

AGENDA -SPECIAL COUNCIL MEETING #C21-12 TUESDAY, May 18, 2021 at 7:00 p.m.

Council Chambers, City of Dawson Office- Safe spacing rules apply

- 1. CALL TO ORDER
- 2. ADOPTION OF THE AGENDA
 - a) Council Meeting Agenda #C21-12

3. ADOPTION OF THE MINUTES

a) Council Meeting Minutes C21-11 of April 28, 2021

4. BUSINESS ARISING FROM MINUTES

a) Council Meeting Minutes C21-11 of April 28, 2021

5. FINANCIAL AND BUDGET REPORTS

- a) Accounts Payables 21-09- Cheques #56340-56393 & EFT's
- b) Accounts Payables 21-10- Cheques #56394-56447

6. SPECIAL MEETING, COMMITTEE, AND DEPARTMENTAL REPORTS

- a) Request for Decision- CBC Building Finial & Corbel Restoration & Reproduction
- b) Request for Decision- Public Works 1/4 Ton Truck Purchases Contract Award
- c) Request for Decision- Yukon Government Front Street Lease Agreement
- d) Request for Decision Records Management Contract Award

7. BYLAWS AND POLICIES

- a) Bylaw 2021-05 Civic Addressing Amendment No. 2 Bylaw
- b) Bylaw 2021-06 2021 Municipal Election Bylaw
- c) Bylaw 2021-07 Harrington's Store Municipal Historic Site Bylaw
- d) Bylaw 2021-08 Billy Bigg's Municipal Historic Site Bylaw
- e) Bylaw 2019-09 Land Sale Bylaw No. 2

8. PUBLIC QUESTIONS

9. IN CAMERA

a) Legal and land related matters

10. ADJOURNMENT

MINUTES OF COUNCIL MEETING C21-11 of the Council of the City of Dawson held on Wednesday, April 28, 2021 at 7:00 p.m. City of Dawson Council Chambers

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

The Chair, Mayor Potoroka called council meeting C21-11 to order at 7:01 p.m.

Agenda Item: Agenda

C21-11-01 Moved by Mayor Potoroka, seconded by Councillor Johnson that the agenda for Council meeting C21-11 of April 28, 2021 be adopted as presented. Motion Carried 5-0

Agenda Item: Delegations & Guests

- **C21-11-02** Moved by Councillor Johnson, seconded by Councillor Ayoub that Council moves to Committee of the Whole for the purposes of hearing delegations. Motion Carried 5-0
 - a) Tr'ondëk-Klondike World Heritage Nomination Presentation

Lee Whalen and Barb Hougan gave a presentation and update on the World Heritage Nomination.

C21-11-03 Moved by Mayor Potoroka, seconded by Councillor Shore that Committee of the Whole revert to an open session of Council to proceed with the agenda. Motion Carried 5-0

Agenda Item: Minutes

- a) Council Meeting Minutes C21-09 of March 31, 2021
- **C21-11-04** Moved by Councillor Kendrick, seconded by Mayor Potoroka that the minutes of Council Meeting minutes C21-09 of March 31, 2021 be approved as amended. Motion Carried 5-0

Council Meeting Minutes C21-07 of March 10, 2021 amendment notes: Add the word "declaration" and "potential". Will now read as "Add agenda item number 7(b) to the declared potential conflict of interest for Councillor Kendrick."

- b) Special Council Meeting Minutes C21-10 of April 14, 2021
- **C21-11-05** Moved by Mayor Potoroka, seconded by Councillor Johnson that the minutes of Special Council Meeting minutes C21-10 of April 14, 2021 be approved as presented. Motion Carried 5-0

Agenda Item: Financial and Budget Reports

- a) Accounts Payables 21-06- Cheques #56186-56235 & EFT's
- **C21-11-06** Moved by Mayor Potoroka, seconded by Councillor Johnson that Council acknowledges receipt of the Accounts Payable Report #21-06 RE: Cheques #56186 56235 & EFT's; provided for informational purposes. Motion Carried 5-0

Cheque #	Vendor Name	Further Information
56190	Associated Engineering	?-Will look into it
56207	Graf Enviro Services Inc.	<i>Monthly, yearly amount?-</i> for multiple months- <i>How much a month?</i> Will look into it
56220	Northerm Windows and Doors	?-Doors to Zamboni Room
56229	Triple J Hotel	?-Will look into it

- b) Accounts Payables 21-07- Cheques #56236-56291 & EFT's
- **C21-11-07** Moved by Councillor Johnson, seconded by Councillor Ayoub that Council acknowledges receipt of the Accounts Payable Report #21-07 RE: Cheques #56236 56291 & EFT's; provided for informational purposes. Motion Carried 5-0

Cheque #	Vendor Name	Further Information
56239	Applied Roof Technology Ltd.	?-Will look into it
56249	Cliff, Janice	?-Rec Instructor
56267	Morgan, Sophia	?-Rec Instructor
56268	Murray, Karen	?-Rec Instructor
56271	Northwestel Inc.	Is this for 1 month?- Will look into it
56288	True North Company	Are we still renting from them?- No

- c) Accounts Payables 21-08- Cheques #56292-56339 & EFT's
- **C21-11-08** Moved by Councillor Johnson, seconded by Councillor Shore that Council acknowledges receipt of the Accounts Payable Report #21-08 RE: Cheques #56292 56339 & EFT's; provided for informational purposes. Motion Carried 5-0

Cheque #	Vendor Name	Further Information
56302	Dawson Ski Association	?-During spring break to support ski hill
56339	Colliers Project Leaders Inc.	?-New Rec Centre

Agenda Item: Special Meeting, Committee, and Departmental Reports

a) Request for Decision- Lots 1069-2 and 1069-3, Quad 116 B/3 Consolidation Application (21-024)

C21-11-09 Moved by Councillor Shore, seconded by Mayor Potoroka that Council grant subdivision authority to consolidate Lots 1069-2 and 1069-3 Quad 116 B/3 (Consolidation Application #21-024), subject to the following conditions:
 1.1. The applicant submits a plan of subdivision completed by a certified lands surveyor

1.1. The applicant submits a plan of subdivision completed by a certified lands surveyor drawn in conformity with the approval.

1.2. The applicant shall, on approval of the subdivision plan by the City of Dawson, take all necessary steps to enable the registrar under the Land Titles Act to register the plan of subdivision. Motion Carried 5-0

- b) Request for Decision-Dredge Pond Phase II Project Charter
- **C21-11-10** Moved by Councillor Shore, seconded by Councillor Johnson that Council approve the amended Dredge Pond Phase II Project Charter. Motion Carried 5-0

Page 1 of the Charter-Section 3: Edit third paragraph as discussed.

Page 2 of the Charter-Section 4: Last bullet should be higher up or be the top bullet.

Page 5 of Charter-Section 9: Second bullet -Change from LFN to TFN.

- c) Request for Decision- YG Land Development Branch Infill Projects 1-3
- **C21-11-11** Moved by Councillor Shore, seconded by Mayor Potoroka that Council direct administration to pursue the potential option of releasing a raw land parcel (Infill #3) to the private sector for development. Motion Carried 5-0
- C21-11-12 Moved by Mayor Potoroka, seconded by Councillor Johnson that Council postpone to a Committee of the Whole meeting the discussion of:
 1. Pursuing phased development of two unserviced lots on the west side of the road in the short-term and two unserviced lots on the east side of the road in a later phase for Infill Area 1.
 2. Pursuing serviced development of ~22 lots at 0.3 to 1.0 acres in size for Infill Area 2. Motion Carried 4-1
- **C21-11-13** Moved by Mayor Potoroka, seconded by Councillor Shore that Council move to Committee of the Whole for the purposes of asking the Community Development Officer questions. Motion Carried 5-0
- **C21-11-14** Moved by Mayor Potoroka, seconded by Councillor Ayoub that Committee of the Whole revert to an open session of Council to proceed with the agenda. Motion Carried 5-0

Agenda Item: Bylaws & Policies

- a) Bylaw 2021-05 Civic Addressing Amendment No. 2 Bylaw
- C21-11-15
 Moved by Councillor Johnson, seconded by Mayor Potoroka that Council give Bylaw

 2021-05 being Civic Addressing Amendment No. 2 first reading.

 Motion Carried 5-0

 Agenda Item: Correspondence

C21-11-16 Moved by Mayor Potoroka, seconded by Councillor Shore that Council acknowledge receipt of the following correspondence:

- a) Buddy Herring RE: Closure of Gold Rush Campground
- b) Monthly Policing Report- March

for informational purposes.

Motion Carried 5-0

C21-11-17	Moved by Mayor Potoroka, seconded by Councillor Shore that Council moves to Committee of the Whole for the purposes of hearing public questions. Motion Carried 5-0
Dan Davidson	: With regards to Dredge Pond Phase II, is Council planning a dredge tailings commemoration at this point?
Council:	There is interest in residential development in that area but also interest in knowing what would be a representative sampling of dredge tailings, if it was possible to save them, and would be complimentary to development.
C21-11-18	Moved by Mayor Potoroka, seconded by Councillor Shore that Committee of the Whole revert to an open session of Council to proceed with the agenda. Motion Carried 5-0
Agenda Item	ı: Adjourn

C21-11-19 Moved by Mayor Potoroka, seconded by Councillor Shore that Council meeting C21-11 be adjourned at 9:08 p.m. with the next regular meeting of Council being May 18, 2021. Motion Carried 5-0

THE MINUTES OF COUNCIL MEETING C21-11 WERE APPROVED BY COUNCIL RESOLUTION #C21-12- ___ AT COUNCIL MEETING C21-12 OF MAY 18, 2021.

