item: New Business **Presenter:** Eve Dewald

Resolution: #21-05-11 **Seconder:** Angharad Wenz

Discussion:

- None

Agenda Item: Unfinished Business **Presenter:** Eve Dewald
Resolution: #21-05-12 **Seconder:** Angharad Wenz

Discussion:

- None

Agenda Item: Adjournment **Presenter:** Eve Dewald
Resolution: #21-05-13 **Seconder:** Angharad Wenz

That Heritage Advisory Committee meeting HAC 21-05 be adjourned at 5:51pm on March 11th, 2021.

Discussion: None.

Minutes accepted on: March 18th 2021

Committee Minutes

THURSDAY 18th MARCH 2021
19:00

Meeting Type: Regular **Meeting:** # HAC 21-07
Facilitators: Charlotte Luscombe, Planning Assistant
Attendees: Eve Dewald, (Chair), Angharad Wenz, Megan Gamble, Jim Williams, Rebecca Jansen
Regrets: Patrik Pikálek
Meeting Called to order at 7:01PM.

Minutes

Agenda Item: **Agenda Adoption** **Presenter:** Eve Dewald
Resolution: #21-07-01 **Seconder:** Angharad Wenz

THAT the Agenda for Heritage Advisory Committee Meeting 21-07 has been adopted as amended.

Discussion:

- Removed application 21-020 from agenda item 10, and add application 20-124

Votes For: 4 Votes Against: 0 Abstained: 0
CARRIED

Agenda Item: Conflict of Interest
Resolution: #21-07-02

Discussion:
- None

Agenda Item: Committee of the Whole
Resolution: #21-07-03

THAT the Heritage Advisory Committee move into the Committee of the Whole to hear delegations.

Discussion: None
Votes For: 4 Votes Against: 0 Abstained: 0
CARRIED

Agenda Item: Delegations **Presenter:** Eve Dewald
Resolution: #21-07-04 **Seconder:** Angharad Wenz

Ryan O'Donovan and Application 20-124

Discussion:
- Applicant produced a series of examples from around town where the trim is not 1 x 6, wants 1 x 4 as cost of materials is high due to impacts of COVID.
- HAC confirmed with applicant that the trim will be natural wood stained and would match the trim.
- Corner boards of the building is the main concern from HAC. Applicant has a 2 storey building.. The examples provided are all 1 storey buildings. Guidelines say from 4-7 inches.

Agenda Item: Delegations **Presenter:** Eve Dewald
Resolution: #21-07-05 **Seconder:** Angharad Wenz

Claudia Heath, Aremis Consulting re. Indigenous Design Guidelines for new TH buildings

Discussion:

- Claudia is the project manager for several TH projects including a new men's shelter, elders complex and future heritage complex on 2nd avenue. Wants this to be an informal discussion but in the near future, TH and its citizens wish to be able to see cultural expressions in the facades and buildings that are First Nation Culture.
- It's been made clear in the discussions at different levels with Chief and Council, with heritage department, with elders council and citizens. Nobody wants to question setbacks or things that pertain to housing safety, or building inspection items. Instead, the main question is how can TH express the cultural heritage in the TH buildings? Something that currently is impossible unless it is granted by exception, but it is felt that it shouldn't really be an exception.
- For example, the new men's shelter. This is going to be a 10 unit men's shelter that is open to all citizens of the Yukon, not just to Dawson residents. Initial concept designs showing how it would look as per the guidelines were shown to chief and council. Immediately, the Chief said 'that is not our building', it doesn't reflect TH culture or the healing that takes place in the building. At that point, from now on, the infrastructure they build, should reflect the culture and heritage of TH which is WELL before the Goldrush era.
- These discussions will be held with Mayor and Council. Claudia believes that having two sets of expressions would not be at war with each other and instead would be complementary to each other. This would therefore ENHANCE the cultural landscape of Dawson City.
- HAC asked if TH were hoping to develop guidelines for their buildings or ad hoc based on each project? Claudia advised that they are currently gathering feedback as to what does TH cultural expression mean. Will be different from dimensions, might be something speaking to materials but more philosophical, it has to interact with environment a certain way. They are looking at how to quantify but it is difficult.
- Claudia also advised they are looking at the option of TH having an equivalent committee who were able to communicate to HAC and qualifies as per TH heritage and culture. Acknowledged that any TH citizen can sit on the committee, but right now but there's no real use because they still have to go by the guidelines and there's no freedom for TH expression.
- Claudia indicated that these guidelines could eventually be used for other buildings such as businesses or YG buildings. If organisations wish to honour indigenous principles and culture of TH, they should be able to say 'we like to design as per this'. This is not something TH are pursuing right now but eventually it could be done. Presently, it's just TH, the men's shelter and in future the heritage complex on Front Street and Second Street Elders complex.

Agenda Item: Delegations **Presenter:** Eve Dewald
Resolution: #21-07-06 **Seconder:** Angharad Wenz

Travis Weber and Jorn Meier, Parks Canada

Discussion:

- The two applications have been put together based on strategic plan of Park's Canada, looking at which buildings are core buildings, which buildings are of national importance.
- Travis has already presented core and non-core, and outcomes arising from decision making framework. Part of the strategy, and is important, that there is an avenue for protection of the properties if the outcome is Parks doesn't own them anymore.
- Two properties are not core to administration and ownership, and these are Billy Biggs and Harrington's Store.
- Municipal Historic Sites Designation is in one way assurance that protection and guidelines will be applied to these properties no matter the ownership.

Agenda Item: Revert to Heritage Advisory Committee **Presenter** Eve Dewald
Resolution: #21-07-07 **Seconder:** Jim Williams

THAT the Committee of the Whole revert to the Heritage Advisory Committee.

Discussion: None.

