



THE CITY OF DAWSON

AGENDA - COUNCIL MEETING #C21-13

TUESDAY, June 15, 2021 at 7:00 p.m.

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

Zoom link: City Dawson is inviting you to a scheduled Zoom meeting.

<https://us02web.zoom.us/j/82106281287?pwd=aXFkK2pJOC9pdW9VUE8rWURDdDMrdz09>

Meeting ID: 821 0628 1287

Passcode: 996806

One tap mobile

+16473744685,,82106281287#,,,,*996806# Canada

+16475580588,,82106281287#,,,,*996806# Canada

Find your local number: <https://us02web.zoom.us/u/kkbMP1unp>

1. CALL TO ORDER

2. ADOPTION OF THE AGENDA

- a) Council Meeting Agenda #C21-13

3. PUBLIC HEARINGS

- a) Boundary Adjustment of Lots 10, 11 and 12, Block 12, Government Reserve Addition (Subdivision Application #21-049)
- b) Zoning Bylaw Amendment (Application #2021-23)

4. PROCLAMATION

- a) LGBTQ2SIA Day

5. ADOPTION OF THE MINUTES

- a) Council Meeting Minutes C21-12 of May 18, 2021

6. BUSINESS ARISING FROM MINUTES

- a) Council Meeting Minutes C21-12 of May 18, 2021

7. SPECIAL MEETING, COMMITTEE, AND DEPARTMENTAL REPORTS

- a) Information Report- Development Incentives 2021
- b) Request for Decision- New Refuse Truck
- c) Rec Centre Location
- d) Block Q, Ladue Estate

8. BYLAWS & POLICIES

- a) Zoning Bylaw Amendment No. 12 (2021-09)

9. CORRESPONDENCE

- a) Heritage Advisory Committee Meeting Minutes #HAC 21-09
- b) Suzanne Crocker RE: Rec Centre Location
- c) Richard Gillespie RE: Street Names
- d) Brad Proudlove RE: A Tourists Perspective of Block Q Development
- e) Evan Rensch RE: Block Q Decision
- f) Tanya Cerovic RE: Block Q Feedback
- g) Tara Borin RE: Block Q Lots 1-20
- h) Kyla MacArthur RE: Housing vs RV Park in Dawson
- i) Elaine Corden RE: Vote to Prioritize Block Q for Housing
- j) Jenna Roebuck RE: Residential Housing in Block Q Ladue Estate
- k) Karen Dubois RE: RV Park Debate
- l) Sarah Crocker RE: Gold Rush Campground
- m) Amy Ball RE: Block Q Campground Lease
- n) Dick VanNostrand RE: Block Q
- o) Wendy Cairns RE: Gold Rush Campground

- p) Janice Cliff RE: Block Q lots 1-20
- q) Byrun Shandler RE: Block Q
- r) Andy Pelletier RE: Block Q Should be Housing
- s) Rick Gillespie RE: Gold Rush Campground
- t) Diana Andrew RE: Gold Rush Campground
- u) Josee Savard RE: Gold Rush Campground
- v) Sue Herrmann RE: Block Q Lots
- w) Steve Nordick RE: Gold Rush Campground
- x) Paul & Sally Derry RE: Gold Rush Campground
- y) Leslie Chapman RE: Gold Rush Campground
- z) Vikki Loewen RE: Gold Rush Campground

10. PUBLIC QUESTIONS

11. IN CAMERA

- a) Legal related matters

12. ADJOURNMENT

Report to Council



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

☐ In Camera

SUBJECT:	Lots 10, 11, and 12 Block 12 Government Reserve Addition Subdivision Application (#21-049)	
PREPARED BY:	Stephanie Pawluk, CDO	ATTACHMENTS: 1. Public Hearing notice
DATE:	June 9, 2021	
RELEVANT BYLAWS / POLICY / LEGISLATION: Municipal Act Subdivision Bylaw Official Community Plan Zoning Bylaw Heritage Bylaw		

RECOMMENDATION

It is respectfully recommended that Council accept this report as information for the Public Hearing.

ISSUE / BACKGROUND

Subdivision Application #21-049 was received May 2021 and the applicant is requesting to undergo a boundary adjustment of Lots 10, 11, and 12, Block 12, Government Reserve Addition. The public hearing is scheduled for June 15th 2021.

ANALYSIS / DISCUSSION / ALIGNMENT TO OCP & STRATEGIC PRIORITIES

Comments

Department heads have been asked to comment on this application for the purposes of assessing operational requirements such as access, lot grading, and slope stability, and at the time of writing this report, no concerns have been raised.

The application has been circulated to every property owner within a 100m radius of this property, inviting comments and questions. No comments have been received at the time of submitting this report.

Separately, the Yukon Energy company have contacted the Planning Department as currently a distribution line exists that will bifurcate one of the adjusted lots. They are continuing to review the application and the impacts to their operations and are aware that the property owner may request that the line be moved or rerouted so it does not pose an obstacle to new development.

Subdivision Bylaw

Subdivision Control Bylaw s. 3.01 states that every subdivision of land must be made in accordance with the Municipal Act, the Official Community Plan, the Zoning Bylaw, and the Subdivision Control Bylaw. The Analysis/Discussion section of this report is intended to discuss the proposal's conformity with the provisions outlined in the relevant legislation, policies, and plans.

Municipal Act

The Municipal Act S. 314 details the requirements for any proposed plan of subdivision to have direct access to the highway to the satisfaction of the approving authority. The existing vehicle access to the site

is via Dugas Street and there is no boardwalk in this area of Dawson (see Figure 2 and Figure 3). There is an existing rear alley that is open and in use that provides additional access.

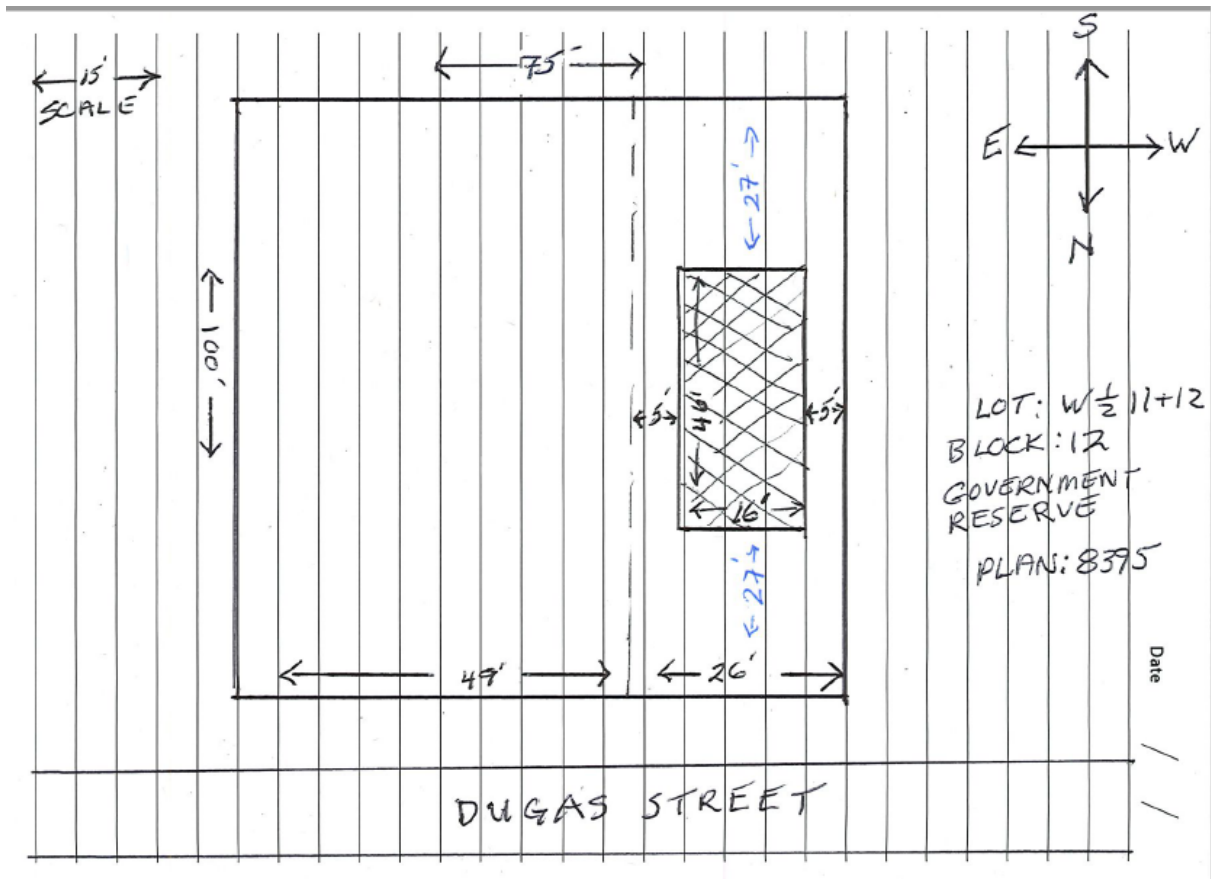


Figure 1: This was the original proposed lot configuration; however, it only includes W1/2 of Lot 11 and Lot 12. An updated site plan must be submitted and assessed prior to forwarding to Council for decision.

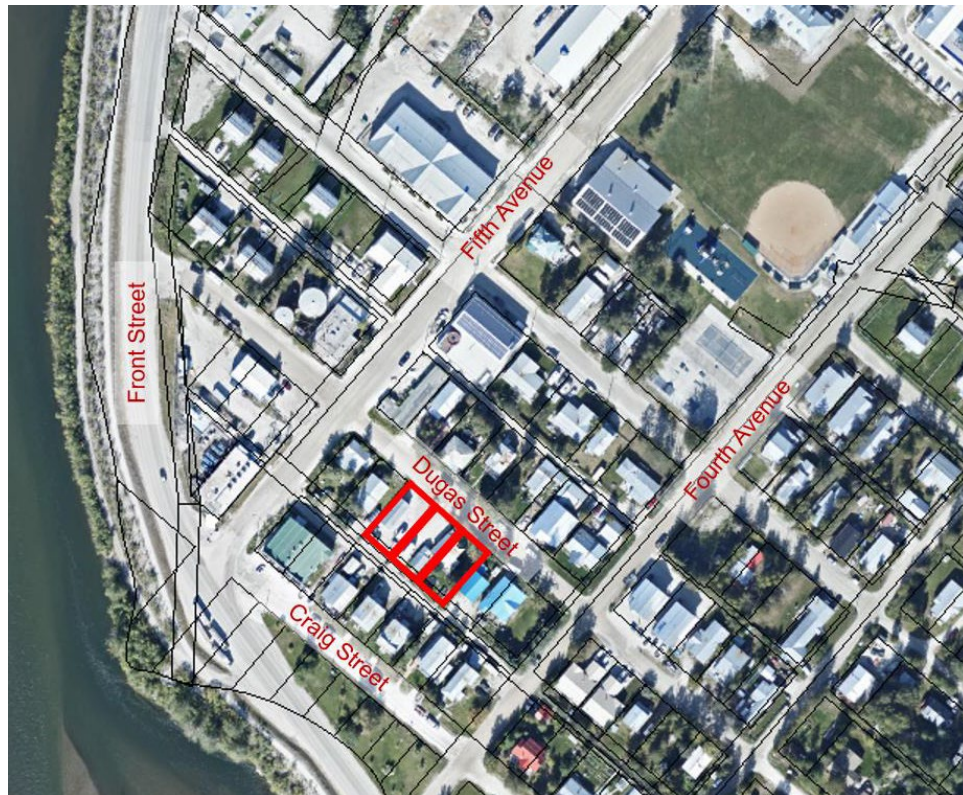


Figure 2 Context map showing location of lots under consideration.

Official Community Plan


The existing properties are currently designated as UR – Urban Residential. The area is predominantly low- and medium-density residential but institutional uses such as religious assemblies can also be located in this area. Therefore the current property conforms to the OCP and the adjusted lots would be required to retain the same designation. Any new use or development on the proposed lots would be required to continue conforming to UR – Urban Residential.

Zoning Bylaw

The subject property is currently designated as R1: Single Detached and Duplex Residential. The current land use conforms to this designation. The new lot layout increases the conformity of the lots with the Zoning Bylaw given that a residence currently straddles Lots 10 and 11. A comprehensive zoning assessment cannot be done until receipt of an updated site plan.

Heritage Bylaw

Lots 10, 11 and 12 Block 12 Government Reserve Addition are situated in the Historic Townsite and thus are subject to the City's Heritage Bylaw. Any new development will be required to conform to the Design Guidelines for Historic Dawson and Heritage Management Plan as according to the Heritage Bylaw.