Wayne Potoroka, Mayor

Cory Bellmore, CAO

		The City of I Cheque Rui			
		4/23/20			
Cheque		Cheque	521		
-	Vendor Name	Amount	Detail	Dept	Description
56340	Advance North Mechanical	\$5,710.26	Betan	PW	VehR&M
56341	Airport Chalet-WH	\$469.35		PS	Accommodations
56342	Arctic Inland Resources Ltd.	\$212.34		REC	OpSupp
56343	Bonanza Market	\$67.20	\$64.61		ProgSupp
50515		<i>\$67126</i>	\$2.59		OpSupp
			\$67.20		
56344	Brenntag Canada Inc.	\$798.82	<i>t</i> • · · · - •	PW	Chemicals
56345	Bureau Veritas	\$1,117.10	\$182.07		WtrSamp
00010		<i>~_)</i>	\$935.03		WtrSamp
			\$1,117.10		
56346	Canadian Freightways TST-CF	\$644.40	+-,	PW	Freight
56347	Capital H2O Systems Inc.	\$6,459.12		PW	OpSupplies
56348	Cerovic, Tanya	\$109.63		REC	CR#21-108 Reimburse
56349	Chief Isaac Incorporated	\$1,389.42	\$1,283.90		JaniSvs
00010		<i>q</i> _,00011 <u>_</u>	\$105.52		JaniSvs
			\$1,389.42		
56350	Chief Isaac Mechanical	\$3,553.19	+ _ /	PW	VehR&M
56351	Cotter Enterprises	\$4,021.50		CABLE	CABLE March
56352	Dave's Trophy Express	\$129.15		M&C	Promo-SpcEvt
56353	Dawson City General Store	\$236.68	\$47.91		OpSupp
		7	\$107.62		ProgSupp
			\$81.15		OpSupp
			\$236.68		
56354	Dawson City Hockey Association	\$180.00		REC	CR#21-111 Reimburse
56355	Dawson Hardware Ltd	\$594.89	\$46.91	ADM	Bldg R&M
		,	\$82.60		OpSupplies
			\$145.94		NonCapEquip
			\$23.79		OpSupplies
			\$129.87		NonCapEqu
			\$111.21		Phse NonCapEquip
			\$47.02		NonCapEquip
			\$7.55		ProgSupp
			\$594.89		
56356	Eecol Electric Corp	\$373.28		PW	OpSupplies
56357	Gammie Trucking Ltd.	\$500.00		PL&D	CR#21-107 Refund WO 20-084
56358	Graf Enviro Services Inc.	\$7,140.00		PW	ContSvs-Bins w-Maintenance Feb & Mar
56359	Grenon Enterprises Ltd.	\$11,904.39	\$357.00	PW	Calcium Unload
	·		\$328.13	PW	Stm-Thw Westmark
			\$131.25	PW	Stm-Thw 3rd Ave
			\$5,806.51		ContSvs Mar28-Ap3
			\$5,281.50		ContSvs Mar21-27
			\$11,904.39		
56360	Grenon, Elizabeth	\$62.73		ADM	CR#21-106 Reimburs Mtg expense
56361	Jones, Sebastian	\$132.00		REC	CR#21-110 Instructor
56362	Keay Architecture Ltd.	\$882.00		ADM	ProFees-CBC Resto
56363	Klondike Business Solutions	\$97.47		ADM	REC CopyCt
56364	Klondike Visitors Association	\$375.00		REC	Promo-SpcEvt
					· ·

		The City of D			
		Cheque Run			
		4/23/20			
56365	Literary Society of the Klondike	\$2,588.25	\$210.00		Advertising
			\$630.00		Advertising
			\$1,748.25	ADM	Advertising
			\$2,588.25		
56366	Klondike Printing	\$1,029.00	\$1,008.00		ContSvs
			\$21.00	PS	ContSvs
			\$1,029.00		
6367	Klondike Metallic	\$403.95	\$213.43		NonCapEquipment
			\$75.26		Safety Supplies
			\$115.26	PW	OpSupplies
			\$403.95		
6368	Lawson Lundell LLP	\$4,062.98	\$2,984.63		ProFees
			\$1,078.35	ADM	ProFees
			\$4,062.98		
6369	Manitoulin Transport	\$68.98		PW	Freight
6370	Mayes Enterprises	\$89.25		ADM	Bldg R&M
6371	North 60 Petro	\$24,351.00	\$17,548.61		BldgFuel WTP
			\$276.48		BldgFuel - Woodshop
			\$3,316.21		BldgFuel REC Ctr
			\$455.42		BldgFuel WFBldg
			\$84.13		BldgFuel FC Residence
			\$411.75		BldgFuel Quigley
			\$267.42		BldgFuel CAO Residence
			\$864.42		BldgFuel Garage
			\$1,126.56	ADM-PS	BldgFuel City-Fire Hall
			\$24,351.00		
6372	Northern Hospital & Safety Supply Inc.	\$168.12		PS	SafetySupp
6373	Northern Superior Mechanical	\$70.56	\$29.15		VehR&M
			\$41.41	PW	Tools
			\$70.56		
6374	Northwestel Inc	\$5,266.22		ADM	Phone - March
6375	Pacific Northwest Moving	\$43.49		PW	Freight
6376	Pan of Gold	\$189.00		REC	Promo-SpcEvt
6377	Pesickova, Lucie	\$374.00		REC	CR#21-109 Instructor
6378	Pitney Works	\$5,000.00		ADM	Put on Account (Postage)
6379	Raven's Nook	\$92.40		PW	SafetyGear
6380	A Ray of Sunshine	\$40.05		REC	FA Gear
				ADM	Promo-SpcEvt
	Red Mammoth Bistro	\$45.99			
6382	Rudis, Ben	\$262.50		ADM	IT Support-Trouble shooting
6382 6383	Rudis, Ben Staples #251 Whitehorse	\$262.50 \$639.79		ADM ADM	IT Support-Trouble shooting OffSupplies
6382 6383 6384	Rudis, Ben Staples #251 Whitehorse Superior Propane Inc	\$262.50 \$639.79 \$393.02		ADM ADM REC	IT Support-Trouble shooting OffSupplies Propane
6382 6383 6384 6385	Rudis, Ben Staples #251 Whitehorse Superior Propane Inc Total North Communications Ltd	\$262.50 \$639.79 \$393.02 \$137.82		ADM ADM REC ADM	IT Support-Trouble shooting OffSupplies Propane Phone IT Supp
6382 6383 6384 6385 6386	Rudis, Ben Staples #251 Whitehorse Superior Propane Inc Total North Communications Ltd Tsunami Solutions Ltd.	\$262.50 \$639.79 \$393.02 \$137.82 \$170.10		ADM ADM REC ADM PW	IT Support-Trouble shooting OffSupplies Propane Phone IT Supp SafetyLine
6382 6383 6384 6385 6386 6387	Rudis, Ben Staples #251 Whitehorse Superior Propane Inc Total North Communications Ltd Tsunami Solutions Ltd. Tucker Carruthers	\$262.50 \$639.79 \$393.02 \$137.82 \$170.10 \$4,040.41		ADM ADM REC ADM PW ADM	IT Support-Trouble shooting OffSupplies Propane Phone IT Supp SafetyLine ProFees
6381 6382 6383 6384 6385 6386 6387 6388	Rudis, Ben Staples #251 Whitehorse Superior Propane Inc Total North Communications Ltd Tsunami Solutions Ltd. Tucker Carruthers WSP Canada Inc	\$262.50 \$639.79 \$393.02 \$137.82 \$170.10 \$4,040.41 \$1,275.75		ADM ADM REC ADM PW ADM REC	IT Support-Trouble shooting OffSupplies Propane Phone IT Supp SafetyLine ProFees ProFees
6382 6383 6384 6385 6386 6387	Rudis, Ben Staples #251 Whitehorse Superior Propane Inc Total North Communications Ltd Tsunami Solutions Ltd. Tucker Carruthers	\$262.50 \$639.79 \$393.02 \$137.82 \$170.10 \$4,040.41	\$3,089.36 \$46,863.09	ADM ADM REC ADM PW ADM REC PW	IT Support-Trouble shooting OffSupplies Propane Phone IT Supp SafetyLine ProFees

		The City of D	Dawson		
		Cheque Rur	21-09		
		4/23/20	21		
56390	Yukon Government-Finance	\$110,767.10		PW	DCWTP O&M April01-Sept30
56391	Yukon Workers' Comp	\$65,954.71	\$17,797.56	PS	Firefighters Assessmt
			\$48,157.15	ADM	Annual Assessment
			\$65,954.71		
56392	Air North	\$453.12	\$110.13	PW	Freight
			\$122.73	PW	Freight
			\$110.13	PW	Freight
			\$110.13	PW	Freight
			\$453.12		
56393	Gagne, Kayla	\$3,000.00		REC	RG#21-004 REC Grant
Electroni	c Fund Transfers				
Apr 01	Meridian Lease		\$1,973.11	PS	Breathing apparatus
Apr 01	Canada Life		\$14,839.67		March employee benefits
Apr 01	Payroll		\$111,673.53		PP#7
Apr 01	CIBC Group RRSP		\$3,107.24	ALL	RRSP Prog PP3&4
Apr 05	Roynat Leases		\$818.00	various	Photocopier leases
Apr 16	Payroll		\$105,212.39	ALL	PP#8
Apr 19	Visa		\$12,782.14	various	Bell/advert/safety equip/supplies
Apr 20	CCSA		\$9,886.29	CABLE	monthly cable charge
Apr 30	Bank charges		\$339.75	ADM	payroll/bank/Visa machine
Apr 30	Payroll		\$105,540.98	ALL	PP#9
Apr 30	Refund of Dawson Creek payments		\$2,692.63	ADM	12 Deposits to City in error

Transactions from February 28 to March 27, 2021

Your payments

Trans date	Post date	Description	Amount(\$)
Mar 19	Mar 19	PRE-AUTHORIZED PAYMENT - THANK YOU	10,117.46
Total pa	yments		\$10,117.46

Total payments

Your new charges and credits

→ Identifies Points Multiplier[™] transactions that have earned 1.5 Aventura Points for every dollar spent (a Bonus of 50% more). Any returns/credits are deducted at the same rate.