Agenda Item: Business Arising from Delegations **Presenter** Eve Dewald
Resolution: #21-07-08 **Seconder:** Megan Gamble

Ryan O'Donovan and Application 20-124

Discussion:

- HAC are willing to compromise and allow 1 x 4 window Trim and corner boards need to be 1 x 6

Agenda Item: Business Arising from Delegations **Presenter** Eve Dewald
Resolution: #21-07-09 **Seconder:** Megan Gamble

Claudia Heath, Aremis Consulting re. Indigenous Design Guidelines for new TH buildings

Discussion:

- HAC understand her perspective, about it as a statement of intention. If TH have qualities they want that are wrritten down and also TH committee ensuring that was being built, then HAC would support this.
- Acknowledged this is about how building expresses architectural value: HAC support it in principle.
- One member noted implementation could difficult if it's 'touchey-feely' but no 'architectural' examples.
- Rebecca - colonial designed buildings force TH to exist in an environment that is not conducive to the healing they need. Reconciliation is expanding our point of view to allow this frame of thought. Not about materials.
- Carcross First Nation have done this and Rebecca thinks where TH want to go to. Reinterpret cultural heritage to reflect in modern architecture.

Agenda Item: Business Arising from Delegations **Presenter** Eve Dewald
Resolution: #21-07-10 **Seconder:** Megan Gamble

Travis Weber & Jorn Meier – Municipal Historic Sites Designations

Discussion:

- Where does the character defining elements information go? Who whittles down what we need to preserve in the designation? Administration advised that statement of significance written by COD staff or Rebecca Jansen
- Minto Park and Arctic Brotherhood Hall, Rebecca Jansen wrote them. Primarily from nomination itself.
- HAC evaluation of nominations can factor into statement of significance.
- Can also include any public comments from the public hearing.
- Can only make interior changes - limiting but then standards and guidelines become crucial.
- Sawmill is a YHSI site, interior has changed and some changes needed to bring things up to code, ability to renovate but need to follow standards and guidelines.
- Reasons to designation and important elements to be preserved - is there anything that's been missed or added upon? In the case of these applications, no.

Agenda Item: Adoption of the Minutes **Presenter:** Eve Dewald
Resolution: #21-07-11 **Seconder:** Angharad Wenz

THAT the Minutes for HAC meeting 21-05 are accepted.

Discussion: None

Votes For: 4 Votes Against: 0 Abstained:0
CARRIED

Agenda Item: Business Arising from the Minutes **Presenter:** Eve Dewald
Resolution: #21-07-12 **Seconder:** Megan Gamble

Discussion: None

Agenda Item: Applications **Presenter:** Eve Dewald
Resolution: #21-07-13 **Seconder:** Angharad Wenz

THAT the Heritage Advisory Committee move to APPROVE amending the conditions for application 20-124 to allow 1 x 4 window trim.

Discussion:

- None

Votes For: 4 Votes Against: 0 Abstained: 0
CARRIED

Agenda Item: Applications **Presenter:** Eve Dewald
Resolution: #21-07-14 **Seconder:** Angharad Wenz

THAT the Heritage Advisory Committee move to APPROVE to move Municipal Heritage Designation Application 21-018 to Council for decision.

Discussion:

- Application as written accepted and should be forwarded to Council.
- Location is important - building HAS to stay on this corner
- Façade details and condition - Billy Bigg's would take a lot to refurbish it to be useful
- Airspace should be untouched i.e. nothing built above

Votes For: 4 Votes Against: 0 Abstained: 0
CARRIED

Agenda Item: Applications **Presenter:** Eve Dewald
Resolution: #21-07-15 **Seconder:** Jim Williams

THAT the Heritage Advisory Committee move to APPROVE to move Municipal Heritage Designation Application 21-019 to Council for decision.

Discussion:

- Location is important - building must stay on this corner. Part of a key corner of 3rd Avenue
- Harrington's building in bad shape but could be repaired
- HAC would like to recommend that the Lot should be kept as is, the rear should be kept empty; airspace should be kept. However, unsure if this is enforceable.
- The doors MUST be kept, and HAC acknowledge applicants do emphasise corner entrance in the application

Votes For: 4 Votes Against: 0 Abstained: 0
CARRIED

Agenda Item: New Business **Presenter:** Eve Dewald

Resolution: #21-07-16 **Seconder:** Angharad Wenz

Bicycle racks in the historic townsite

Discussion:

- The Recreation manager is seeking to erect new bicycle storage racks around the historic townsite and has sought HAC's advice on what to look for
- HAC advised that two materials were suitable:
    - Wooden frames such as those seen outside some of the hotels such as the Downtown and Eldorado
    - Cast or wrought iron (black) so that the racks look industrial and heavy looking

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Agenda Item: New Business **Presenter:** Eve Dewald
Resolution: #21-07-17 **Seconder:** Angharad Wenz

Bicycle racks in the historic townsite

Discussion:

- The Recreation manager is seeking to erect new bicycle storage racks around the historic townsite and has sought HAC's advice on what to look for
- HAC advised that two materials were suitable:
    - Wooden frames such as those seen outside some of the hotels such as the Downtown and Eldorado
    - Cast or wrought iron (black) so that the racks look industrial and heavy looking

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Agenda Item: Unfinished Business **Presenter:** Eve Dewald
Resolution: #21-07-18 **Seconder:** Angharad Wenz

Discussion:

- None

Agenda Item: Adjournment **Presenter:** Eve Dewald
Resolution: #21-07-19 **Seconder:** Angharad Wenz

That Heritage Advisory Committee meeting HAC 21-07 be adjourned at 8:43pm on March 18th, 2021.

Discussion: None.

Minutes accepted on: April 15th, 2021 at meeting #21-07