APPROVAL		
NAME:	Paul Robitaille, A/CAO	SIGNATURE: 
DATE:	June 11, 2021	

THE CITY OF DAWSON

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



AMENDED NOTICE OF PUBLIC HEARING: SUBDIVISION APPLICATION

Subdivision #21-049

Subject Property: Lots 10, 11 and 12 Block 12 Government Reserve Addition

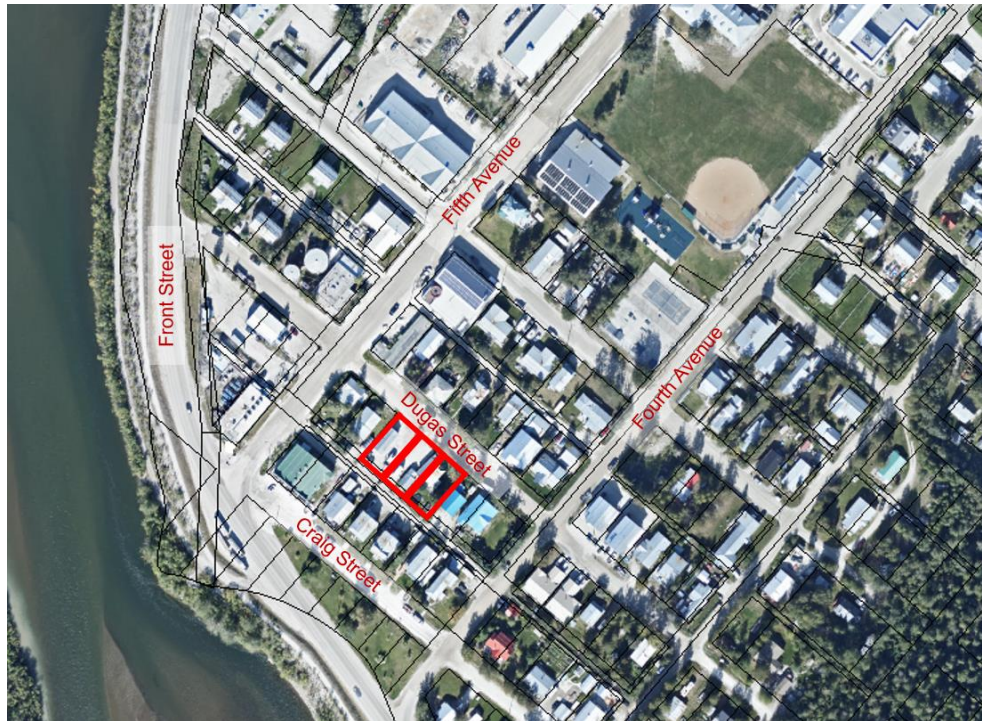
Date: June 15th, 2021

Time: 7:00pm

Location: Council Chambers, City Hall

Listen to Public Hearing: Radio CFYT 106.9 FM or cable channel #11

As per the Municipal Act, S. 319.4, upon receiving an application for subdivision, Council must give public notice of the application. Therefore, the City of Dawson is now requesting input from the public regarding the boundary adjustment of Lots 10, 11, and 12 Block 12 Government Reserve Addition Plan 8395 CLSR. This notice has been amended to include Lot 10.



For more information or to provide your input prior to the public meeting, please contact the Community Development and Planning Officer using the following contact information:

Stephanie Pawluk
Community Development & Planning Officer
Box 308, Dawson City YT Y0B 1G0
cdo@cityofdawson.ca
867-993-7400 ext. 414

THE CITY OF DAWSON

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NOTICE OF PUBLIC HEARING: ZONING BYLAW AMENDMENT

Zoning Bylaw Amendment: Application #2021-23

Subject Property: Tr'ondëk Hwëchin Settlement Land C-4 B/D

Date: June 15th, 2021

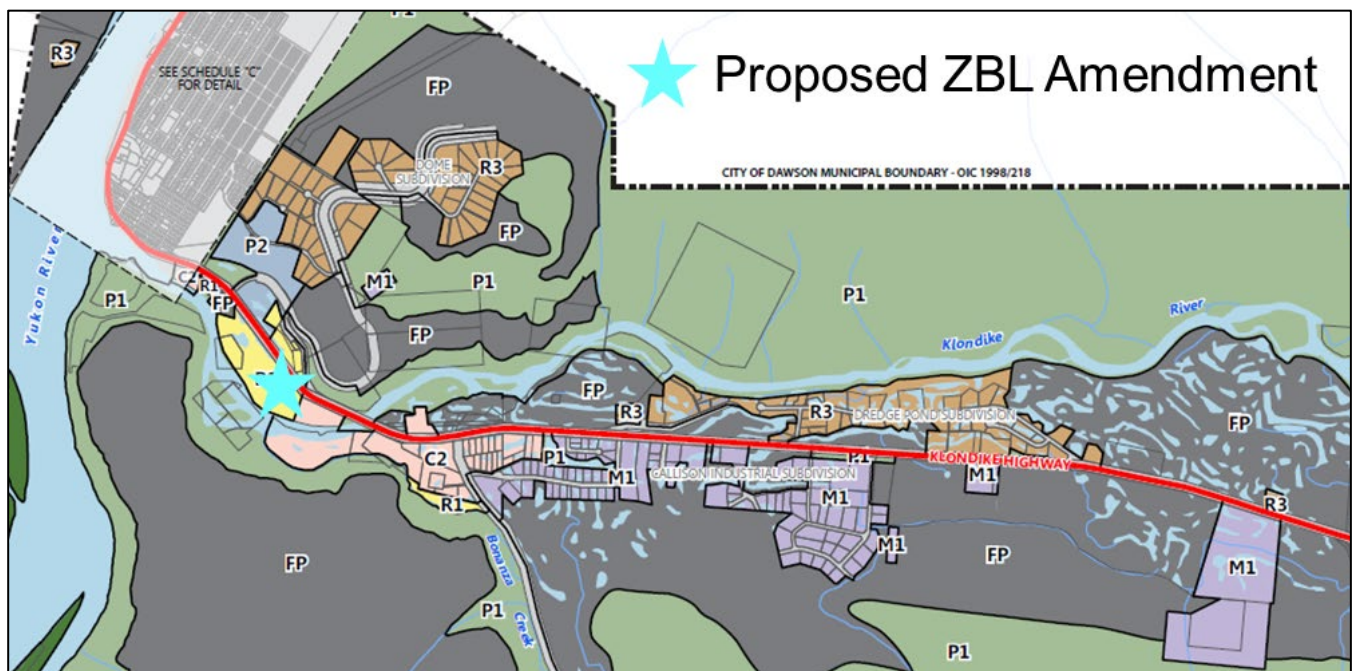
Time: 7:00pm

Location: Council Chambers, Town Hall

Listen to Public Hearing: Radio CFYT 106.9 FM or cable channel #11

As per the *Municipal Act*, S. 294.1, upon the initiation of a Zoning By-Law Amendment, council must hold a public hearing to hear and consider all submissions respecting the proposed amendment.

Therefore, the City of Dawson is now requesting input from the public regarding a Rezoning Amendment to change a section of Tr'ondëk Hwëchin Settlement Land C-4 B/D from R1: Single Family / Duplex Residential to P1: Parks and Natural Space.



For more information or to provide your input prior to the public meeting, please contact the Community Development and Planning Officer or Planning Assistant using the following contact information:

Stephanie Pawluk
Community Development & Planning Officer
Box 308, Dawson City YT Y0B1G0
cdo@cityofdawson.ca
867-993-7400 ext. 414

MINUTES OF COUNCIL MEETING C21-12 of the Council of the City of Dawson held on Tuesday, May 18, 2021 at 7:00 p.m. City of Dawson Council Chambers

PRESENT:

Mayor	Wayne Potoroka
Councillor	Natasha Ayoub
Councillor	Bill Kendrick
Councillor	Molly Shore
Councillor	Stephen Johnson

REGRETS:

ALSO PRESENT:

CAO	Cory Bellmore
EA	Elizabeth Grenon
PW Manager	Gagan Sandhu
PW Supervisor	Jonathan Howe

Agenda Item: Call to Order

The Chair, Mayor Potoroka called council meeting C21-12 to order at 7:15 p.m.

Agenda Item: Agenda

C21-12-01 Moved by Mayor Potoroka, seconded by Councillor Ayoub that the agenda for Council meeting C21-12 of May 18, 2021 be adopted as presented.
Motion Carried 5-0

Agenda Item: Minutes

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

C21-12-02 Moved by Councillor Johnson, seconded by Mayor Potoroka that the minutes of Council Meeting minutes C21-11 of April 28, 2021 be approved as presented.
Motion Carried 5-0

Agenda Item: Financial and Budget Reports

a) Accounts Payables 21-09- Cheques #56340-56393 & EFT's

C21-12-03 Moved by Councillor Shore, seconded by Councillor Ayoub that Council acknowledges receipt of the Accounts Payable Report #21-09 RE: Cheques #56340 – 56393 & EFT's; provided for informational purposes.
Motion Carried 5-0

Cheque #	Vendor Name	Further Information
56341	Airport Chalet-Whitehorse	?-Will look into it
56390	Yukon Government-Finance	<i>Is this for WWTP or WTP?- WTP</i>

b) Accounts Payables 21-10- Cheques #56394-56447

C21-12-04 Moved by Mayor Potoroka, seconded by Councillor Shore that Council acknowledges receipt of the Accounts Payable Report #21-10 RE: Cheques #56394 – 56447; provided for informational purposes.
Motion Carried 5-0

Cheque #	Vendor Name	Further Information
56415	Graf Enviro Services Inc.	?-For Maintenance work

56444	Yukon Hospital Corp.	?-Double paid utilities
56447	Son of Mendel Inc	?-additional work done in Minto bldg-dimmers, etc.

Agenda Item: Special Meeting, Committee, and Departmental Reports

a) Request for Decision- CBC Building Finial & Corbel Restoration & Reproduction

C21-12-05 Moved by Councillor Johnson, seconded by Councillor Kendrick 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.

Motion Carried 5-0

C21-12-06 Moved by Councillor Kendrick, seconded by Councillor Johnson that Council 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.

Motion Carried 5-0

b) Request for Decision-Public Works ¼ Ton Truck Purchases Contract Award

C21-12-07 Moved by Councillor Shore, seconded by Councillor Kendrick 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.

Motion Carried 5-0

- How does the CO2 emissions compare to other makes and models of trucks? -*Will look into it.*

c) Request for Decision- Yukon Government Front Street Lease

C21-12-08 Moved by Councillor Johnson, seconded by Councillor Kendrick 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.

Motion Carried 5-0

d) Request for Decision- Records Management Contract Award

C21-12-09 Moved by Councillor Kendrick, seconded by Mayor Potoroka that Council award the contract for records management to FY Information Management Consulting not to exceed \$26,250.00 (plus GST) as per their submitted quote.

Motion Carried 5-0

Agenda Item: Bylaws & Policies

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

C21-12-10 Moved by Councillor Johnson, seconded by Councillor Ayoub that Council give Bylaw 2021-05 being Civic Addressing Amendment No. 2 second reading. Motion Carried 5-0

- Council requested that a Public Hearing be held before third reading.

b) Bylaw 2021-06- 2021 Municipal Election Bylaw

C21-12-11 Moved by Mayor Potoroka, seconded by Councillor Johnson that Council give Bylaw 2021-06, being the 2021 Municipal Election Bylaw, first reading.
Motion Carried 5-0

c) Bylaw 2021-07- Harrington's Store Municipal Historic Site Bylaw

C21-12-12 Moved by Mayor Potoroka, seconded by Councillor Kendrick that Council give Bylaw 2021-07, being the Harrington's Store Municipal Historic Site Bylaw, first reading.
Motion Carried 5-0

d) Bylaw 2021-08- Billy Bigg's Municipal Historic Site Bylaw

C21-12-13 Moved by Councillor Kendrick, seconded by Councillor Ayoub that Council give Bylaw 2021-08, being the Billy Bigg's Municipal Historic Site Bylaw, first reading.
Motion Carried 5-0

e) Bylaw 2019-09- Land Sale Bylaw No. 2

C21-12-14 Moved by Mayor Potoroka, seconded by Councillor Ayoub that Council give Bylaw 2019-09, being the Land Sale No. 2 Bylaw, third and final reading.
Motion Carried 4-1

Agenda Item: Public Questions

C21-12-15 Moved by Mayor Potoroka, seconded by Councillor Johnson that Council moves to Committee of the Whole for the purposes of hearing public questions.
Motion Carried 5-0

C21-12-16 Moved by Mayor Potoroka, seconded by Councillor Johnson that Committee of the Whole revert to an open session of Council to proceed with the agenda.
Motion Carried 5-0

Agenda Item: In Camera

C21-12-17 Moved by Mayor Potoroka, seconded by Councillor Ayoub that Council move into a closed session of Committee of the Whole, as authorized by Section 213(3) of the *Municipal Act*, for the purposes of discussing a legal related matter.
Motion Carried 5-0

C21-12-18 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

C21-12-19 Moved by Mayor Potoroka, seconded by Councillor Ayoub that Council meeting C21-12 be extended not to exceed an hour.
Motion Carried 5-0

C21-12-20 Moved by Mayor Potoroka, seconded by Councillor Ayoub that Council move into a closed session of Committee of the Whole, as authorized by Section 213(3) of the *Municipal Act*, for the purposes of discussing a legal related matter. Motion Carried 5-0

- C21-12-21** Moved by Councillor Shore, seconded by Mayor Potoroka that Committee of the Whole revert to an open session of Council to proceed with the agenda.
Motion Carried 5-0
- C21-12-22** Moved by Councillor Johnson, seconded by Councillor Ayoub that Council postpone discussion of the Phase 1 North End Project.
Motion Carried 5-0

Agenda Item: Adjourn

- C21-12-23** Moved by Mayor Potoroka, seconded by Councillor Johnson that Council meeting C21-12 be adjourned at 10:40 p.m. with the next regular meeting of Council being June 15, 2021.
Motion Carried 5-0

THE MINUTES OF COUNCIL MEETING C21-12 WERE APPROVED BY COUNCIL RESOLUTION #C21-13-__ AT COUNCIL MEETING C21-13 OF JUNE 15, 2021.