Trans date	Post date	Description			Spend Categories		Amount(\$)
Card nu	ımber		Card S	pending Limits:	Purchases \$10,000.00	Cash \$0.00	
Mar 20	Mar 22	BELL MOBILITY V	ERDUN	QC	↑ Cell Phone Charges Jan & I	Feb	2,310.00
Total for	•						\$2,310.00
Card nu	ımber		Card S	pending Limits:	Purchases \$10,000.00	Cash \$0.00	
Mar 18	Mar 19	Roadpost canada	8882	901616 ON	Safety co ^{mm} unication		24.10
Total for	•						\$24.10
Card nu	ımber		Card S	pending Limits:	Purchases \$10,000.00	Cash \$0.00	
Mar 04	Mar 04	TWO MEN AND A TRUC	K 705	-720-2636 ON	Corbal & Finial shipping CB	C bldg	572.91
Mar 12	Mar 15	The Frame Shop	867-668	33726 YT	Art procure ^m ent		1,219.39
Total for							\$1,792.30
Card nu	ımber		Card S	pending Limits:	Purchases \$10,000.00	Cash \$0.00	
Mar 03	Mar 04	AMZN Mktp CA*0M3PS	94R43 W	/WW.AMAZON.CAO	N 🛉 progra ^m supplies arena		266.36
Mar 04	Mar 04	ISSUU 8444 45.00 USD @ 1.297555	778800 5556**	СА	e co ^{mm} unications		58.39
Mar 08	Mar 09	AVSHOP.CA 9	05-6959	079 ON	progra ^m supplies		492.45
Mar 08	Mar 09	AVSHOP.CA 9	05-69590	079 ON	F3		37.52
Mar 09	Mar 10	CARGOJET PARTNERSH	P MISS	Issauga on	shipping , progra ^m supplies		00.04
Mar 10	Mar 10	AMZN Mktp CA*4P2NU	5L83 W	WW.AMAZON.CAON	v progra'''supplies		9.114
Mar 10	Mar 10	AMZN Mktp CA*029G1	3M23 V	WWW.AMAZON.CAO			
Mar 10	Mar 11	AMZN Mktp CA*IC1KT2	2YG3 W	WW.AMAZON.CAON	V progra ^m supplies		67.94
Mar 10	Mar 11	AMZN Mktp CA*J28KO					33.97
Mar 10	Mar 12	WWW.CANADIANTIRE.	CA 86	67467287 ON	Storage containers - arena	*****************************	******************

Page 2 of 4

Information about your CIBC Aventura Visa Card for Business Plus account

If you find an error or irregularity (including possible unauthorized or fraudulent Transactions) in this statement you must tell us within 30 days of this Statement Date. If you do not, we may regard this statement as final (except for credits posted in error). How we charge interest: a) On purchases: For non Quebec residents, no interest is charged on a New Purchase appearing on this statement if we receive payment for your full Balance by the payment due date and we have received payment for the full Balance shown on your previous monthly statement by the payment due date. For Quebec residents, no interest is charged on a New Purchase appearing on this statement if we receive payment for your full Balance on this statement by the payment due date. Regardless of residency, if interest is charged on a New Purchase, as described in the Application of Payment section of the Cardholder Agreement. b) On Cash Advances, Convenience Cheques or Balance Transfers: Interest is charged on Cash Advances beginning on the day they are posted to your credit card

is charged beginning on the day they are posted to your credit card account. We stop charging interest on Cash Advances, Balance Transfers and Convenience Cheques on the day we receive a payment which covers the amount of the Transaction in question in accordance with the Cardholder Agreement.

Payment period extensions: If you didn't pay the full Balance on your last monthly statement, we have extended your payment due date this month to give you extra time to make your payment. Interest will continue to accrue for the extended period. When we receive your full Balance, your payment due date will change back to your regular payment due date.

Your statement (including the Balance and Minimum Payment) only reflects Transactions that were posted as of the Statement Date. If you made a payment but it has not yet been posted, it will appear on your next monthly statement and any interest charges will be adjusted based on the transaction date and payment amount. Check CIBC Online Banking for the status of your payments and your most up to date Balance

**Foreign currency Transactions, except Convenience Cheques, are converted to Canadian dollars on or after the Transaction date and no later than the Transaction posting date. At the time of currency conversion, you are charged the same conversion rate CIBC must pay, plus a fee of 2.5% of the converted amount, on both debits and credits. We convert a foreign currency Convenience Cheque or payment at our branch selling rate for Canadian dollars in effect at the time we process

[†]Your cash limit forms part of your credit limit. It is not additional credit.

For more information, please refer to the CIBC Cardholder Agreement.

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 Trademark of CIBC.



Prepared for: CITY OF DAWSON February 28 to March 27, 2021 Account number:

Your new charges and credits (continued)

Trans date	Post date	Description	Spend Categories	Amount(\$)
Card nur	nber	Card Spending Limits:	Purchases \$10,000.00 Cash	\$0.00
Mar 14	Mar 15	WHENIWORK.COM WHENIWORK.COMMN 22.50 USD @ 1.289333333**	Scheduling software	29.01
Mar 16	Mar 17	Canada Label Company Coquitlam BC	📓 Asset Tags	677.25
Mar 17	Mar 19	WWW.CANADIANTIRE.CA 8667467287 ON	program supplies	
Mar 19	Mar 19	FACEBK YGL29237C2 650-5434800 CA	Advertising	300.00
Mar 23	Mar 24	Adobe Photogphy Plan San Jose Ca	Software	13.64
Mar 23	Mar 25	WWW.CANADIANTIRE.CA 8667467287 ON	program supplies	39.87
Mar 26	Mar 26	ULINE 800-295-5510 ON	Safety Supplies	207.59
Total for				\$2,822.60
Card nur	nber	Card Spending Limits:	Purchases \$10,000.00 Cash	\$0.00
Feb 25	Mar 01	www.canadiantire.ca 8667467287 ON	small tools and building supplies	258.14
Mar 02	Mar 03	YG TERRITORIAL AGENT DAWSDAWSON YT	new vehicle registration	6.00
Mar 02	Mar 04 🤸	AIR NORTH 21193386 WHITEHORSE YT	p/u new truck	294.00
Mar 10	Mar 11	Onlinewhmis.ca toronto on	training	31.45
Mar 11	Mar 15	ACKLANDS GRAINGER INC RICHMOND HILLON	safety tripod	5,206.60
Mar 16	Mar 17	ESAFETYFIRST CANADA CRAIOVA	online training	36.95
Total for				\$5,833.14
Card nur	nber	Card Spending Limits:	Purchases \$10,000.00 Cash \$	0.00