Wayne Potoroka, Mayor

Cory Bellmore, CAO

Report to Council




☒ For Council Information

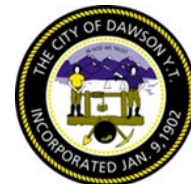
AGENDA ITEM:	Development Incentives 2021
Prepared by:	Kim McMynn
DATE:	June 10, 2021

For fiscal year 2021, four properties are currently eligible for development incentive grants and have applications submitted. The grant will be applied to the respective property tax levies, once payment has been received. All other criteria for payment have been met. The following outlines the expected incentives to be released on or before July 2, 2021:

Number of eligible properties	Type	Incentive	Amount
1 application	Vacant and/or Underdeveloped Property	5 years Standard Tax Grant	\$912
3 applications	Rental housing units	10 Years Standard Tax Grant	\$25,731

APPROVAL		
NAME:	Paul Robitaille	SIGNATURE: 
DATE:	June 10, 2021	

Report to Council



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

☐ In Camera

AGENDA ITEM:	Refuse Truck Purchase	
PREPARED BY:	Jonathan Howe	ATTACHMENTS:
DATE:	June 15, 2021	
RELEVANT BYLAWS / POLICY / LEGISLATION: Procurement Policy #14-02		

RECOMMENDATION

That Council award the purchase of a new refuse truck (2022 Ford F600) to Northern Environmental Management Systems for \$214,570.33 (plus GST) as per their submitted bid.

ISSUE / PURPOSE

To be able to fulfil the City of Dawson's obligation to maintain a reliable solid waste collection schedule as well as provide the City of Dawson's Public Works employees who provide the labor to be able to work more effectively, efficiently, and safely.

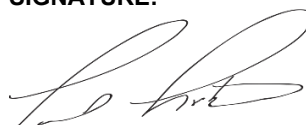
BACKGROUND SUMMARY

Recently, the City of Dawson has taken on solid waste collection "in house". The need for more reliable equipment has become evident with the existing vehicle having experienced significant downtime due to equipment failure and unsafe conditions. A new refuse truck will allow us to operate consistently with the former truck acting as a backup unit.

ANALYSIS / DISCUSSION

A total budget approval of \$320,000.00 was provided by Council for the purchase of a new refuse truck for City of Dawson.

The bid recommended is the only bid that was received for this public tender that was issued May 19, 2021 and closed June 4, 2021.

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

Report to Council



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

☐ In Camera

SUBJECT:	Zoning Bylaw Amendment Application #21-023 & ZBL Amendment No. 12	
PREPARED BY:	Stephanie Pawluk, CDO	ATTACHMENTS: 1. Public Hearing notice. 2. Application and Supporting Documentation. 3. Zoning Bylaw Amendment No. 12.
DATE:	June 9, 2021	
RELEVANT BYLAWS / POLICY / LEGISLATION: Municipal Act Official Community Plan Zoning Bylaw		

RECOMMENDATION

It is respectfully recommended that Council accept this report as information for the Public Hearing and give First Reading to Zoning Bylaw Amendment No. 12.

ISSUE

Tr'ondëk Hwëch'in has submitted a Zoning Bylaw Amendment application to rezone a section of Tr'ondëk Subdivision (TH C-4 B/D) from R1: Single Family / Duplex Residential to P1: Parks and Natural Space to build a new outdoor playground.

BACKGROUND SUMMARY

Following internal public consultation, the residents of the Tr'ondëk Subdivision have expressed a desire for a neighbourhood playground and area of greenspace. The Family Wellness Department have undertaken extensive community consultation with citizens over recent months (including residents of Tr'ondëk Subdivision) and results yielded an urgent need for more public recreational space. The reasons for this put forward are:

- The 37-household neighbourhood is currently without a public park. The closest public greenspace is 0.9km away, and the closest public playground is located 2.1km away;
- The neighbourhood is anticipated to double in size over the next 3 years to at least 78 households, with a projected population of 300;
- Covid-19 health restrictions have illustrated a need for more outdoor social spaces;
- The residents and TH community have stated a need for recreational space where the design is informed by TH values, customs, traditions, and emphasise intergenerational connection.

Along with the ZBL amendment application, Administration has also received a development permit for the new playground (21-022). Administration will only be able to approve the development permit if a zoning bylaw amendment is passed.

Department Heads have been requested to review this application. At the time of writing this report, only one Department has provided feedback. Parks and Recreation advised that they are supportive of a new park in this location but that the absence of a crosswalk on the Klondike Highway does pose a limit to pedestrian access from the north side of the Klondike Highway. As the Tr'ondëk Subdivision is located directly opposite the potential location of the new recreation centre, the absence of infrastructure to facilitate

safe crossing is something the City and Yukon Government Department of Highways and Infrastructure will need to consider in the future in order to improve connectivity between recreation spaces. Given that the intention of this park is primarily to serve the Tr'ondëk Subdivision neighborhood, this is not, however, a direct concern associated with this application.

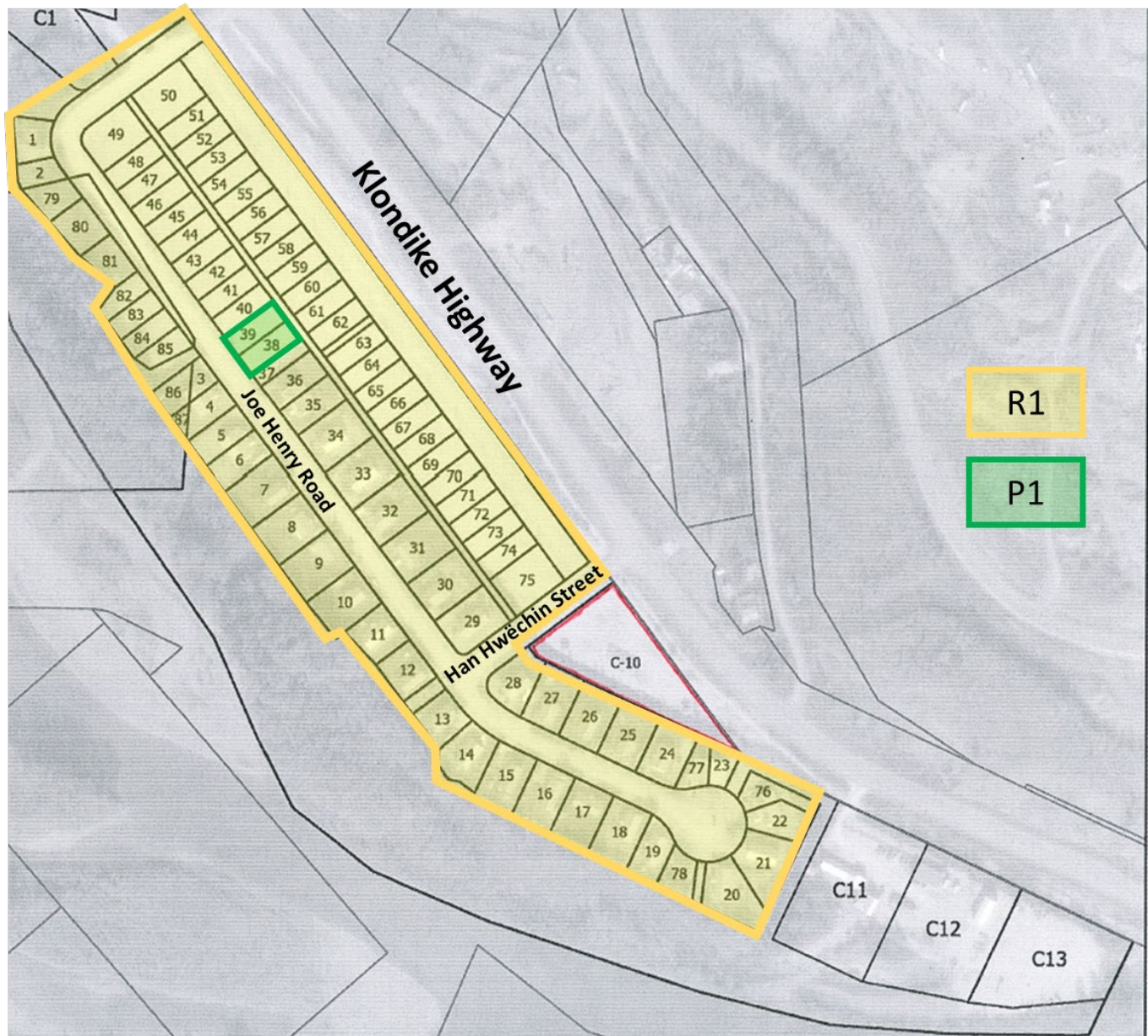


Figure 1: Proposed Location of New P1: Parks and Natural Space, highlighted in green

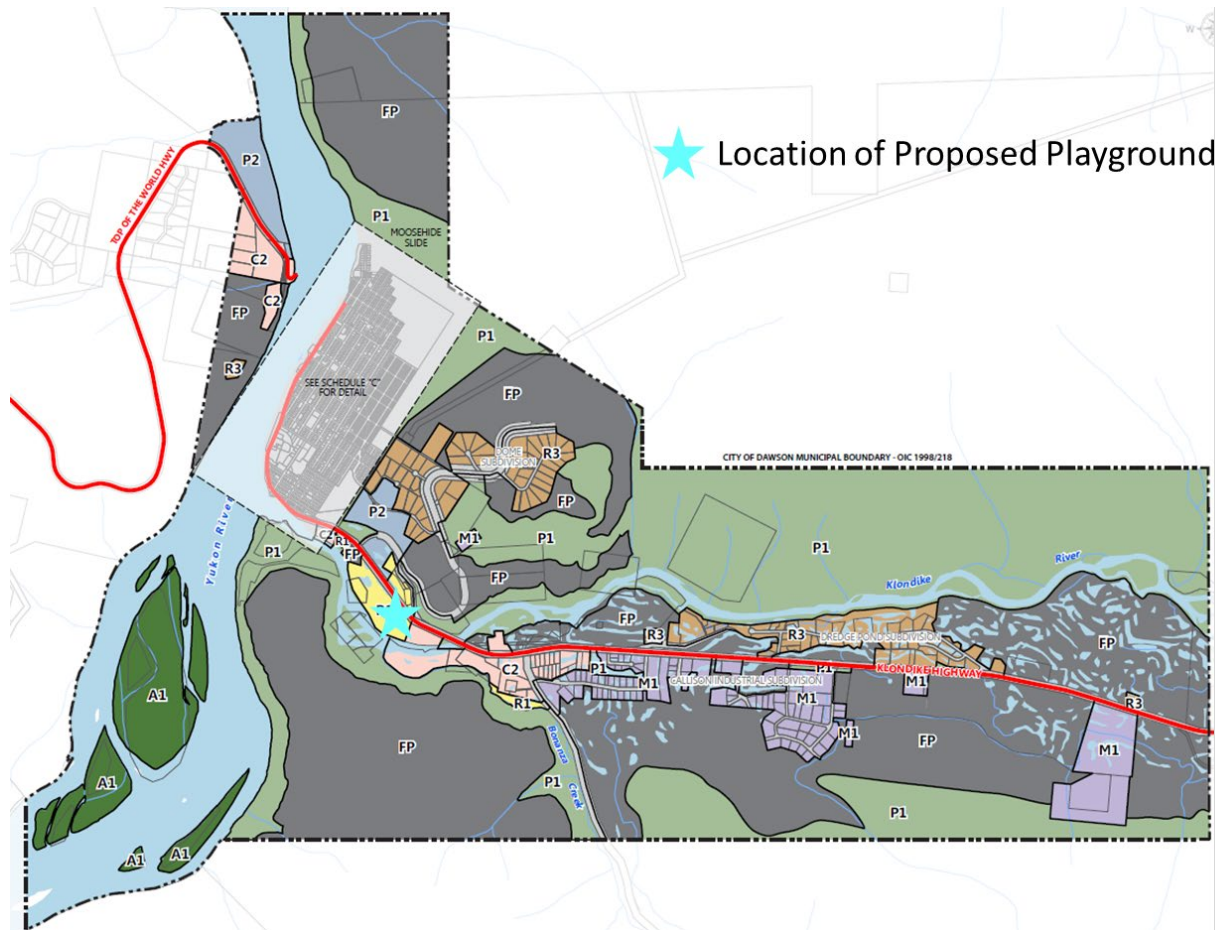


Figure 2: Zoning Bylaw 2018-19 Schedule B showing proposed location of new playground

ANALYSIS / DISCUSSION

Municipal Act

S. 289(2) of the Municipal Act states:

The council of a municipality shall not pass a zoning bylaw or any amendment thereto that does not conform to the provisions of an existing official community plan.

Therefore, this report will consider whether the proposed amendment is consistent with the Official Community Plan. Further, sections 294-296 (along with S. 17(5) of the Zoning Bylaw) outline the specific process required for public consultation with respect to a zoning bylaw amendment. Public notification has been given and a public hearing is scheduled for June 15, 2021.

Official Community Plan 2018-19

The current land use designation is Urban Residential, which is intended to support a broad range of uses, including those that support the cultural and community needs of residents and visitors. Further, s. 6.2 indicates that area characteristics of the Urban Residential may include small-scale open spaces which this zoning amendment would support. For these reasons, a new park and playground at this location is appropriate and compatible with the land use designations outlined in the Official Community Plan.

Section 5 of the OCP speaks to Tr'ondëk Hwëchin settlement lands and it is a long-term goal to collaborate with Tr'ondëk Hwëchin and address broad community land use and development issues. This new greenspace and playground will benefit both TH citizens and the wider Dawson City community.

Zoning Bylaw 2018-19

The current R1: Single Family / Duplex Residential zoning applies to all of Tr'ondëk Subdivision. A park is not a permitted use within this zone and a text amendment to add this has not been considered by administration as the purpose of the R1 zone is to permit single detached and duplex dwellings.


The purpose of P1: Parks and Natural Space zoning is to provide parks and natural areas for outdoor enjoyment. Administration have completed a zoning bylaw assessment and the land that has been allocated for a new park meets the minimum parcel requirements for the P1 zone. Therefore, this proposed amendment is compatible with Zoning Bylaw 2018-19.

IMPLICATIONS

General: This zoning bylaw amendment will create much-needed outdoor recreational space in an area of Dawson that currently has limited access to existing facilities.

Financial: The applicant will be responsible for all associated fees and charges as well as ongoing maintenance and therefore there will be no financial ramifications to the City of Dawson.

APPROVAL

NAME:	Paul Robitaille, A/CAO	SIGNATURE: 
DATE:	June 11, 2021	

THE CITY OF DAWSON

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



NOTICE OF PUBLIC HEARING: ZONING BYLAW AMENDMENT

Zoning Bylaw Amendment: Application #2021-23

Subject Property: Tr'ondëk Hwëchin Settlement Land C-4 B/D

Date: June 15th, 2021

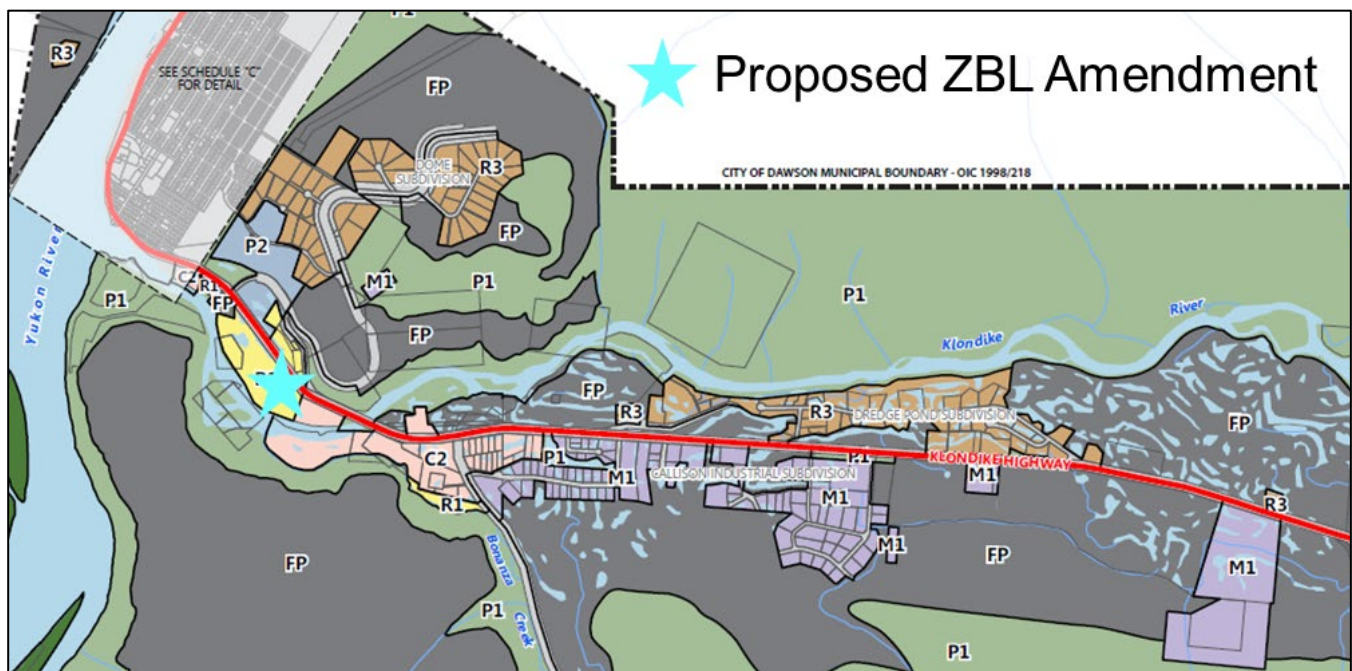
Time: 7:00pm

Location: Council Chambers, Town Hall

Listen to Public Hearing: Radio CFYT 106.9 FM or cable channel #11

As per the *Municipal Act*, S. 294.1, upon the initiation of a Zoning By-Law Amendment, council must hold a public hearing to hear and consider all submissions respecting the proposed amendment.

Therefore, the City of Dawson is now requesting input from the public regarding a Rezoning Amendment to change a section of Tr'ondëk Hwëchin Settlement Land C-4 B/D from R1: Single Family / Duplex Residential to P1: Parks and Natural Space.



For more information or to provide your input prior to the public meeting, please contact the Community Development and Planning Officer or Planning Assistant using the following contact information:

Stephanie Pawluk
Community Development & Planning Officer
Box 308, Dawson City YT Y0B1G0
cdo@cityofdawson.ca
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THE CITY OF DAWSON

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

OFFICE USE ONLY

APPLICATION FEE:	\$410 + GST
DATE PAID:	
RECEIPT #:	
PERMIT #:	21-023

AMENDMENT APPLICATION

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

PROPOSED DEVELOPMENT

☐

Official Community Plan
Amendment (OCPA)

☒

Zoning Bylaw Amendment
(ZBA)

☐

Joint OCPA/ZBA

APPLICANT INFORMATION

APPLICANT NAME(S): Daniel Green
MAILING ADDRESS: P.O. Box 599, Dawson City, YT POSTAL CODE: Y0B 1G0
EMAIL: daniel.green@trondek.ca PHONE #: 867-993-7100 ext. 162

OWNER INFORMATION (IF DIFFERENT FROM APPLICANT)

OWNER NAME(S): Tr'ondëk Hwëchin Government
MAILING ADDRESS: P.O. Box 599, Dawson City, YT POSTAL CODE: Y0B1G0
EMAIL: info@trondek.ca PHONE #: 867-993-7100

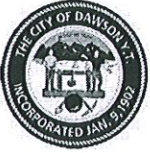
PROPOSED AMENDMENT

A.) REDESIGNATION/REZONING:

CIVIC ADDRESS: 40 & 42 Joe Henry Road VALUE OF DEVELOPMENT: \$310,000
LEGAL DESCRIPTION: LOT(S) 38,39 BLOCK _____ ESTATE _____ PLAN# _____
PROPOSED AMENDMENT: FROM DESIGNATION: R1 TO DESIGNATION: P1

REASON FOR PROPOSED AMENDMENT: Please provide justification of the proposed amendment.

The Tr'ondëk Subdivision is currently without a playground and public recreational space. The residents of the neighbourhood have requested a place for their children to play, greenspace to enjoy, and a public area to socialize and hold community gatherings.



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B.) TEXT AMENDMENT: (Attach additional sheets if required)

DESCRIPTION OF PROPOSED AMENDMENT: Please provide a description of the proposed amendment.

The owner--Tr'ondëk Hwëchin First Nation Government--of civic address 40 Joe Henry Road and 42 Joe Henry Road (please see Attachment A) would like to propose an amendment to C-4/B, specifically pertaining to an area designated C-38 and C-39 as per Attachment B entitled 'Tr'ondëk Subdivision Lots.' At present, this area is zoned R1 (Single-detached/duplex residential), yet the owner wishes to have the area zoned P1 (Parks and Natural Spaces) in order to develop a much needed playground and recreational space within the neighbourhood.

The owner will also be requesting consolidation of these two lots to accommodate the projected size of the fully developed neighbourhood (a minimum of 77 households are anticipated).

REASON FOR PROPOSED AMENDMENT: Please provide justification of the proposed amendment.

Reasons for the proposed amendment include:

- 1) The subdivision is currently without a public playground and park. This is posing a safety risk for the neighbourhood children who do not have a safe public space to play in.
- 2) The neighbourhood is expected to double in size over the next three years, demonstrating a need for more public greenspace for overall wellbeing (social, emotional, cultural, and physical)
- 3) The park's design will be informed by TH values and Citizen input, and will provide a space for families to enjoy their traditional territory and engage in intergenerational connection.
- 4) A park will beautify the neighbourhood and add value to the subdivision (adding desired infrastructure to the City of Dawson)
- 5) There is overwhelming neighbourhood and community support for this proposed amendment

DECLARATION

- I/WE hereby make application for a Development Permit under the provisions of the City of Dawson Zoning Bylaw #2018-19 and in accordance with the plans and supporting information submitted and attached which form part of this application.
- I/WE have reviewed all of the information supplied to the City of Dawson with respect to an application for a Development Permit and it is true and accurate to the best of my/our knowledge and belief.
- I/WE understand that the City of Dawson will rely on this information in its evaluation of my/our application for a Development Permit and that any decision made by the City of Dawson on inaccurate information may be rescinded at any time.
- I/WE hereby give my/our consent to allow Council or a person appointed by its right to enter the above land and/or building(s) with respect to this application only.

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

March 31, 2021

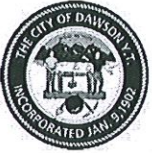
DATE SIGNED

March 31, 2021

DATE SIGNED

SIGNATURE OF APPLICANT(S)

SIGNATURE OF OWNER(S)



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COMPLETE APPLICATION SUBMISSION REQUIREMENTS

An application is not deemed complete until the following information is submitted to the satisfaction of a Development Officer.

- ☐ Application Form (completed in full)
- ☐ Application Fee as per City of Dawson Fees and Charges Bylaw & Zoning Bylaw
- ☐ Site Plan that includes:
 - o a north arrow and scale
 - o property lines shown and labelled as per the most recent legal survey
 - o proposed rezoning/re-designation
 - o all easements and rights of way shown and labelled
 - o the location and labelling of all abutting streets, lanes, highways, road rights of way, sidewalks, water bodies, and vegetation
 - o the topography and other physical features of the subject land
 - o the location, size, type, and dimensions of all existing buildings and/or structures on the subject land, as well as the distance of the buildings and/or structures from the property lines
 - o the location, size, type, and dimensions of all proposed buildings and structures on the subject land, as well as the proposed distance of the buildings and/or structures from the property lines
 - o the location of retaining walls and fences (existing and proposed)
 - o the location, dimensions, and number of onsite parking areas
 - o the location of loading facilities
 - o the date of the plan
- ☐ Certificate of Title (if owner does not match Assessment Roll)
- ☐ Other as required by the CDO: _____

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LEGAL DESCRIPTION: LOT(S) _____ BLOCK _____ ESTATE _____ PLAN# _____

ZONING: _____ DATE COMPLETE APPLICATION RECEIVED: _____

TYPE OF APPLICATION: _____

APPLICANT NAME(S): _____

OWNER NAME(S): _____

☐ APPLICATION REJECTED

☐ APPLICATION APPROVED / PERMIT ISSUED

A letter [] has OR [] has not been attached to this permit explaining reasons and/or permit conditions. If a letter is attached, it constitutes a valid and binding component of this permit.

D. _____ SIGNATURE: _____



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INSTRUCTIONS AND GUIDELINES

IT IS IMPORTANT TO READ AND UNDERSTAND THE FOLLOWING INSTRUCTIONS PRIOR TO COMPLETING THE APPLICATION FORM. THESE GUIDELINES ARE FOR REFERENCE ONLY. IN THE EVENT OF A DISCREPANCY WITH THE ZONING BYLAW OR OTHER BYLAWS/LEGISLATION, THE BYLAW/LEGISLATION PREVAILS.

1. Bylaw Amendments:

- a) Any person may apply for an amendment to the text of the OCP/ZBL by paying the required application fee, as specified in the Fees and Charges Bylaw, and submitting a written statement that describes and justifies the proposed amendment.
- b) An owner of a parcel in the City, or an authorized agent of an owner, may apply to have the designation of the land amended to another designation.
- c) An application for a re-zoning/re-designation shall be made in writing to the development officer using the form provided and accompanied by the following:
 - a. documentation of ownership;
 - b. a written statement to describe and justify the proposal;
 - c. a map showing the proposed change in the context of adjacent land;
 - d. the necessary processing and advertising fees as set out in the Fees and Charges Bylaw;
 - e. permission for right of entry onto the land by City staff for reasonable inspection; and
 - f. any additional information a development officer may require in order to prepare, evaluate, and make recommendations on the proposed amendment.
- d) A development officer may request the applicant provide an analysis by a qualified professional of the potential impact on land use, traffic, utilities, and other City services and facilities if the amendment proposes an increase in density or other intensification of use.
- e) intensification of use.
- f) An application may not be considered to have been received until all requirements have been submitted to the satisfaction of a development officer.
- g) Notwithstanding these requirements, the application may be considered if, in the opinion of a development officer, it is of such a nature as to enable a decision to be made without some of the required information.
- h) If it appears that the proposed amendment is one that is applicable to most of the persons affected in the area and/or will benefit the City at large, Council may direct that the application fee be returned to the applicant.