** Denotes transaction in foreign currency

-12 0-002058

	-			
		-10		
	Cheque			
		Detail	Dept	Description
	•			ContSvs-Art Framing
44478 Yukon IncTangerine Technologies	\$17,064.08			IT NtwkSupp
			ADM	IT NtwkSupp
		\$17,064.08		
Advance North Mechanical	·		PW	Vehicle R&M RRSP
AGF Investments Inc.				Prog PP 7-9
				Insurance YCIA Reciprocal
Arctic Inland Resources Ltd.	\$1,012.96	\$204.08	REC	OpSupplies
		\$808.88	PW	OpSupplies Phse
		\$1,012.96		
Assante Financial Management	\$1,400.00		ADM	RRSP Prog PP 7-9
Associated Engineering (B.C.) Ltd	\$1,868.27		PW	ProFees SCADA
BHB Mini Storage	\$210.00	\$105.00	ADM	ArchiveStorage April
		\$105.00	ADM	ArchiveStorage May
		\$210.00		
BMO Nesbitt Burns	\$1,275.00		ADM	RRSP Prog PP 7-9
BMO Bank of Montreal	\$1,879.08		ADM	RRSP Prog PP 7-9
Bonanza Klondike Inc.	\$141.74		REC	Propane
Bonanza Market	\$174.46	\$73.51	REC	ProgSupplies
		\$100.95	REC	OffSupplies
		\$174.46		
Cambrian Credit Union	\$1,677.48		ADM	RRSP Prog PP 7-9
Chief Isaac Incorporated	\$738.68		REC	JaniSvs
CIBC-Dawson City	\$3,111.60		ADM	RRSP Prog PP 7-9
Colliers Project Leaders Inc.	\$2,152.50	\$2,016.00	ADM	CBC Restoration
		\$136.50	ADM	ProFees Land Planning
		\$2,152.50		
Dawson City General Store	\$339.87	\$59.95	ADM	OpSupplies
		\$237.38	REC	ProgSupplies
		\$42.54	REC	OpSupplies
		\$339.87		
Dawson Hardware Ltd.	\$870.56	\$149.53	PW	OpSupp Phse
		\$34.95		DHL 310693 PW OpSupp
		\$26.44		DHL 310761 PW VehR&M
		\$153.08	ADM	Promo SodaWtrMachine
		\$367.84	REC	OpSupplies
		\$48.07	REC	ProgSupplies
		\$26.41	PW	BldgR&M
		\$17.00	PW	Tools Phse
		\$47.23	PW	SafetySupplies
		\$870.55		
Dire Wolf Media	\$600.00	Ş070.55	REC	Contsvs-Graphic Design
Dire Wolf Media Eecol Electric Corp	\$600.00 \$1,004.06	<i>9070.33</i>	REC PW	Contsvs-Graphic Design OpSupplies
	Aon Reed Stenhouse Inc. Arctic Inland Resources Ltd. Assante Financial Management Associated Engineering (B.C.) Ltd BHB Mini Storage BMO Nesbitt Burns BMO Bank of Montreal Bonanza Klondike Inc. Bonanza Market Cambrian Credit Union Chief Isaac Incorporated CIBC-Dawson City Colliers Project Leaders Inc.	Cheque Run 215/7/2021Vendor NameWeatherston, Iain44478 Yukon IncTangerine TechnologiesAdvance North MechanicalAGF Investments Inc.AGF Investments Inc.An Reed Stenhouse Inc.An Reed Stenhouse Inc.An Reed Stenhouse Inc.Assante Financial ManagementAssociated Engineering (B.C.) LtdBMO Nesbitt BurnsBMO Nesbitt BurnsBMO Nesbitt BurnsBonanza Klondike Inc.StaatCambrian Credit UnionChief Isaac IncorporatedChief Isaac IncorporatedColliers Project Leaders Inc.Dawson City General StoreStage.st<	Vendor Name Cheque Weatherston, Iain \$625.00 44478 Yukon IncTangerine Technologies \$17,064.08 \$9,450.00 44478 Yukon IncTangerine Technologies \$17,064.08 \$9,450.00 44478 Yukon IncTangerine Technologies \$17,064.08 \$9,450.00 Advance North Mechanical \$89.70 \$105.00 Advance North Mechanical \$89.70 \$17,064.08 Advance Stenhouse Inc. \$1,241.52 \$1012.96 Aon Reed Stenhouse Inc. \$1,4337.00 \$105.00 Arctic Inland Resources Ltd. \$1,012.96 \$204.08 Assante Financial Management \$1,400.00 \$13,012.96 Associated Engineering (B.C.) Ltd \$1,868.27 \$105.00 BHO Nesbitt Burns \$1,275.00 \$105.00 BMO Bank of Montreal \$1,879.08 \$100.05 Bonanza Moldike Inc. \$141.74 \$100.95 Cambrian Credit Union \$1,677.48 \$104.46 Chief Isaac Incorporated \$738.68 \$2,152.50 Cambrian Credit Union \$1,677.48 \$2,152.50 Cambrian Credit	Cheque Run 21-105/7/2021ChequeVendor NameAmountDetaiDeptWeatherston, Iain\$625.00ADM44478 Yukon IncTangerine Technologies\$17,064.08\$9,450.00ADM\$1,260.00ADM\$1,260.00ADM\$1,260.00ADM\$1,075.20ADM\$105.00ADM\$10,075.20ADM\$105.00ADM\$10,075.20ADM\$105.00ADM\$10,075.20ADM\$10,075.20ADM\$10,075.20ADM\$10,075.20ADM\$10,075.20ADMAdvance North Mechanical\$89.70PWAGF Investments Inc.\$1,241.52ADMAon Reed Stenhouse Inc.\$1,41.337.00ADMArctic Inland Resources Ltd.\$1,012.96\$204.08Assante Financial Management\$1,400.00ADMAssociated Engineering (B.C.) Ltd\$1,868.27PWBHD Sini Storage\$210.00\$105.00ADM\$105.00ADM\$105.00ADM\$100.00BMO Bank of Montreal\$1,879.08ADMBNO Bank of Montreal\$1,879.08ADMBonanza Klondike Inc.\$141.74RECBonanza Klondike Inc.\$141.74RECCambrian Credit Union\$1,677.48ADMChief Isaac Incorporated\$738.68RECCIBC-Dawson City\$31,11.60ADMColliers Project Leaders Inc.\$2,152.50\$39.87Dawson Hardware Ltd.\$870.56\$149.53

		The City of Daw			
		Cheque Run 21	10		
56416	Grenon Enterprises Ltd.	5/7/2021 \$16,839.38	\$5,751.38	D\\/	ContSvs Ap4-10
50410	drenon Enterprises Etd.	Ş10,055.50	\$173.25		VacTrk Schl
			\$404.25		ContSv Ap11-17
			\$10,510.50		Water Delivery April
			\$16,839.38		
56417	Investors Group Financial Services Inc	\$2,702.64	<i>\$10,035.30</i>	ADM	RRSP Prog PP 7-9
56418	Johns, Les	\$582.00		REC	CR#21-127 ProgSupp
56419	Klondike Active Transport & Trails Society	\$1,921.81		REC	CG#21-009 CommGrt2020
56420	Kehoe, Jennifer	\$2,188.75	\$1,160.25		CR#21-124 Instructor
50120		<i>\$2,100.75</i>	\$1,028.50		CR#21-125 Instructor
			\$2,188.75		
56421	Klondike Visitors Association	\$3,000.00	\$1,500.00	RFC	RG#21-005 REC Gran
50121		<i>\$3,000.00</i>	\$1,500.00		RG#21-005 COMM Gran
			\$3,000.00		
56422	Klondike Metallic	\$1,085.28	\$810.32	PW	Phs Steam
		Ţ1,000.20	\$2.25		OpSupp
			\$128.50		SafetySupp
			\$144.21		OpSupplies Phse
			\$1,085.28	1 00	opsupplies l'lise
56423	Manitoulin Transport	\$50.60	Ŷ1,00 <u>3</u> .20	PW	Freight
56424	Micro-Watt Control Devices Ltd.	\$1,085.70		PW	OpSupplies Phse
56425	Murray, Karen	\$1,028.50		REC	CR#21-126 Instructor
56426	Neutron Factory Works	\$14,727.91	\$1,771.88		ContSvs-Phse
50420	Neuron ruleory works	¥14,727.91	\$787.50		ContSvs-Pool
			\$984.38		ContSvs-REC Ctre
			\$1,181.25		ContSv-StB
			\$10,002.90		ContSv/Travel/Accom
			\$14,727.91		
56427	Nordique Fire Protection	\$2,517.25	\$2,181.10	PS	ContSvs-Cylinders
50427	Noralque in el rotection	<i>42,317.23</i>	\$336.15		SafetyGear
			\$2,517.25	15	Succyscul
56428	North 60 Petro	\$18,965.07	\$1,014.82	ALL	VehFuel
50420		<i>Q10,903.07</i>	\$2,983.89		BldgFuel REC Ctr
			\$14,213.92		BldgFuel WTP
				ADM-PS	N60P 22496-IN FH-CH BldgFuel
			\$413.82		BldgFuel Garage
			\$18,965.07		
56429	Northern Superior Mechanical	\$664.11	\$336.12	PW	Vehicle R&M
		Ψ004.11	\$64.95		OpSupplies
			\$32.97		OpSuppliesPhs
			\$209.08		OpSupplies
			\$205.00		Tools
			\$664.11		
56430	Pan of Gold	\$189.00	40041II	ADM	ADM Promo-Spe
56431	Pine Environmental Services Inc.	\$636.20		PW	Chemicals
56432	Public Service Alliance of Canada	\$3,669.50	\$1,261.40		Union Dues PP7
50752			\$1,201.40		Union Dues PP8
			\$1,216.70		Union Dues PP9
			\$3,669.50		Union Dues Fr 3

		The City of Dawson		
		Cheque Run 21-10		
		5/7/2021		
56433	Raven's Nook	\$640.50	PW	SafetyGear
56434	A Ray of Sunshine	\$200.82	ADM	Promo-SpecEvt
56435	Scotia Securities	\$3,150.00	ADM	RRSP Prog PP 7-9
56436	Simplii Financial	\$1,275.00	ADM	RRSP Prog PP 7-9
56437	Tangerine	\$450.00	ADM	RRSP Prog PP 7-9
56438	TD Wealth	\$1,879.08	ADM	RRSP Prog PP 7-9
56439	Johnson, Roy	\$500.00	REC	CR#21-123 NonCapEquip
56440	Territorial Treasurer	\$157.50	REC	LandUseLease
56441	Total North Communications Ltd	\$556.50	ADM	Phone IT
56442	Whitehorse Toyota	\$288.74	PW	VehR&M
56443	Willow Printers Ltd.	\$589.05	ADM	ContSvs - Purchase orders
56444	Yukon Hospital Corporation	\$62,000.46	ADM	Refund of double payment
56445	Air North	\$87.59	PW	Freight
56446	Procyk, Henry	\$1,852.00	ADM	Reimburse-Tax
56447	Son of Mendel Inc.	\$695.33	REC	BldgR&M-CapProjects Electrical Minto

Report to Council



Х	For Council Decision
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For Council Direction

on For Council Information

In Camera

AGENDA ITEM:	Canadian Bank of Commerce NHS – Finial & Corbel Restoration & Reproduction		
PREPARED BY:	Brodie Klemm ATTACHMENTS:		
DATE:	April 23, 2021		
RELEVANT BYLA	AWS / POLICY / LEGISLATION:		

RECOMMENDATION

- That Council rescind resolution:
 - **C21-04-16** Moved by Councillor Johnson, seconded by Councillor Kendrick that Council approves administration to enter into a contract with Imperial Production for the restoration/replacement of 21 corbels and 11 roof finials for \$36,000 plus GST and shipping, for the CBC building. Motion Carried 5-0

passed by council on January 28, 2021.

• That Council to approve administration to enter into a contract with WF Norman for the restoration/reproduction of 21 corbels and 11 roof finials for the price of \$16,000 plus \$5,340 shipping via Manitoulin for a total of \$21,340

ISSUE / PURPOSE

Reproduction and restoration of the corbels and finials at the Canadian Bank of Commerce NHS was initially removed from a previous contract as the price that had been given to administration was \$13,000/corbel and at total number of 21 corbels was cost exorbitant at \$273,000.

Upon contacting the supplier directly, Administration has found that this supplier can produce these items at a cost approximately one third lower than Imperial Productions, the alternative firm that Administration had found to complete the work. This supplier has also specialised in this style of decorative pressed zinc stampings since 1898 and is one of two firms left in North America who continue to do so.

BACKGROUND SUMMARY

The restoration and replacement of the roof finials and window corbels was originally a part of the Roof Repair and Exterior Cladding contract that was awarded to Ultimate Construction in 2019. Prior to the contract being awarded, the replica corbels were removed from the contract as it was felt that the quote for this portion of the work was too high (\$13,000/corbel for 21 corbels required).

The contractor had indicated this was the cost as coming directly from a company specializing in sheet metal production methods with over 140 steel ceiling designs and over 1,300 building ornaments. This company was founded in 1898 and has been in operation to this day as the W.F. Norman Sheet Metal Manufacturing Company.

Administration then sought out other more economical means of having the corbels reproduced and came upon the firm Imperial Productions out of Toronto-New York that provided a number of different material options from arch-polymer to copper and finally zinc sheet after insistence from Administration. Administration approached council for approval to enter into a contract with Imperial Productions to perform the work and this was granted on January 28.

During the due diligence that was performed prior to issuing a formal contract, the Asset & Project Manager contacted WF Norman directly to determine their actual cost for this replication work as all information received prior had been third-hand through the contractor.

After further discussion, WF Norman provided a quote of US\$475.00/corbel for a customized corbel made exactly to match those existing on the CBC building. WF Norman also provided a number of photos from their catalogue of similar looking corbel components (each corbel is comprised of 2 sides, a front and a leaf) that look very close, if not an exact match to those that are currently on the building. If this is the case then cost per corbel will be further reduced. (photos that were provided showed a very close match to the front and leaf but not for the 2 sides)

ANALYSIS / DISCUSSION

WF Norman is a company that has been specializing in this type of sheet metal work since it was founded in 1898. Given that construction of the CBC Bank was begun in 1898 and completed in 1901, the possibility remains that WF Norman may have been the firm that originally pressed the exterior zinc building components as well as the interior pressed ceiling tiles although this has not been confirmed.

It is the opinion of Administration that contracting this work to WF Norman is not only a more economical option as it cuts costs by approximately a third. But also due to the decades of experience that the firm has, we will receive a superior end product to install on the building.

APPRO\	APPROVAL			
NAME:	Cory Bellmore, CAO	SIGNATURE:		
DATE:	May 14, 2021	(F.Bellmore)		

Report to Council



Х	For Council Decision	For Council Direction	For Council Information
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SUBJECT:	Supply & Delivery of Quarter Ton Trucks (3)		
PREPARED BY:	Jill Johnson	ATTACHMENTS:	
	Public Works Administrative Officer		
DATE:	May 10, 2021		
RELEVANT BYLA	WS / POLICY / LEGISLATION:		
Procurement Policy # 14-02			

RECOMMENDATION

That Council award the purchase of three (3) 2021 Chevrolet Colorado, 4WD LT trucks with Access Cabs to Klondike Chevrolet Buick GMC for \$ 40,035.46 each (plus GST) as per their submitted bid.

ISSUE/PURPOSE

Staff estimate the replacement for vehicles and equipment for each vehicle and equipment as per industry standard life cycle.

At the end of the life cycle, these are again assessed as to the overall condition, maintenance history and continued functionality.

BACKGROUND SUMMARY

Currently, two existing public works pick-up trucks (Dodge Dakota (2007) and GMC (1997)) are not road worthy and are parked at the City's Callison Yard. Recreation has one existing truck (GMC Sierra 2011) which is nearing the end of its lifecycle and is costing us more money on an annual basis for upkeep. There is no possibility of extending their life cycle at a reasonable cost. Council approved their replacement as part of 2021 budget.

As per section 8. of the Procurement Policy # 14-02- Disposal of City Assets:

'The CAO or authorised delegate shall provide authority for all disposal reports. Disposal of City assets, provided they have not been deemed garbage, shall be made either via a public bidding process or as directed by City Council. The CAO may approve donations to bona fide non-profit organisations up to an estimated value not to exceed *\$2,000.00*. Requests for donations exceeding this amount shall be recommended to Council for authorisation.'

ANALYSIS / DISCUSSION

The new vehicles will serve to assist public works crews maintain public works and buildings infrastructure and will assist recreation to maintain parks and greenspace.

The Request for Quotes was issued for tender on April 28, 2021 and closed May 7, 2021.

Only 1 bid was received. The bid met the minimum requirements as stipulated in the bid documents.

A cumulative total budget approval of \$72,000 was provided by Council for the two pick-up trucks for Public Works and \$45,000 for Recreation.

The cost of the 3 new pick-up trucks is within the combined budget of Public Works and Recreation.

Dealer	Make/Model/ Cab	Price <u>per</u> Unit <u>excluding</u> GST	Fuel Economy – Combined	Tonnes/Yr of CO2 Emissions @ 28K km/year
Klondike Chevrolet	2021 Chevrolet Colorado, 4WD LT 12U43 (Summit White) <u>Access Cab</u>	\$38,490.46	15.0 L/100 km	8.15 t/yr

APPRO	APPROVAL			
NAME:	Cory Bellmore, CAO	SIGNATURE: Chellmore		
DATE:	May 14, 2021			

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 13, 2021		• Map of lease area	
RELEVANT BYLAWS / POLICY / LEGISLATION:			

RECOMMENDATION

That Council 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:
DATE:	May 14, 2021	Kellmore

Report to Council



Х

For Council Decision For Council Direction

For Council Information

In Camera

AGENDA ITEM:	Records Management Contract Award		
PREPARED Elizabeth Grenon, Executive BY: Assistant		ATTACHMENTS:Combined quote from FY Information	
DATE:	May 7, 2021	Management Consulting & Stuart Rennie	
	AWS / POLICY / LEGISLATION: ement Policy	T C T T T C	

RECOMMENDATION

That Council award the contract for records management to FY Information Management Consulting for approximately \$26,250.00 (plus GST) as per their submitted quote.

ISSUE / PURPOSE

To award the contract for review of our current records management program.

BACKGOUND SUMMARY

The current Records Management Program is incomplete and the following needs to be finished before roll out of the program:

- Retention schedules have been drafted but need to be reviewed by professionals in the field of records management to ensure that they are in line with legislated requirements and are reasonable for municipal purposes.
- Review list of records slated for destruction, compare with the retention schedule and verify that records are in line with schedule and are ready for disposal.
- Review Archive Inventory List from 2015 to current and provide recommendations on retention and disposal.

ANALYSIS / DISCUSSION

The City of Dawson released a Request for Quotes for the review of the current Records Management Program to the following:

- Michelle Barroca (BC based), FYI Management Consulting
- Ken Oldenburger
- Stuart Rennie and Bobbie Bishop

One valid combined bid was received from FY Information Management Consulting and Stuart Rennie, quoting \$26,250.00 for the following items.

- Communication and meetings with staff.
- Review existing RM documentation (bylaw, policy, procedures, records classification system and retention schedule, inventory lists, etc.)
- Prepare a detailed project charter to guide the project (timeframes, responsibilities, assumptions, constraints, etc.)

- Prepare a current situation assessment report with recommendations for short- and long-term improvements.
- Develop recommended policies, procedures and best practices for addressing retentionand disposition of physical and electronic files; and
- Prepare and deliver staff training, as needed.
- Review and verify completed retention schedules for legal compliance with applicableCity bylaws/policies/procedures and Yukon and Canadian statutes and regulations ("Legal Compliance") and for the City's business requirements; and
- Review and provide recommendations for the City's incomplete retention schedules for Legal Compliance and meeting the City's business requirements.

APPROVAL		
NAME:	Cory Bellmore, CAO	SIGNATURE:
DATE:	May 14, 2021	(KBellmore





or Council Decision For Council Direction

For Council Information

In Camera

AGENDA ITEM:	Civic Addressing Amendment No. 2 Bylaw (2021-05)	
PREPARED BY:	Elizabeth Grenon Executive Assistance (EA)	ATTACHMENTS:Civic Addressing Amendment No. 2
DATE:	May 13, 2021	Bylaw (2021-05)
	AWS / POLICY / LEGISLATION: essing Bylaw #15-01	
Civic Addressing Amendment No. 1 #15-13		

RECOMMENDATION

That Council give Bylaw 2021-05 being Civic Addressing Amendment No. 2 second reading.

ISSUE / PURPOSE

To amend Civic Addressing Bylaw #15-01 and make a map amendment to Schedule B, Road Names Map (City Wide).

BACKGOUND SUMMARY

Tr'ondëk Hwëch'in Chief and Council passed a resolution at a Council meeting to change the previously unnamed road (surveyed R-2) between the North Klondike Highway and Joe Henry Road (in C4) to Hähkè Steve Taylor Road.

ANALYSIS / DISCUSSION

To keep the maps in Civic Addressing Bylaw #15-01 current, the Bylaw needs to be amended when there are new roads, streets, avenues and when new road names are chosen.

APPROVAL		
NAME:	Cory Bellmore, CAO	(LBellmore)
DATE:	May 14, 2021	SIGNATURE: Sellmore





Civic Addressing Amendment No. 2 Bylaw

Bylaw No. 2021-05

WHEREAS Section 265(j) of the *Municipal Act*, RSY 2002, C. 154 and amendments thereto from time to time, provides that council may pass bylaws respecting naming of highways within the municipal boundaries; and

WHEREAS it is deemed desirable and expedient to amend the Civic Addressing Bylaw #15-01; now

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

PART I - INTERPRETATION

1.00 Short Title

1.01 This bylaw may be cited as the *Civic Addressing Amendment No. 2 Bylaw*.

2.00 Purpose

2.01 The purpose of this bylaw is to amend bylaw #15-01 being the *Civic Addressing Bylaw*.

PART II - APPLICATION

3.00 Amendment

3.01 That Schedule B, Road Names Map (City Wide) is hereby amended as follows:

The road (surveyed as Road R-2) between Joe Henry Road and the North Klondike Highway shall be named "Hähkè Steve Taylor Road".