2. Review Process

- a. Upon receipt of a completed application for a text amendment or re-zoning, a development officer shall initiate or undertake an investigation and analysis of the potential impacts of development under the proposed zone. The analysis shall be based on the full development potential of the uses and development regulations specified in the proposed zone and not on the merits of any particular development proposal.
- b. The analysis shall, among other factors, consider the following criteria:
 - i. relationship to, and compliance with, the OCP and other approved municipal plans and Council policy
 - ii. relationship to, and compliance with, municipal plans in preparation
 - iii. compatibility with surrounding development in terms of land use function and scale of development
 - iv. traffic impacts
 - v. relationship to, or impacts on, services (such as water and sewage systems or public transit), utilities, and public facilities (such as recreational facilities and schools)
 - vi. relationship to municipal land, rights of way, or easement requirements
 - vii. effect on the stability, retention, and rehabilitation of desirable existing uses, buildings, or both in the area
 - viii. necessity and appropriateness of the proposed text amendment or re-zoning according to the stated intentions of the applicant
 - ix. analysis of any documented concerns and opinions of area residents and land owners regarding the application
- c. Subsequently, the development officer shall:
 - i. prepare a report on the proposed amendment; and
 - ii. submit a copy of the application and the development officer's recommendation and report to Council.
- d. Before approving a text amendment or re-zoning, Council shall comply with the requirements and notification procedures set out in the Act.



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3. Resubmission Interval
 - a. When an application for an amendment to this bylaw has been refused by Council, another application for the same, or substantially the same, amendment shall not be submitted within 12 months of the date of the refusal unless Council directs otherwise.
4. Before a second reading of a bylaw proposing amendments is heard, Council shall hold a public hearing to hear and consider all submissions respecting the proposed amendments.
5. The public hearing shall be held no earlier than seven days after the last date of publication of the notice.
6. A notice must be circulated, in the method approved by Council, once a week for two successive weeks prior to the public hearing.
7. Methods of notice circulation may include the City of Dawson website, local newspapers, the City and Post Office Bulletin Boards, and written notification letters.
8. The notice shall:
 - a. describe the area affected by the proposed amendment;
 - b. state the date, time, and place for the public hearing respecting the proposed amendment; and
 - c. include a statement of the reasons for the amendment.
9. Written notification letters shall be mailed to all applicable properties within the following radii of the subject property prior to the public hearing:
 - a. 100 m (328.1 ft.) for properties within the historic townsite
 - b. 1 km (3,280.8 ft.) for properties in all other areas
10. For amendments proposed for one property, a notification sign shall be placed on the subject property following first reading until such time as Council has ruled on the application.
 - a. The sign shall state the details of the amendment; the date, time, and place of the public hearing; and the City's contact information.
 - b. The sign shall be provided by the City and shall be returned to the City on the day following the public hearing.
 - c. Signs not returned will be subject to an advertising fee equal to the replacement of the sign materials.



The City of Dawson; Community Development & Planning Services
Box 308 Dawson City, YT Y0B 1G0

31 March, 2021

To Whom It May Concern,

Re: Rezoning Letter of intent

The owner (Tr'ondëk Hwëchin First Nations Government) of 40 and 42 Joe Henry Road (see Appendix A) would like to propose an amendment to C-4/B, specifically pertaining to an area designated C38 and C39 as per Attachment B entitled 'Tr'ondëk Subdivision Lots.' Currently this area is zoned R1 (Single-detached/duplex residential), yet the owner wishes to have this area zoned P1 (Parks and Natural Spaces) in order to develop a playground and recreational greenspace for the neighbourhood.

After several months of public engagement, the residents of C-4/B and the wider TH Community have expressed an urgent need for a public recreational social space. This need has emerged for the following reasons:

- The neighbourhood is currently without a public park (37 household); the closest public greenspace is 0.9 km away and the closest public playground is located 2.1 km away
- The neighbourhood is expected to double in size in the next three years (a minimum of 78 households), with a projected population of 300
- Covid-19 health restrictions have illustrated a need for more outdoor social spaces
- The residents and TH community have stated a need for a recreational space that's design is informed by TH values, customs, traditions, and emphasis on intergenerational connection

In accordance to *The City of Dawson Bylaws* the attached 'Tr'ondëk Subdivision Playground Site Plan' (Attachment C), shows that our proposed development adheres to and indicates the necessary applicable requirements. We, the owner, also grant permission for right of entry onto the land by City staff for reasonable inspection.

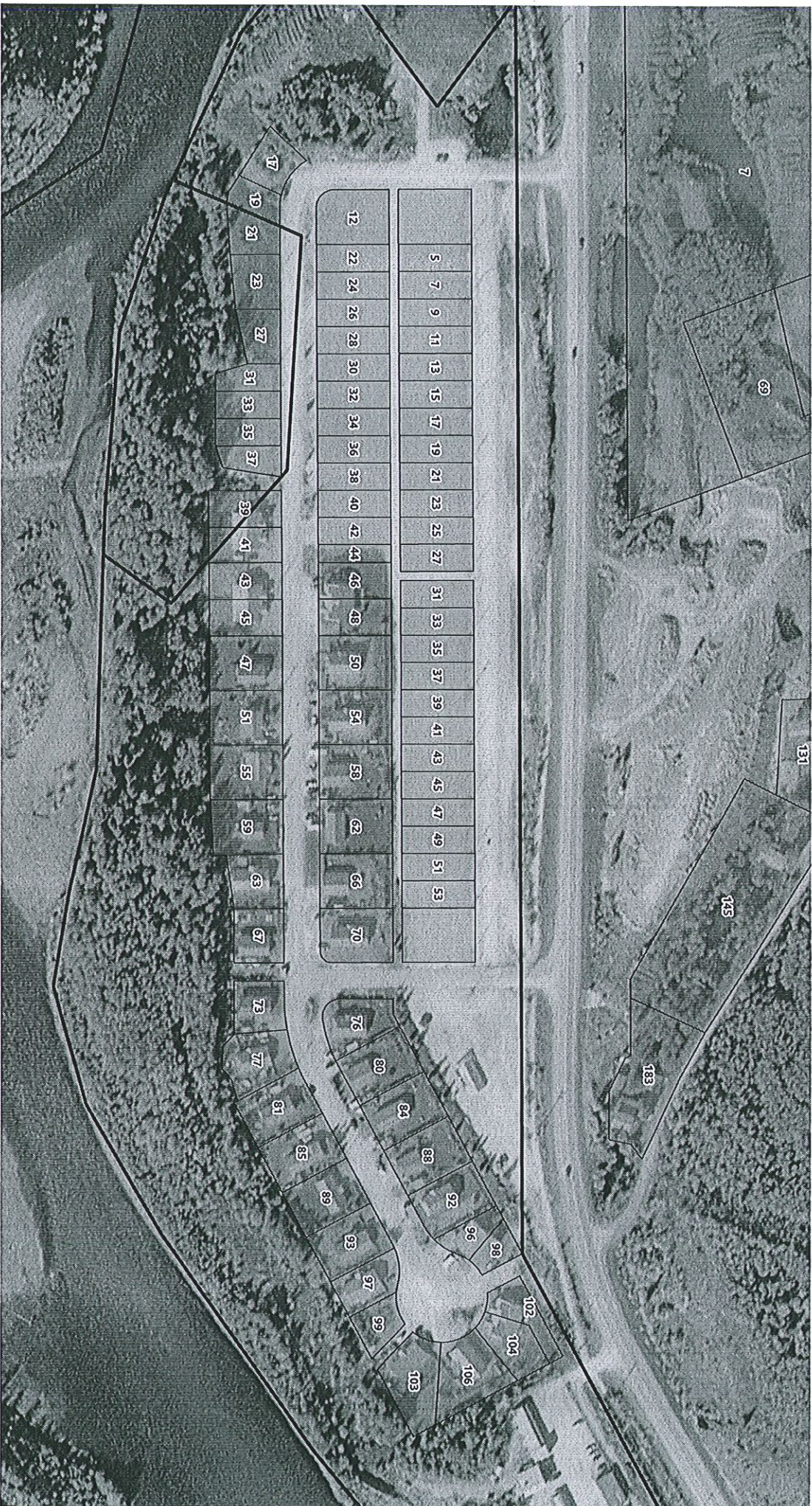
This proposed development has overwhelming support from the neighbourhood, wider TH community, and many other Dawson residents. We are certain that the town will benefit from this initiative, and that it will enhance the culture, creativity, and wellbeing of the City of Dawson.

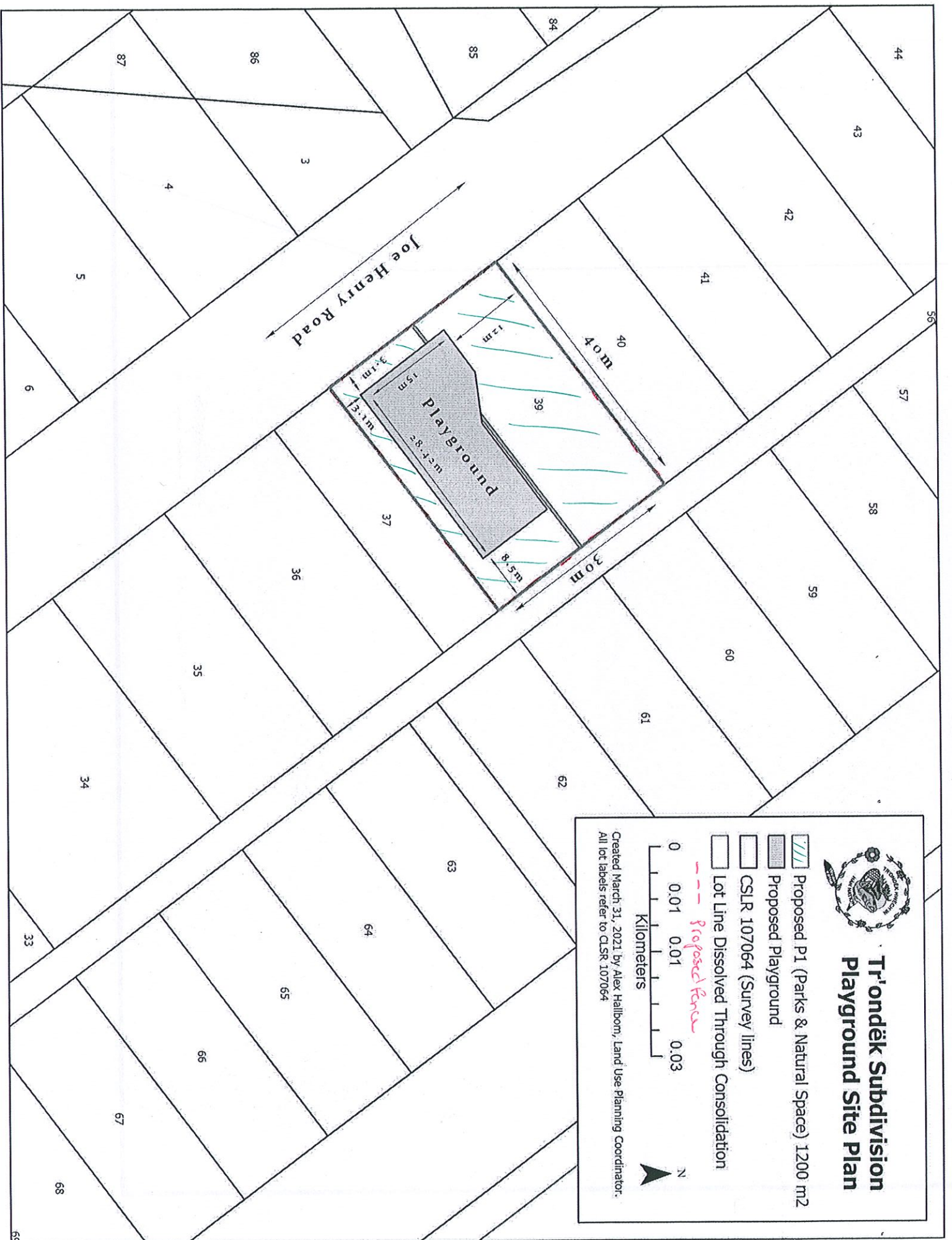
Thank you in advance for your time and consideration. Should you have any questions or comments, please do not hesitate to contact me directly at 867-993-7100 Ext. 178.