PART III – FORCE AND EFFECT

4.00 Severability

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



Civic Addressing Amendment No. 2 Bylaw

Bylaw No. 2021-05

5.00 Enactment

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

6.00 Bylaw Readings

Readings	Date of Reading
FIRST	April 28, 2021
SECOND	
THIRD and FINAL	

Wayne Potoroka, Mayor

Presiding Officer

Cory Bellmore, CAO Chief Administrative Officer





Civic Addressing Amendment No. 2 Bylaw

Bylaw No. 2021-05

7.00 Appendices

Appendix A – Amendment to Schedule B Road Names Map (City Wide)



Civic Addressing Amendment No. 2 Bylaw

Page 3 of 3

Presiding Officer



Bylaw No. 2021-06

WHEREAS section 53 of the *Municipal Act*, RSY 2002, c. 154, and amendments thereto, provides that council may by bylaw regulate the conduct of an election; and

WHEREAS section 60 (1)(a) of the *Municipal Act*, RSY 2002, c. 154, and amendments thereto, provides that council may dispense with the requirement of a list of electors for an election; and

WHEREAS section 61 (1)(b) of the Municipal Act, RSY 2002, c. 154, and amendments thereto, provides that council may by bylaw provide for a system of registration of person entitled to vote at an election which shall include the prescribed oath required to be signed by each person applying to vote; now

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

PART I - INTERPRETATION

- 1.00 Short Title
- 1.01 This bylaw may be cited as the **2021 Municipal Election Bylaw**.
- 2.00 Purpose
- 2.01 The purpose of this bylaw is to regulate the conduct of the 2021 municipal election.



Bylaw No. 2021-06

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Bylaw No. 2021-06

Return to Table of Contents

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.

PART II – APPLICATION

4.00 Election Officials

- 4.01 Pursuant to section 56(1) of the *Municipal Act*, Mr. Charles Brunner is hereby appointed as Returning Officer and is hereby responsible for the administration of the 2021 municipal election.
- 4.02 Pursuant to section 56 (1)(e) of the *Municipal Act*, the Returning Officer is hereby delegated the power to appoint Deputy Returning Officers.
- 4.03 For the purposes of fulfilling the requirements of the Part 3 of the *Municipal Act*, the CAO or their designate shall serve as the Designated Municipal Officer.
- 4.04 Election officials shall, during their employment, refrain from any active or public support or criticism of any candidate.

5.00 Nominations

5.01 Nomination Day is Thursday, September 23, 2021.



Bylaw No. 2021-06

- 5.02 Nomination proceedings shall take place in the City Council Chambers located on the upper floor of the City Administration Building located at 1336 Front Street.
- 5.03 The Returning Officer shall receive nominations no later than 12 noon on Thursday, September 23, 2021.
- 5.04 Nominations may be presented to the Designated Municipal Officer, or Returning Officer, or via fax.
- 5.05 All faxed nominations shall be clearly marked "ELECTION NOMINATION" and be sent to the attention of the Returning Officer or Designated Municipal Officer.
- 5.06 In all cases, it shall be the responsibility of the person presenting the nomination to ensure that the nomination is complete and presented prior to the deadline pursuant to this bylaw.

6.00 Places and Hours of Polls

- 6.01 The advanced polling place and the regular polling place shall be established at the Art and Margaret Fry Recreation Centre.
- 6.02 The advanced poll shall be held Thursday, October 14, 2021, and the hours of the poll shall be from 8 a.m. to 8 p.m.
- 6.03 Pursuant to section 53(d) of the *Municipal Act*, council does hereby establish a mobile polling station for the express purpose of attending health care and extended health care facilities within the City of Dawson or at residences of electors' incapable of attending a poll due to physical incapacity.
- 6.04 The mobile poll shall be conducted on Thursday, October 11, 2018.
- 6.05 The Returning Officer is hereby delegated the authority to determine the hours and manner of operation of the mobile poll within the constraints of the *Municipal Act* requirements for conducting an election.
- 6.06 The regular poll shall be held Thursday, October 21, 2021, and the hours shall be from 8 a.m. to 8 p.m.



Bylaw No. 2021-06

7.00 Registration of Voters

- 7.01 Pursuant to section 60(1) of the *Municipal Act*, the city hereby dispenses with the requirement to produce a list of electors for the 2021 municipal election.
- 7.02 Pursuant to section 60(1)(b) and 61(1)(b) of the *Municipal Act,* the city does hereby establish the following procedures and forms to govern the conduct of the 2021 municipal election:
 - (a) All individuals meeting the eligibility criteria contained in section 48 of the *Municipal Act* and wishing to cast a ballot shall be required to register by swearing or affirming the Oath of Elector Eligibility, contained in Appendix A of this bylaw, in the presence of a Deputy Returning Officer.
 - (b) Once the Voting Register has been completed, the Deputy Returning Officer shall present the elector with ballot(s).

8.00 NOTICE TO ELECTORS

- 8.01 The Designated Municipal Officer shall supply to the Returning Officer signage to be displayed at all polling stations which shall inform voters of the following:
 - (a) The offences contained in section 160 of the Municipal Act; and
 - (b) The penalties associated with the offences contained in section 160 of the *Municipal Act*; and
 - (c) A statement that, pursuant to this bylaw, the name of any individual challenged by a Deputy Returning Officer, a candidate or candidate's agent, or by an elector, who swears an oath of eligibility and votes in the election shall be forwarded to the appropriate authorities for investigation and possible prosecution.

9.00 Challenged Electors

9.01 Within 7 days of receipt of election records from the Returning Officer, the Designated Municipal Officer shall examine the Voting Register for the purpose of identifying any elector who was challenged at the poll.



Bylaw No. 2021-06

9.02 The Designated Municipal Officer shall, within 5 days of examining the Voting Register, forward copies of the Voting Registrations of all challenged electors to the appropriate authorities for investigation and prosecution.

10.00 Fees

10.01 The following rates shall be paid to persons, other than full time officers or employees of the city, acting as election officials:

Returning Officer	as per contract \$5250
Deputy Returning Officer	\$25.00 per hour
Polling Clerk	\$20.00 per hour

PART III – FORCE AND EFFECT

11.00 Appendices

11.01 Appendix "A" attached to and referred to in this bylaw forms part of this bylaw and is to be read in conjunction with this bylaw.

12.00 Severability

12.01 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.

13.00 Enactment

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



Bylaw No. 2021-06

14.00 Bylaw Readings

Readings	Date of Reading
FIRST	
SECOND	
THIRD and FINAL	

Wayne Potoroka, Mayor

Presiding Officer

Cory Bellmore, CAO Chief Administrative Officer



Bylaw No. 2021-06

PART IV – APPENDIX (APPENDICES)

Report to Council



X For Council Decisio	n
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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
DATE:	May 12, 2021	
RELEVANT BYLAWS / POLICY / LEGISLATION: Official Community Plan Zoning Bylaw Heritage Bylaw Heritage Management Plan Historic Resources Act		

RECOMMENDATION

It is respectfully recommended that Council give First Reading to Bylaw #2021-07.

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 the May 11, 2021 Committee of the Whole for review. The Building Condition Report and Yukon Heritage Resources Board Evaluation Criteria was presented on May 11, 2021.

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.*"

<u>Zoning Bylaw</u>

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. Give First Reading to Bylaw #2021-08; or
- 2. Decline to forward the designation.

APPRO\		
NAME:	Cory Bellmore, CAO	SIGNATURE:
DATE:	May 14, 2021	(KBellmore)



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.

Page 1 of 3



Bylaw No. 2021-07

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

CAO

Harrington's Store Municipal Historic Site Bylaw

Page 2 of 3



Bylaw No. 2021-07

PART IV – APPENDIX (APPENDICES)

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



Page 3 of 3



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

OFFICE U	SE 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 HIS	TORIC RESOURCE		
X Building				
LOCATION: CIVIC ADDRESS: <u>901, Third Avenue</u>	Yukon I	Historic Sites Inventory ID:	:	
LEGAL DESCRIPTION: LOT(S) 20	BLOCK_J			PLAN# <u>8338A</u>
	APPLICAN	T INFORMATION		
APPLICANT NAME(S): <u>Travis Weber, Site</u>	Superintendent, KNH	S, Parks Canada		
MAILING ADDRESS <u>: Box 390, Dawson, YT</u>			PC	OSTAL CODE: <u>YOB 1G0</u>
EMAIL: <u>travis.weber@canada.ca</u>			Pł	HONE #: <u>867-993-7200</u>
OWNI	ER INFORMATION (I	F DIFFERENT FROM APP	LICAN	IT)
OWNER NAME(S): <u>see above</u> MAILING ADDRESS: EMAIL:				OSTAL CODE:
DOES THE CURRENT OWNER SUPPORT F YES, PLEASE PROVIDE WRITTEN PROOF				
		ARATION		Submission made by owner
 I/WE hereby make application for a N and in accordance with the plans an I/WE have reviewed all of the information besignation and it is true and accura I/WE understand that the City of Daw decision made by the City of Dawsor I/WE hereby give my/our consent to a with respect to this application only. 	d supporting informati ation supplied to the C te to the best of my/o rson will rely on this info n on inaccurate inform	on submitted and attache ity of Dawson with respect ur knowledge and belief. ormation in its evaluation o nation may be rescinded o	ed which t to an of my/o at anyti	ch form part of this application. application for a Historic Site our application and that any me.
/WE HAVE CAREFULLY READ THIS DECLAR	RATION BEFORE SIGNI	NG IT.		
2021-02-18	an			
DATE SIGNED	SIGNATURE OF APPL	icant(s)		
2021-02-18	In			
DATE SIGNED	SIGNATURE OF OWN	ER(S)		



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

			DNL	

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 in 1902.