Yours sincerely,

Daniel Green, Capital Project Planner
Tr'ondëk Hwëchin Government; Housing and Infrastructure

Appendix A







Impact SERIES

BLUE IMP SLIDES MUST BE
INSTALLED WITH SLIDE
BEDS FACING BETWEEN
NORTH AND EAST



- CONFORMS TO THE CANCOSA-2614-20 STANDARD CHILDRENS PLAYGROUND EQUIPMENT AND SURFACING
- CONFORMS TO ANNEX 'H' OF THE CANCOSA-2614-20 STANDARD CHILDRENS PLAYGROUND EQUIPMENT AND SURFACING (SIFR LEFT TO THE DISCRETION OF ACCESSIBLE SURFACING)

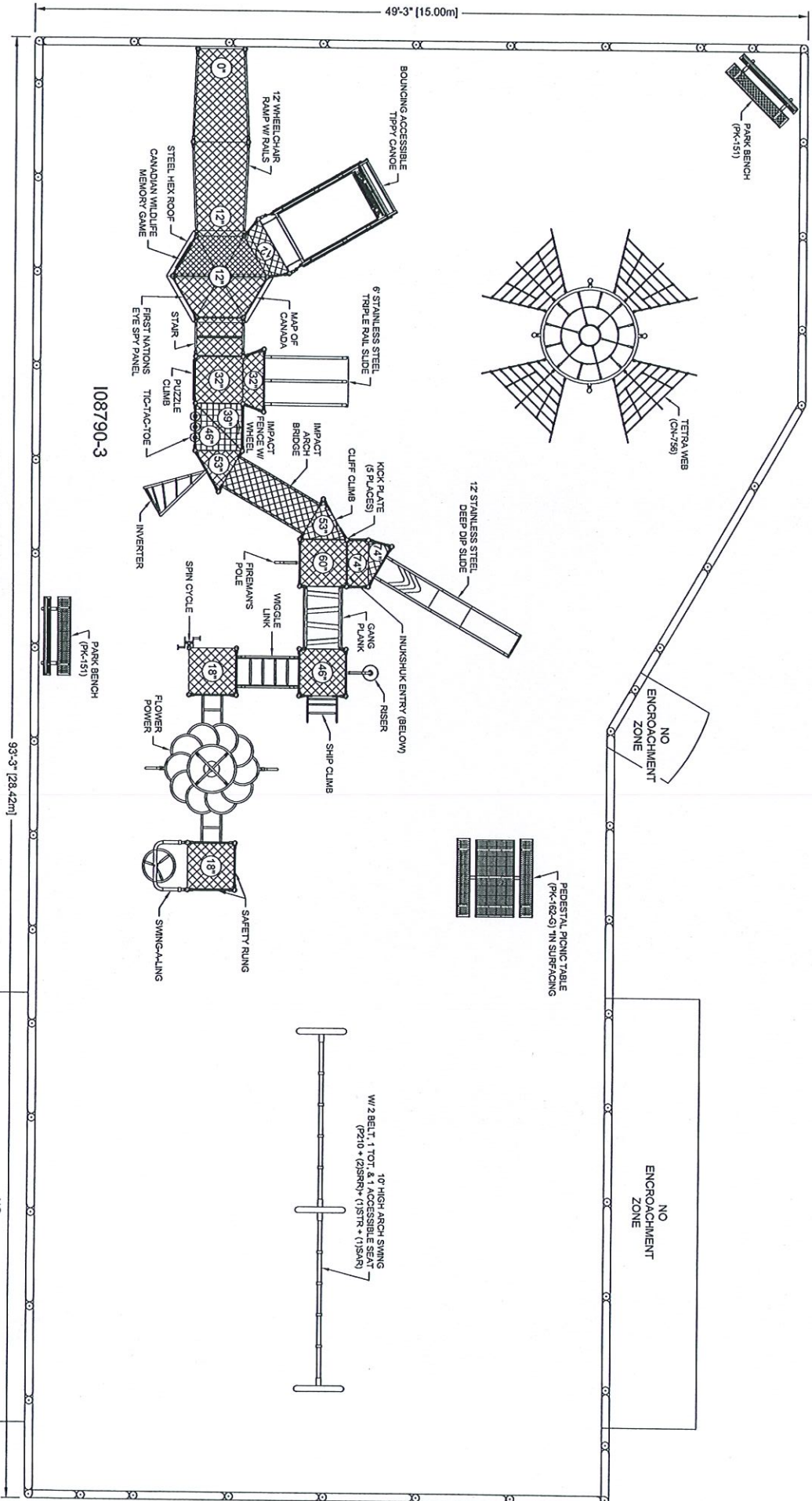
TRONDEK HWECHIN
OPTION 1
DAWSON CITY, YT
BLUE IMP 5

BORDER TIMBER COUNT	
BP-10 BORDER TIMBERS REQ'D: 50	BP-20 ADAPTORS REQ'D: 10
LAYOUT #: A06751-3	JOB #: J05842
RECOMMENDED AGES: 5-12	
PROTECTIVE SURFACING REQUIRED:	
AREA: 3732 (sq.ft)	PERIMETER: 272 (ft)
DATE: 19 NOV 11	

3	REVISED SITE, REMOVED DECALS FROM UNIT.	AS	25-MAR
2	ADDED PARK BENCHES AND TABLE.	TD	06-JAN
1	UPDATED TO NEW OVERHEADS, ADDED IMPACT	TD	15-DEC



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THE CITY OF DAWSON

Zoning Bylaw Amendment No. 12 Bylaw

Bylaw No. 2021-09

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

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

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

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

PART I - INTERPRETATION

1.00 Short Title

1.01 This bylaw may be cited as the ***Zoning Bylaw Amendment No. 12 Bylaw***.

2.00 Purpose

2.01 The purpose of this bylaw is to provide for

- (a) An amendment to the Zoning Bylaw from R1: Single Detached and Duplex Residential to P1: Parks and Natural Space.



THE CITY OF DAWSON

Zoning Bylaw Amendment No. 12 Bylaw

Bylaw No. 2021-09

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THE CITY OF DAWSON

Zoning Bylaw Amendment No. 12 Bylaw

Bylaw No. 2021-09

3.00 Definitions

3.01 In this Bylaw:

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

PART II – APPLICATION

4.00 Amendment

- 5.00** This bylaw amends a section of Tr'ondëk Subdivision (TH C-4 B/D) from R1: Single Detached and Duplex Residential to P1: Parks and Natural Space in the Zoning Bylaw Schedule B: Valley, Confluence, and Bowl, as shown in Appendix A of this bylaw.

PART III – FORCE AND EFFECT

6.00 Severability

- 6.01 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.

7.00 Enactment



THE CITY OF DAWSON

Zoning Bylaw Amendment No. 12 Bylaw

Bylaw No. 2021-09

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

8.00 Bylaw Readings

Readings	Date of Reading
FIRST	
PUBLIC HEARING	June 15, 2021
SECOND	
THIRD and FINAL	

Wayne Potoroka, Mayor

Presiding Officer

Cory Bellmore, CAO

Chief Administrative Officer



THE CITY OF DAWSON

Zoning Bylaw Amendment No. 12 Bylaw

Bylaw No. 2021-09

PART IV – APPENDIX (APPENDICES)

Appendix 1.

Figure 1. Location Map



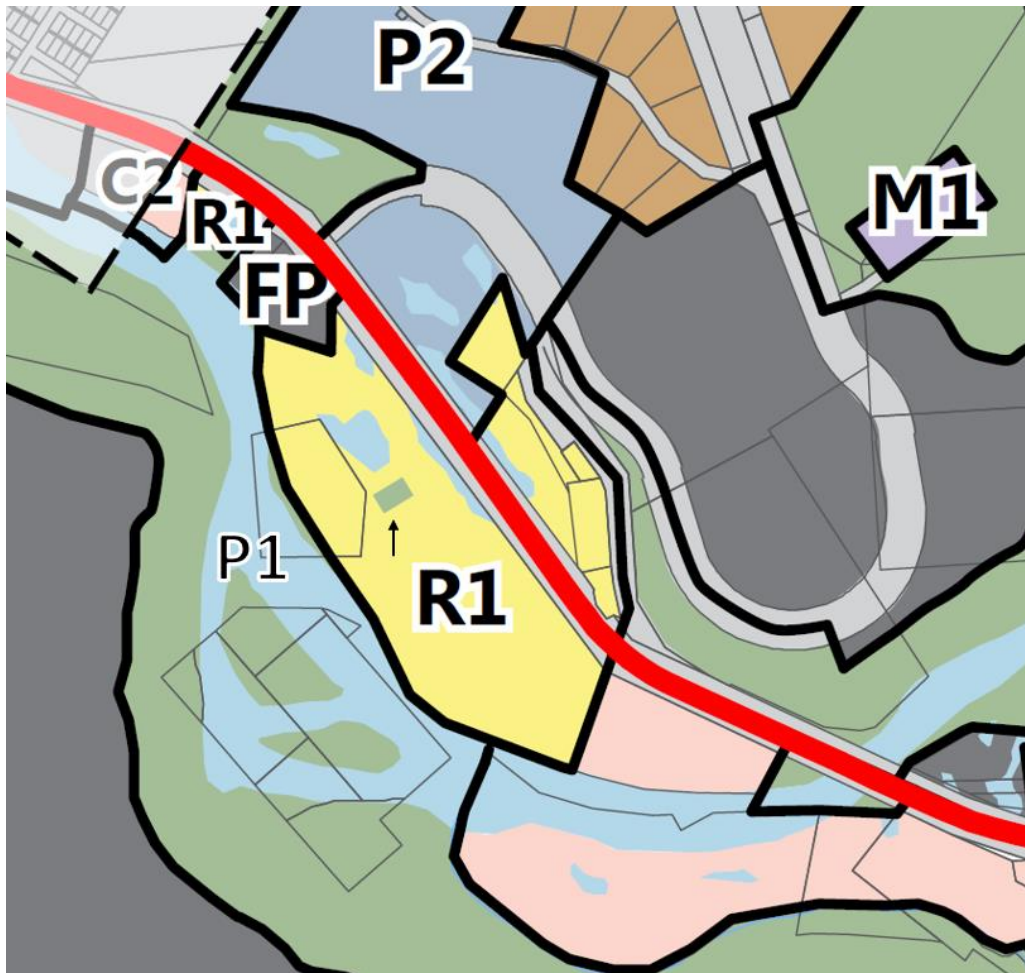
Figure 2. Amended area



THE CITY OF DAWSON

Zoning Bylaw Amendment No. 12 Bylaw

Bylaw No. 2021-09



Committee Minutes

MONDAY 17th MAY 2021

19:00

Meeting Type: Regular

Meeting: # HAC 21-09

Facilitators: Charlotte Luscombe, Planning Assistant

Attendees: Eve Dewald (chair), Angharad Wenz, Rebecca Jansen, Jim Williams, Patrik Pikálek

Regrets: Megan Gamble

Meeting Called to order at 7:06 PM.

Minutes

Agenda Item: Agenda Adoption

Presenter: Angharad Wenz

Resolution: #21-09-01

Second: Patrik Pikálek

THAT the Agenda for Heritage Advisory Committee Meeting 21-09 has been adopted as amended

Discussion:

- Remove Rick Reaume and Ian Nyland as delegates

Discussion: None.

Votes For: 4

Votes Against: 0

Abstained: 0

CARRIED

Agenda Item: Conflict of Interest

Resolution: #21-09-02

Discussion: None.

Agenda Item: Committee of the Whole

Resolution: #21-09-03

THAT the Heritage Advisory Committee move into the Committee of the Whole.

Discussion: None

Votes For: 4

Votes Against: 0

Abstained: 0

CARRIED

Agenda Item: Delegations

Presenter: Angharad Wenz

Resolution: #21-09-04

Second: Patrik Pikálek

Mike Ellis – Development Permit Application 21-034

Discussion:

- Wanting to leave 2 windows as awning but HAC have advised that new awning windows are not permitted. Currently these windows proposed as awnings are already in this style but HAC advised that they cannot allow like-for-like replacement.
- Mike advised that the issue is that the carbon footprint will be impacted if awning windows are not allowed, Council appeal is a real option and HAC advised that this is something that can be permitted.
- Applicant advised that they will therefore not change the windows and will leave as is.
- Horizontal cove siding confirmed.
- Suspended railings now included in the drawing.

- Rebecca Jansen from YG also concerned about the symmetry – proposed building doesn't have any symmetry, but as they're existing, don't know how to amend this into the Dawson Style.

Agenda Item: Delegations**Resolution: #21-09-05****Presenter: Angharad Wenz****Second: Patrik Pikálek**

Paul Robitaille – Development Permit Application 21-048

Discussion:

- HAC advised that the sign looks good, painted by Ramone Santos. No major comments.

Agenda Item: Delegations**Resolution: #21-09-06****Presenter: Angharad Wenz****Second: Patrik Pikálek**

Paul Robitaille – Development Permit Application 21-054

Discussion:

- Tongue and groove siding on a prefab cabin. Applicant indicated they can have some flexibility about how it looks, looking at spring delivery.
- Tin skirting will be added.
- Windows will be muntin and mullions.
- Trim will be changed and will be decorative.
- 6ft deck: Paul advised that railings may exist, HAC confirmed that these will need to be approved.
- HAC advised that trim around doors and windows can be 1 x 4 and corner boards should be 1 x6. Windows should also have a sill.

Agenda Item: Delegations**Resolution: #21-09-07****Presenter: Angharad Wenz****Second: Patrik Pikálek**

Brodie Klemm – Development Permit Application 21-055

Discussion:

- Gable end will still stay wooden.
- All of the siding will now be corrugated blue.
- Includes the arctic entrance.
- Separate skirting – existing will be kept for now.
- Trimmed with cheerful morn – applicant advised that 1 x 6 cornerboards are acceptable.
- Arctic entrance gable will also be board and batten.
- Applicant advised they will remove the current shutters.

Agenda Item: Revert to Heritage Advisory Committee**Resolution: #21-09-08****Presenter: Angharad Wenz****Second: Patrik Pikálek**

THAT the Committee of the Whole revert to the Heritage Advisory Committee.

Discussion: None.

Agenda Item: Business Arising from Delegations**Resolution: #21-09-09****Presenter: Angharad Wenz****Second: Patrik Pikálek****Discussion:**

- None

Agenda Item: Adoption of the Minutes**Resolution: #21-09-10****Presenter:** Angharad Wenz**Second:** Patrik Pikálek

THAT the Minutes for HAC meeting 21-08 are accepted as presented.

Discussion:

- None

Votes For: 4

Votes Against: 0

Abstained: 0 CARRIED

Agenda Item: Business Arising from the Minutes**Resolution: #21-09-11****Presenter:** Angharad Wenz**Second:** Patrik Pikálek

Renewing terms

Discussion:

- Eve Dewald clarified how renewal of HAC terms will work.
- Administration advised an announcement will be made earlier in the year by the CDO.

Yukon Lou

Discussion:

- Eve Dewald clarified whether Lou proposal was an application, HAC advised it was more discussion and that no application has yet been received.

Agenda Item: Applications**Resolution: #21-09-12****Presenter:** Angharad Wenz**Second:** Patrik Pikálek

THAT the Heritage Advisory Committee move to APPROVE development permit 21-020.

Discussion:

- None.

Votes For: 4

Votes Against: 0

Abstained: 0 CARRIED

Agenda Item: Applications**Resolution: #21-09-13****Presenter:** Angharad Wenz**Second:** Patrik Pikálek

THAT the Heritage Advisory Committee move to APPROVE development permit 21-034.

Discussion:

- Awning windows are on the south side, therefore not visible to the street. Discussion around whether this makes it acceptable, especially given that they are a like-for-like replacement.
- Administration advised that like-for-like is a difficult rule – e.g. the house located at 1291 6th Avenue where it was proved that it was brought into town with non-Dawson-style windows, and in cases like this, decision making by HAC is problematic.
- HAC advised that the energy efficiency argument is something they need direction on, in this case, awning windows are the only way to get insurable quad-pane glazing.
- Question posed: is mixture of styles is the issue here? Interpreting guidelines fairly is difficult, in this case it's a 60s building but HAC are asking for Design Guidelines elements, is this appropriate?
- Rebecca Jansen noted that HAC should see that the building is indicative of a period. Does it blend in the street? Not try to mimic the Dawson style. Fit in and be compatible with the streetscape.

- Rebecca Jansen noted the following relevant points from the Heritage Management Plan (HMP) that in this case justify the decision to permit awning windows – this is not something that can necessarily be replicated and each application still must be assessed on a case by case basis. Relevant sections to note for the public record are:
 - **Section 4.1.1 Downtown**
 - Treatment of historic buildings: Conservation work will follow the existing Design Guidelines for Historic Dawson, Parks Canada’s Standards and Guidelines for the Conservation of Historic Places in Canada, and the ‘Design Guidelines for Architectural Conservation and Infill’ prepared as part of this Heritage Management Plan and contained in Chapter 6.
 - Post-Gold Rush buildings should not be altered to look like Gold Rush buildings; they should be respected for what they are, which helps to illustrate and interpret the full history of Dawson. (p. 37).
 - **Section 4.1.2 Residential Heritage Management Area**
 - Treatment of historic buildings: Same as Downtown (p. 39).
 - **5.1 Revision of the Zoning and Historic Control Bylaw (p. 51)**
 - The purpose of the Residential Heritage Management Area will be to maintain the architectural style, streetscapes and landscape character and features common during the Klondike Gold Rush era (1896-1910), as well as extant valued resources from later periods and the ‘Dawson Style’ described in Chapter 6.
 - Parks Canada’s Design Guidelines and the Standards and Guidelines, as well as the Design Guidelines for Architectural Conservation and Infill (Chapter 6) prepared for this Heritage Management Plan, should be applied to the Residential Heritage Management Area and referred to directly in the text pertaining to this Area in the Zoning and Heritage Management Bylaw.
 - **6. Design Guidelines for Architectural Conservation and Infill**
 - Interventions to buildings erected after the Gold Rush era are addressed in Section 6.6. In the past, efforts have been made to alter these buildings to resemble Gold-Rush-era structures. Since an objective of the Heritage Management Plan is to conserve and interpret the full history of the Dawson cultural landscape, buildings erected between 1910 and the present should retain features from their own particular periods. The Standards and Guidelines for the Conservation of Historic Places in Canada explains how to do this, and the present Design Guidelines offer additional information (p. 56).

Votes For: 4

Votes Against: 0

Abstained: 0 CARRIED

Agenda Item: Applications

Resolution: #21-09-14

Presenter: Angharad Wenz

Second: Patrik Pikálek

THAT the Heritage Advisory Committee move to APPROVE development permit 21-048.

Discussion:

- Perhaps out of proportion but overall, nice font and style.

Votes For: 4

Votes Against: 0

Abstained: 0 CARRIED

Agenda Item: Applications

Resolution: #21-09-15

Presenter: Angharad Wenz

Second: Patrik Pikálek

THAT the Heritage Advisory Committee move to APPROVE development permit 21-053.

Discussion:

- None.

Votes For: 4

Votes Against: 0

Abstained: 0 CARRIED

Agenda Item: Applications

Resolution: #21-09-16

Presenter: Angharad Wenz

Second: Patrik Pikálek

THAT the Heritage Advisory Committee move to TABLE development permit 21-054.

Discussion:

- Windows should add muntins and mullions.
- Need to see railing elevations.
- Corner boards should be 1 x 6, windows should have a sil, window trim should be 1 x 4.

Votes For: 4

Votes Against: 0

Abstained: 0 CARRIED

Agenda Item: Applications

Resolution: #21-09-17

Presenter: Angharad Wenz

Second: Patrik Pikálek

THAT the Heritage Advisory Committee move to APPROVE development permit 21-055 as per the conditions noted below.

Discussion:

- Cornerboard trim must be 1 x 6 not 1 x 4 as per the application.

Votes For: 4

Votes Against: 0

Abstained: 0 CARRIED

Agenda Item: New Business

Resolution: #21-09-17

Presenter: Angharad Wenz

Second: Patrik Pikálek

Charlotte Luscombe's last meeting

Discussion:

- Charlotte passed her thanks to HAC for the last 11 months working, HAC reiterated the same in return.

Review the HMP and other documents in the Winter for discrepancies to ensure that approvals and denials are enforceable and follow best practice.

Discussion

- Recheck like for like rule and go through HMP to determine that it's still appropriate and satisfactory.
- Recommendation this is something to be tackled as a working document throughout the winter – need to identify any issues.
- This is including tiny homes and having greater clarity about how this is enforced.
- Rebecca Jansen has advised that a workshop on Park's Canada Standards and Guidelines could be useful and is something that has been done in the past.

Agenda Item: Unfinished Business

Resolution: #21-09-18

Presenter: Angharad Wenz

Second: Patrik Pikálek

Discussion:

- None.

Agenda Item: Adjournment

Resolution: #21-09-22

Presenter: Angharad Wenz

Second: Patrik Pikálek

That Heritage Advisory Committee meeting HAC 21-09 be adjourned at 8:34pm on May 17th, 2021.

Discussion: None.

Minutes accepted on: June 3rd, 2021 at HAC meeting 21-10.

From: [William Kendrick](#)
To: [Executive Assistant](#)
Subject: Fwd: new rec centre
Date: June 7, 2021 10:20:23 AM

Hi Liz - that email from Suzanne Crocker is below.

Thanks

BK

----- Forwarded message -----

From: **Suzanne Crocker** <suzcrocker@gmail.com>

Date: Mon, Mar 29, 2021 at 11:40 AM

Subject: new rec centre

To: <wayne.potoroka@cityofdawson.ca>, <stephen.johnson@cityofdawson.ca>, <bill.kendrick@cityofdawson.ca>, <natasha.ayoub@cityofdawson.ca>, <molly.shore@cityofdawson.ca>

Hi Wayne, Stephen, Bill, Natasha and Molly

I want to share my thoughts on the new Rec Centre poposal. I filled out my survey but, as is often the case, I find surveys can lead one down a path that differs from what people would like to be able to say and doesn't always provide all the information needed to make an informed decision. Gerard was able to attend one of the info session meetings and passed on what he learned from the in-person session.

Fundamentally, I feel it is essential that any new Recreation Centre be built in town. (And I don't live in town, so my opinion is not biased by my location.)

The purpose of the Rec Centre will be maximum use. Having it in a central, easily walk-able location is critical for this. One only has to look at the relative use of the 'new & improved' baseball field at Crocus Bluff vs the older baseball field in Minto Park to see this in action.

Being within easy walking distance of the school will ensure that the school can maximize its use of the rec centre for its school based programing: skating, curling, swimming, climbing wall.

Dawson is really concerned about healthy recreation opportunities for youth. The Youth Centre is located in a central location for a reason. The recreation centre won't be used to its full potential by youth if it is inconvenient for them to get there.

One of the advantages of living in a small community is that folks are not forced to have to drive their kids (and themselves) everywhere. I recognize that kids often get driven to hockey, due to the weight of their gear, but in general this is a town where kids and youth can walk to programming and not have to be dependent on their parents availability to drive them. The more kids and youth have to depend on a ride, the less the facility will be used by them. Biking to Crocus bluff in the summer is one thing, but 8 months of our year are not cyclable for kids

Also - are you really expecting Victor Henry to walk to Crocus Bluff and back every evening to watch hockey in the depths of winter?

Having it central would also mean that campers and seasonal workers (without vehicles) can make more use of the centre which would provide increased revenue in the summer. For example the current pool is often used by campers to be able to access showers. Imagine the summer revenue if coin laundry as well as showers were included in the price of admission! (No private business has been able to make a go of it for coin laundry in town, yet this is really needed for campers and summer seasonal workers - what a perfect opportunity to provide this)

I was disappointed that the options only gave one in-town location (campground location). Especially given concerns about permafrost and about parking at that location.

Why was the 5th avenue site (across from museum and current pool) not assessed for consideration? Especially given its:

- solid ground (no permafrost in the south end)
- close to biomass plant for heating
- close to current rec facilities of playground, pool, baseball diamond
- walkable from the school for school use
- close to MacDonald Lodge for senior use
- sure it would require some cooperation from YG, Parks and possibly RCMP - but at least worth assessing its feasibility before taking it off the table
- this was the site proposed for the Dawson Rec Centre when the Rec Committee was asked to evaluate sites as far back as the late 80's. (and YG was willing to give up this land for a Rec Centre even back then)

There is a general feeling in town that the ground of the campground location is no better than the ground of the current Rec Centre due to permafrost at the north end of town. The people presenting at the in-person session were not able to address this question.

- If the ground is stable, why was this not stated either at the presentation or in the survey?
 - I have also heard that the new building's foundations would go down to bedrock making the permafrost situation irrelevant. If this is true, this is important information to give to the community so that they give their feedback with a full understanding of the situation
- If the ground is not stable, then why wasn't another more stable in-town site assessed for consideration? ie the site across from Minto Park

There is the issue of parking space at the campground site. Has the City considered buying Jimmy Websters property (apparently currently for sale) to use for parking at the campground location?

So I have trouble with the survey that provides only one in-town choice especially when that in-town option is riddled with longstanding concerns with no information given that would mitigate those concerns.

I also have trouble when the survey option that includes a year round pool also seems to include things that are less necessary like a 2nd gym. Personally I feel that a year round pool is definitely worth having. It is the only recreation offered in the rec centre that is relevant to all stages of life from baby to geriatric. But does having a year round pool mean we also need the added expense of a 2nd gym and a sauna and a steam room etc?

I have heard concerns about the O&M for a year round pool. But I have also heard that the O&M for our current 1/4 yr pool is greater than the O&M of the year round pool in the proposed Rec Facility. And I have heard that the O&M of the new rec centre would be much less the O&M of our current arena. If this is true, it would have been good to mention this information with the survey - again so folks give their feedback with a fully informed understanding of the situation.

In conclusion, I feel an in-town location for the rec centre is critical for ensuring its use is maximized, especially by Dawson's youth. I sincerely wish that the 5th Ave location would be given a feasibility assessment before rejecting it as an option. And I wish that more information was given with the survey to address the longstanding concerns about the campground location so that we could give our feedback with a more fully informed understanding of the situation.

Thanks for listening.
Suzanne Crocker
993-6842

From: [Finance Administration](#)
To: [Executive Assistant](#)
Cc: [Wayne Potoroka](#)
Subject: FW: Street Names
Date: June 8, 2021 3:35:11 PM

From: Richard Gillespie <gillespie.eng@gmail.com>
Sent: Tuesday, June 8, 2021 2:13 PM
To: info <info@cityofdawson.ca>
Subject: Street Names

Hello, my name is Richard Gillespie, I have been living in Dawson City since July 2020. I am sickened by the history of mistreatment of indigenous peoples which is unknown or at least misunderstood to most people in Canada. None of this is ever spoken of and it does not appear in our written history.

Every time I drive down Front Street I get really angry at the street names.....Every street is named after British Royalty who ultimately were the people who set out to make the world "British" and systematically destroyed indigenous peoples, traditions, language and culture not only in Dawson City but all over the world. Why should we honour the very people who sought to destroy us ?