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





Parks Parcs Canada Canada



February 18, 2021 c/o City Council City of Dawson Box 308 Dawson YT, YoB 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.

Five¹ 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

Report to Council



Х	For
---	-----

Council Decision For Council Direction

For Council Information

In Camera

AGENDA ITEM:	21-018 Billy Bigg's – Municipal I	Historic Site Designation
PREPARED BY:	Stephanie Pawluk, CDO and Charlotte Luscombe, Planning Assistant	ATTACHMENTS: - Bylaw #2021-08 - Municipal Designation Nomination Form
DATE:	May 12, 2021	······································
RELEVANT BYLA ZBL 2018-19 OCP Heritage Bylav Historic Resou		

RECOMMENDATION

It is respectfully recommended that Council give First Reading to Bylaw #2021-08.

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 the May 11, 2021 Committee of the Whole for review. The Building Condition Report and Yukon Heritage Resources Board Evaluation Criteria was presented on May 11, 2021.

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, roughsawn 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

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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. Give First Reading to Bylaw #2021-08; or
- 2. Decline to forward the designation.

APPRO\	/AL	
NAME:	Cory Bellmore, CAO	(LBallonoba)
DATE:	May 14, 2021	SIGNATURE: (J. Sellmore)



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.



Bylaw No. 2021-08

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

CAO

Billy Bigg's Municipal Historic Site Bylaw

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Presiding Officer



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PART IV – APPENDIX (APPENDICES)

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



Billy Bigg's Municipal Historic Site Bylaw



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

OFFICE U	SEONLY
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 HIS	TORIC RESOURCE	
X Building		Landscape	
LOCATION: CIVIC ADDRESS: <u>894, Third Avenue</u>	Yukon H	listoric Sites Inventory ID: _	
LEGAL DESCRIPTION: LOT(S) 10	BLOCK <u>HE</u>	ESTATE_Ladue	PLAN# <u>8338A</u>
	APPLICAN	INFORMATION	
APPLICANT NAME(S): <u>Travis Weber, Site</u>	Superintendent, KNHS	S, Parks Canada	
MAILING ADDRESS: <u>Box 390, Dawson, YT</u>			POSTAL CODE: YOB 1G0
EMAIL: <u>travis.weber@canada.ca</u>			PHONE #: <u>867-993-7200</u>
OWNE	R INFORMATION (IF	DIFFERENT FROM APPLI	CANT)
MAILING ADDRESS:			POSTAL CODE:
EMAIL:			PHONE #:
DOES THE CURRENT OWNER SUPPORT P YES, PLEASE PROVIDE WRITTEN PROOF			N
	DECL	ARATION	Submission made by owner
 I/WE hereby make application for a M and in accordance with the plans and I/WE have reviewed all of the informa Designation and it is true and accurat I/WE understand that the City of Daws decision made by the City of Dawson I/WE hereby give my/our consent to a with respect to this application only. 	d supporting information tion supplied to the Ci e to the best of my/ou son will rely on this infor on inaccurate informa	on submitted and attached ty of Dawson with respect to ur knowledge and belief. rmation in its evaluation of r ation may be rescinded at o	which form part of this application. an application for a Historic Site ny/our application and that any
I/WE HAVE CAREFULLY READ THIS DECLAR	ATION BEFORE SIGNIN	NG IT.	
2021-02-18	22		
DATE SIGNED	SIGNATURE OF APPLIC	CANT(S)	
2021-02-18	and		
DATE SIGNED	SIGNATURE OF OWNE	ER(S)	· ·



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

						0		

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 overstressed 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;









Parks Parcs Canada Canada



February 18, 2021 c/o City Council City of Dawson Box 308 Dawson YT, YoB 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.

Five¹ 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.

Canadä

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





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For Council Decision For Council Direction

For Council Information

In Camera

SUBJECT:	Block LC Alley, Ladue Estate: Request to Purchase				
PREPARED BY:	Stephanie Pawluk, CDO	ATTACHMENTS: Bylaw 93-25			
DATE:	May 12, 2021	2019-09 Land Sale Bylaw No. 2			
RELEVANT BYLA	WS / POLICY / LEGISLATION:	Purchase Request Letters			
Maintenance o	of Alleys Policy				
Sale of Munici	oal Lands Policy				
Procurement F	Policy				
Bylaw 93-25	-				

RECOMMENDATION

It is respectfully recommended that Council:

1. Give Third Reading to 2019 Land Sale Bylaw No. 2 (Bylaw No. 2019-09).

ISSUE

The owner(s) of Lots 3-9, Block LC, Ladue Estate have submitted formal requests via four letters to the City of Dawson to purchase the alley adjacent to the property currently under their ownership. Council directed administration to forward the bylaw for disposition of the whole alley to the adjacent property owners.



Figure 1: Survey Configuration. Lot numbers and ownership as represented by colours.

BACKGROUND SUMMARY

In September 1993, Bylaw 93-25 was passed to legally close the alley bounded by Lots 1-20, Block LC, Ladue Estate. S. 201 states that the alley is closed "as requested by the registered owners in Block LC,

attached herewith as Appendix "A"". Following the submission of request to purchase letters from a property owner of this block, in February 2019, administration was directed to contact all of the property owners on Block LC, Ladue Estate to confirm their interest in purchasing the portion of their alley adjacent to their properties, in accordance with Bylaw 93-25 and the Maintenance of Alleys Policy. Throughout spring and summer 2019, administration worked with the property owners to determine interest as well as obtained three quotes for survey work to resurvey and dispose of the alley.

Given the amount of time that had passed on this file with staff turnover, administration updated the property ownership as per the 2021 Assessment Roll and once again worked with the property owners to confirm interest.

First Reading of this Land Sale Bylaw occurred on October 30th, 2019 as per resolution C19-22-14:

Moved by Councillor Shore, seconded by Councillor Kendrick that bylaw #2019-09 being the 2019 Land Sale No. 2 Bylaw be given first reading.

Motion Carried 4-1

Second Reading of this Land Sale Bylaw occurred on March 31st, 2021 as per resolution C21-09-15:

Moved by Councillor Shore, seconded by Councillor Ayoub that Council:

- 1. Give Second Reading to Bylaw 2019-09 being the 2019 Land Sale Bylaw No. 2.
- 2. Direct administration to arrange signatures for the Agreements for Sale and release a public tender for the survey work following Third Reading.

Motion Carried 4-0

ANALYSIS / DISCUSSION

Bylaw 93-25

Bylaw 93-25 provided the authorization to legally close the alley bounded by Lots 1-20, Block LC, Ladue Estate. Appendix A of Bylaw 93-25 includes the signatures of 18 out of 20 of the property owners at the time of request, indicating support of this proposal (required under Maintenance of Alleys Policy). The letter attached as Appendix A also states that the owners were requesting that in addition to the laneway being closed, "th[e] ten foot stud of land be divided in two with five feet being added to each lot depth".

Despite the alley being legally closed based on this request, no further action was taken, and the land remains surveyed as an alley. Thus, the City owns the land but is not using it actively as an alley as it has been legally closed for approximately 25 years. Therefore, administration is amenable to selling this land to reduce the proportion of undevelopable part lots currently under the ownership of the City of Dawson. In contacting all current property owners on Block LC, at the direction of Council, to determine their interest in purchasing this land, the majority of owners initially responded favourably. For the sale of this alley to be completed, all land owners will have to agree to and sign their land sale agreement. If one owner does not sign their agreement, then the entire land sale of this alley will not proceed. This is intended to prevent unusable, landlocked lots under City ownership from being created.

Maintenance of Alleys Policy

S. 3 of the Maintenance of Alleys Policy states that "any existing alley may be closed upon request of the majority of the affected property owners". This was requested and approved by Council in 1993, with Bylaw 93-25. However, as noted above, the alley was not sold and resurveyed as planned. The City of Dawson now has the opportunity to resolve this, using the request to purchase as a trigger.

Sale of Municipal Lands Policy

As per the Sale of Municipal Lands Policy, this land is eligible for release. The application was circulated to department heads in January 2019, and no comments were received. Therefore, the land is eligible to be deemed surplus. Additionally, s. 8(a) of the Policy states that a land sale for a permanently closed roadway must be done in accordance with the Municipal Act, Zoning Bylaw, and Subdivision Bylaw. Therefore, should this sale proceed, Lots 4 and 5 would need to be consolidated as a condition of sale, as would Lots 6 and 7. This would be required to resolve the outstanding discrepancy of having a house built straddling a property line, which does not meet the minimum setback requirements. These types of scenarios are resolved during a request from the property owner to change or develop their lot; they are considered

legally non-conforming until such time as the property owner wishes to alter, add to, or otherwise change their property or structure. One subdivision application for the entire block will be administered by the City.

Land Sale Bylaw

2019 Land Sale Bylaw No. 2 recommends a purchase price for each segment of alley to be \$1.00 per square foot. This is consistent with the Sale of Municipal Lands Policy.

Procurement Policy #14-02

It was determined that the best way to expedite this project would be for the City of Dawson to commission the survey. The main reason for this is that it would be inefficient from both a time and cost perspective for eight individual property owners to commission their own surveys on the same block. Therefore, this approach would resurvey the whole block together. Based on this, in 2019, administration requested three quotes from surveyors. All quotes received were above \$20,000. As per Procurement Policy #14-02, due to the requirement for public tender for a contract over \$20,000 this survey work will need to be publicly tendered. This contract would fall under the jurisdiction of the CAO for approval as a non-capital, non-consultant contract under \$50,000. The intent is for the survey to be tendered and completed during the 2021 summer.

OPTIONS

- 1. Council:
 - a. Give Third Reading to 2019 Land Sale Bylaw No. 2 (Bylaw No. 2019-09).
 - b. Direct Administration to arrange signatures for the Agreements for Sale and subsequently release a public tender for the survey work following Third Reading.
- 2. Council may elect not to sell the land at this point in time.

APPROVAL				
NAME:	Cory Bellmore, CAO	SIGNATURE:		
DATE:	May 14, 2021	KBellmore		

BYLAW 93-25

A BYLAW TO Athorize the Town of the City of Dawson to close a laneway.

INTRODUCTION FIRST READING SECOND READING THIRD READING ADOPTION

September 2/93
September 2/93
September 2/93
September 16/93
September 16/93

The Town of the City of Dawson

BYLAW #93-25

A Bylaw to authorize the Town of the City of Dawson to close a laneway.

WHEREAS the Municipal Act, Chapter 119, Statutes of the Yukon Territory authorizes the Council of the Town of the City of Dawson to close a laneway, and

WHEREAS the Council of the Town of the City of Dawson desires to close a certain lane.

NOW THEREFORE, the Council of the Town of the City of Dawson in open meeting assembled hereby ENACTS AS FOLLOWS:

1.00 SHORT TITLE

1.01 This Bylaw may be cited as the "Lots One (1) to Twenty (20), Block LC, Ladue Estate Lane Closure Bylaw".

2.00 LAND CLOSURE

2.01 The lane dividing Lots One (1) to Ten (10) and Eleven (11) to Twenty (20), Block LC, Ladue Estate, Plan 8338A is hereby closed as requested by the registered owners in Block LC attached herewith as Appendix "A".

3.00 ENACTMENT

3.01 This Bylaw shall come into full force and effect upon the final passing thereof.

READ A FIRST TIME THIS 2^{nd} DAY OF <u>September</u>, 1993. READ A SECOND TIME THIS 2^{nd} DAY OF <u>September</u>, 1993. READ A THIRD TIME AND FINALLY PASSED THIS <u>16th</u> DAY OF <u>September</u>, 1993.

arol neur



August 8, 1993

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

Dear Council

We are the registered owners of the noted lots in Ladue Estate Block LC.

We are requesting that the laneway through this block be closed and this ten foot stud of land be divided in two with five feet being added to each lot depth.

Registered Owner Signature Lot Number 1 2 JULINS 3 e JKINS 4 G 25 5 PRESIDENT 6 PRESIDENT. ias 7 G 8 RESIDAIT PRESIDENT 9 ta Vlocat Per a 6 EIRSON BRAHAM 10 BR 11 16 AMADAT BRAMADA 12 SRHM ADAT 13 0 N 14 15 7 16 31/165 Dis 17 011 18 201 19 20

Thanking you in advance for your consideration of our request.

aug. Copy Council K.W. Aug 17 [93



2019 Land Sale No. 2 Bylaw

Bylaw No. 2019-09

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

WHEREAS the City of Dawson is the owner of property described as Alley at Block LC, Ladue Estate, Plan 8338 in the City of Dawson, which property is not needed by the City of Dawson and is not reserved; and

WHEREAS the City of Dawson is desirous of reaching an agreement with the property owners to sell this parcel to them;

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 **2019** *Land Sale No. 2. Bylaw*

2.00 Purpose

- 2.01 The purpose of this bylaw is to provide for
 - (a) the sale of City of Dawson land described as Alley at Block LC, Ladue Estate.

PART II - APPLICATION

- 3.00 Transfer
- 3.01 The Chief Administrative Officer is hereby authorized on behalf of the City of Dawson to enter into an agreement with each property owner located on Block LC, Ladue Estate, as per the schedule laid out in Appendix A.
- 3.02 The conditions of sale are as follows:
 - (a) Each property owner shall enter into a contract of sale with the City of Dawson outlining the responsibilities of each party.



2019 Land Sale No. 2 Bylaw

Bylaw No. 2019-09

- (b) Purchase price for each segment of the alley will be \$1.00 per square foot, as per the Sale of Municipal Land Policy, plus a portion of the total survey costs proportionate to the frontage of the lot.
- (c) Each alley segment is to be surveyed and consolidated with the adjacent private property. The survey will be commissioned by the City of Dawson with a quoted price of \$30,775.50.
- (d) The cost of the survey will be prorated by frontage and added to the purchase price for each owner.

PART III – FORCE AND EFFECT

4.00 Severability

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

5.00 Enactment

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

6.00 Bylaw Readings

Readings	Date of Reading
FIRST	October 30, 2019
SECOND	March 31, 2021
THIRD and FINAL	



2019 Land Sale No. 2 Bylaw

Bylaw No. 2019-09



2019 Land Sale No. 2 Bylaw



2019 Land Sale No. 2 Bylaw

Bylaw No. 2019-09

Appendix B. Purchaser and Price Details

Property Owner	Legal Description of Purchase	Purchase Price (inc. GST)	Frontage (feet)	Percent of Total Frontage	Portion of Survey Cost (inc. GST)	Total Price
Vicki and Corrie Loewen	Adjacent to Lots 1 and 2	\$ 525.00	100	0.1	\$ 3,077.55	\$ 3,602.55
Peter Jenkins	Adjacent to Lots 3, 4/5, 6/7, 8 and 9	\$ 1,837.50	350	0.35	\$ 10,771.43	\$ 12,608.93
44049 Yukon Inc	Adjacent to Lot 10	\$ 262.50	50	0.05	\$ 1,538.78	\$ 1,801.28
Gerard Cruchon	Adjacent to Lot 22-2	\$ 393.75	75	0.075	\$ 2,308.16	\$ 2,701.91
Colleen Booth and Dennis Dunn	Adjacent to Lot 22-1	\$ 393.75	75	0.075	\$ 2,308.16	\$ 2,701.91
Ernest Ryter	Adjacent to Lot 14	\$ 262.50	50	0.05	\$ 1,538.78	\$ 1,801.28
Cynthia & Clarence Choban	Adjacent to Lot 15	\$ 262.50	50	0.05	\$ 1,538.78	\$ 1,801.28
Rick Gillespie	Adjacent to Lots 16, 17, 18, 19, and 20	\$ 1,312.50	250	0.25	\$ 7,693.88	\$ 9,006.38



Peter Jenkins & Karen Meier-Jenkins P.O. Box 338 Dawson City, Yukon Y0B 1G0

October 22, 2018

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

Attention: Ms. Cory Bellmore, C.A.O.

Dear Ms. Bellmore,

My wife and I are joint owners of our home located at 1042 Sixth Avenue in Dawson City. The legal description is Plan 8338 Ladue Estate Block LC Lots 3,4,5. Pursuant to the provisions of the City of Dawson "Sale of Municipal Land Policy" No. 2018-03 we offer to purchase the 10 foot wide alley way located at the rear of our lots under this policy.

Your earliest advise would be appreciated.

Yours truly

Peter Jenkins

Yours truly,

agen kakins

Karen Meier-Jenkins



Karen Meier-Jenkins P.O. Box 338 Dawson City, Yukon YOB 1G0

October 22, 2018

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

Attention: Ms. Cory Bellmore, C.A.O.

Dear Ms. Bellmore,

I am the owner of 5 lots on which are located 3 housing units. These dwelling units are located at:

1066 Sixth AvenuePlan 8338 Block LC Ladue Estate Lots 6,71076 Sixth AvenuePlan 8338 Block LC Ladue Estate Lot 81082 Sixth AvenuePlan 8338 Block LC Ladue Estate Lot 9

Pursuant to the provisions of the City of Dawson "Sale of Municipal Land Policy" No. 2018-03 I offer to purchase the 10 foot wide alley way behind these properties under this policy.

I look forward to your earliest advise.

Yours truly,

Seen bakins

Karen Meier-Jenkins

VIA FAX AND EMAIL

Peter Jenkins P.O. Box 338 Dawson City, Yukon Y0B 1G0

June 6, 2020

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

Attention: Ms. Cory Bellmore, C.A.O

Dear Ms. Bellmore:

Re: Offer to purchase Municipal Lands Pursuant to "CITY of DAWSON SALE

of MUNICIPAL LANDS POLICY 2018-03"

On Oct 22, 2018 my wife and I as owners of seven lots in Ladue Estate Block L.C offered to purchase the closed laneway at the rear of our properties. Copies of our letters follow for your perusal.

We have yet to receive a response to our request from the city. I am still interested in pursuing the laneway purchase and would appreciate hearing from the city as to when the city will be considering my request.

Thanking you in advance of your prompt response.

Peter Jenkins

Letters attached

September 7, 2020

Peter Jenkins P.O Box 338 Dawson City, Yukon YOB 1G0

VIA MAIL, FAX AND EMAIL

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

Attention: Ms. Cory Bellmore, CAO

Dear Ms. Bellmore,

RE: Offer to purchase municipal lands pursuant to "City of Dawson Sale of Municipal Land Policy 2018-03"

My wife and I first wrote to the City of Dawson on October 22, 2018 with our offer to purchase the laneway at the rear of our properties. I followed up with an email on June 6, 2020 and again on July 9, 2020 with the same request. Now after almost two years I have not heard from the City.

Would you please advise when you will be responding? A copy of our correspondence sent to you on October 22, 2018 is enclosed for your perusal.

Yøurs trul

Peter Jehkins

cc: Mayor & Council