I propose that Dawson City should re-name all the streets after indigenous people or local animals....not some defunct, dysfunctional, phony, evil royalty with a history of human rights that rivals the Nazis. We should stop honouring the British and teach real history.

This should be done in a positive way with calmness and purpose, not out of anger.....it is up to local people to reclaim their heritage.

For example the streets can be named for local people of distinction and the avenues could be named after animals

--

Best Regards
Richard Gillespie
905-757-0250

From: [Wayne Potoroka](#)
To: [CAO Dawson](#); [Executive Assistant](#)
Subject: FW: A tourist's perspective of Block Q development
Date: June 8, 2021 7:08:05 AM

From: Brad Proudlove <bproudlove@gmail.com>
Sent: June 7, 2021 1:18 PM
To: wayne.potoroka@cityofdawson.ca
Cc: natasha.ayoub@cityofdawson.ca; bill.kendrick@cityofdawson.ca; molly.shore@cityofdawson.ca; stephen.johnson@cityofdawson.ca
Subject: A tourist's perspective of Block Q development

Good day members of the City of Dawson local government,

My name is Brad Proudlove, in the summer of 2018 my family and I travelled to Dawson City and stayed in the Gold Rush RV Park. We have several friends and acquaintances who are now or have been full time residents, and we are keenly interested in following along with local issues in your very unique city.

Along with my family I have travelled thousands of kilometers towing our camper, and have stayed at countless RV parks. The Gold Rush RV Park in Dawson doesn't stand out in any notable way, other than maybe being the tightest parking lot we ever had to squeeze into. In fact, we ended up having to park our vehicle on the street at our friends' house because it did not fit in our space. It is indeed atypical to have an RV park "downtown", on our journey north it was the only park we stayed at that was situated as such. Of course, that didn't stop us from enjoying the attractions and businesses of the cities and towns adjacent to those parks. The majority of people who travel in this manner are prepared to be located on the outskirts, personally I prefer not having to haul my nearly 50 foot rig through residential streets. We may have spent less on fuel than if we were located elsewhere, but we still ended up driving to see many of the wonderful widespread local attractions anyway. The only other RV Park I chose to book that was situated in the middle of a city was for a trip to Disneyland in California, where it is essentially impossible to be on the outskirts without driving for hours. That said, we didn't walk anywhere while staying at that RV park anyway.

One thing that being located within walking distance of downtown was good for was the ability to consume alcohol and not have to drive back to our campsite. We visited during the DCMF and as it turns out many of the young people visiting from Whitehorse also found that to be very convenient. Also, we were much more likely to save a few bucks and walk back to the trailer to make our own meals instead of eating at a local restaurant.

As travellers we are always intrigued by local real estate markets, especially in places as unique and special as Dawson. It isn't hard to see that there is a dire need for housing in Dawson City, even for an outsider. Personally, I feel it's far more important to look after your residents and plan for the addition of future residents, than to worry about having an RV park situated downtown. Dawson City wouldn't be the magical place it is today without the amazing people who live and work there, and

embody the spirit and history of the Yukon. It seems to me the only way to continue that legacy is by creating more opportunities for people to live and work in the city.

I can say with 100% certainty that I still would have travelled 3000+ kilometers to visit your amazing community even if I weren't able to park my RV downtown. In fact, I look forward to returning in the future, no matter what the outcome of this issue.

Thanks for your time and consideration!

--

Brad Proudlove

bproudlove@gmail.com

www.bradproudlove.com

From: [Molly Shore](#)
To: [Executive Assistant](#); [CAO Dawson](#)
Subject: Fwd: Block Q decision
Date: June 8, 2021 12:16:26 PM

for the correspondence log

----- Forwarded message -----

From: **Evan Rensch** <ecrsch@gmail.com>
Date: Tue, Jun 8, 2021, 11:14 AM
Subject: Block Q decision
To: <wayne.potoroka@cityofdawson.ca>, <natasha.ayoub@cityofdawson.ca>,
<stephen.johnson@cityofdawson.ca>, <molly.shore@cityofdawson.ca>,
<bill.kendrick@cityofdawson.ca>

Dear members of Council,

In advance of this evening's vote at council, I am writing to add my support to the position that Block Q be repurposed as a residential housing development. I understand and acknowledge the value that the RV park holds for many local businesses and the tourism industry, but do not believe this value outweighs the desperate need for housing in Dawson.

I am one of many people in this community that has struggled over the years finding adequate housing, often moving 3-4 times per year. It has defeated me personally on numerous occasions, and has forced me to leave the community multiple times, usually with the notion that I would not return. It has only been through the support of friends and residents that my partner and I constantly squeaked by with temporary accommodation, before purchasing a home of our own two years ago. This event marked a turning point in our lives, and has allowed us the security and stability to grow as individuals and community members. I urge the municipal government to show the same level of support as we have experienced from private residents in the past, and develop Block Q as housing. It is the only way that Dawson can continue flourishing into the future.

Sincerely,
Evan Rensch

From: [Wayne Potoroka](#)
To: [CAO Dawson](#); [Executive Assistant](#); [Molly Shore \(External contact\)](#); [Bushdisco EXTERNAL](#); [Bill Kendrick](#); [Stephen Johnson](#)
Subject: FW: Block Q feedback
Date: June 8, 2021 7:04:31 AM

From: T <tanya.cerovic@gmail.com>
Sent: June 7, 2021 11:26 PM
To: wayne.potoroka@cityofdawson.ca
Subject: Block Q feedback

Hi Wayne,

Craig and I were unable to attend the zoom meeting as we were camping with our family (in the only home we own by the way - the trailer!). I wanted to provide my perspective, as I feel from the audio that individuals like us, young professional families, have not been highly represented in the town hall portion.

For various financial and personal reasons, we were unable to purchase or build a home until recently. The year before we left for Toronto in 2019, we began attempts to purchase a home in Dawson (about 4 years ago, we attempted to build, but for various reasons, were unable to see the project through). As of 4 years ago, and most noted in 2019, prices of homes increased dramatically and our family situation, myself on leave etc. the costs exceeded what mortgages we could carry or the banks would lend us; as of COVID, it has only gotten worse here and everywhere in Canada, however, the scarcity is the largest issue. The homes made available since our return include high \$500k or \$600, many of which are not suitable homes to begin with and require renovations, which are unaffordable at this time. Homes we attempted to purchase pre-pandemic remain unsold in favour of rentals to Government agencies as asking prices were too high. The need for homes in town and not in satellite subdivisions is obvious as our community continues to grow and people opt to rely on proximal access to essential services including their work. As two young professionals, we did not intend to stay in Dawson, but as it turns out, have and aim to offer our kids the chance to know and love this community as we do. However, with the lack of affordable, reliable and available housing, this proves more and more problematic each year.

My feelings are evident, that in-town housing on prime real estate is an optimal and beyond necessary undertaking; that which the guidelines of the report also identify. Making more housing options available will also prevent the few sellers from asking untenable prices for homes that require investment; and will provide options for families, individuals or groups to create a suitable and reliable housing situation from the get-go, rather than taking on the ghosts of old or unsuitable homes.

Thanks for your consideration in this and best of luck with the decision making.
Sincerely,
Tanya Cerovic

From: [Molly Shore](#)
To: [CAO Dawson](#); [Executive Assistant](#)
Subject: Fwd: Regarding Block Q Lots 1-20
Date: June 8, 2021 12:15:58 PM

for the correspondence log

----- Forwarded message -----

From: Tara Borin <tara.borin@gmail.com>
Date: Tue, Jun 8, 2021, 11:33 AM
Subject: Regarding Block Q Lots 1-20
To: <wayne.potoroka@cityofdawson.ca>, <natasha.ayoub@cityofdawson.ca>, <stephen.johnson@cityofdawson.ca>, <bill.kendrick@cityofdawson.ca>, <molly.shore@cityofdawson.ca>

Hello,

I'm writing to urge you to follow the recommendations of the commissioned report and to move forward in using Block Q for residential housing in order to help address the urgent housing crisis we have long been facing here in Dawson City.

While I believe we have made some positive moves in recent years to address this issue, available lots are still hard to come by. We have an opportunity here to invest in our town's future. To attract young families and professionals who will contribute to our town on a year-round basis, bringing even more diversity, creativity, energy and ideas to our community. Having more available housing will also ensure that people born and raised here, and ready to start a family of their own here, will have that opportunity.

If the last year has shown us anything, it's that tourist traffic is not a guaranteed thing year in and year out. I believe it's important to invest in and develop our community, so that we can all help each other weather whatever future shocks may come to the tourism industry.

Sincerely,

--

Tara Borin
(they/them)

<http://taraborinwrites.com>

@tara_borin on Twitter
867-993-3497



From: [Wayne Potoroka](#)
To: [Executive Assistant](#)
Subject: FW: Housing vs RV Park in Dawson
Date: June 8, 2021 3:58:05 PM

For correspondence.

-----Original Message-----

From: Kyla MacArthur <kylaoftthenorth@gmail.com>
Sent: June 8, 2021 3:05 PM
To: cao@cityofdawson.ca; Wayne Potoroka <potoroka@northwestel.net>; Bill Kendrick <whkendrick@gmail.com>; Molly new Shore <shore.molly@gmail.com>; Stephen Johnson <auminer777@gmail.com>; natasha.ayoub@cityofdawson.ca
Subject: Housing vs RV Park in Dawson

Hello Cory, Wayne, Bill, Molly, Stephen, and Natasha.

I would like to add my voice to the many voices that are in favour of ending the RV park lease and turning Block Q Ladue Estate into residential lots. For all of the reasons I have been citing recently and for years (while on and before sitting on council). And on top of that, you now have a study to back you up in making the right decision.

Dawson has attracted visitors despite our many limitations for years - surely there is faith that we can find solutions to not having a subsidized RV park on a City owned property in the heart of residential neighbourhoods. Surely the resilient, creative and savvy business sector can create new opportunities where some of you see limitations. Surely you don't actually think that the visitors who can't park downtown will just vanish?!

I respectfully ask you to put the needs of residents ahead of one business and the handful of visitors who will need to adjust.

Regards,

Kyla MacArthur
Dawson City

From: [Wayne Potoroka](#)
To: [Executive Assistant](#)
Subject: FW: Please Vote to Prioritize Block Q for Housing
Date: June 8, 2021 3:57:54 PM

For correspondence. (Is this the same as the last one?)

From: elaine corden <elainecorden@gmail.com>
Sent: June 8, 2021 3:31 PM
To: wayne.potoroka@cityofdawson.ca; natasha.ayoub@cityofdawson.ca;
stephen.johnson@cityofdawson.ca; bill.kendrick@cityofdawson.ca; molly.shore@cityofdawson.ca
Subject: Please Vote to Prioritize Block Q for Housing

Dear Mayor and Council,

In advance of tonight's vote on the fate of Block Q, I decided to create an open Facebook thread this afternoon for people to offer their thoughts on this issue. I offered to round up their thoughts and forward them to you in an email, and they are pasted below. It's worth noting that this is just a few hours worth of comments--I have heard from many others who feel strongly on this issue, including at least 4 major business owners in town.

Speaking for myself: I urge Councillors to vote in favour of prioritizing housing for Block Q. I understand that the Gold Rush Campground and RV Park brings business to Dawson, but I believe the \$30,000 Stantec report is accurate when it states that other campgrounds and RV parks in the area can absorb the Gold Rush RV Park's traffic. I think it is a mistake and misleading to assert that the town's tourism economy will collapse without the RV Park. That assertion is not backed up by good data and presumes to substitute personally held opinions of Councillors for expert advice which was paid for by municipal tax dollars. It is frankly galling to me that some Councillors have chosen to ignore the advice of professionals. Why was a report commissioned in the first place if Councillors were going to ignore data that did not fit their pre-existing biases?

The effects of losing the Gold Rush Campground and RV Park are debatable. What is not debatable is that we are currently in a severe housing crisis, and other avenues of relief are not forthcoming any time soon. Expansion of the North End looks to be stalled, despite the proclamations of one of your Council. Yukon Government may release lots, but we have seen that this is a slow, laborious process and further, those lots are not nearly enough to meet backlogged demand, nevermind future need. The suggestion that we might solve the housing crisis by shaking loose lots hoarded by a select few private non-residents is insulting to the intelligence of Dawsonites, not to mention previous Councillors who have tried and failed to make this happen. The housing crisis will not be solved by piecing a few spare parts together and hoping for the best. It requires bold, progressive leadership and decision-making and swift action.

The bare fact of the matter is we need blocks of lots to build housing for the people of Dawson. The City possesses the power to release those lots, which it owns. The City must choose now between devoting those lots to the direct enrichment of a pair of non-residents or choosing the wellbeing of

their neighbours and community. I call on you to make the hard decision of choosing a sustainable future for Dawson City and its residents.

Thank you all for your good works on Council. I have faith that you will make a decision that benefits all of Dawson, not just an elite few. Again, please take a moment to read the comments of other Dawsonties, which I have collected and pasted below.

Respectfully,
Elaine Corden, resident of Dawson for 10+ years.

Yasmine Renaud Done!! I am still a few years away from being able to buy but as a renter I'd love to see those who are ready, have the opportunity to build or buy. That would free up some rental real estate for those of us who are still renting. I also worry that the small businesses that cater to the RVers won't be able to do so if they can't attract and keep staff. Just about every restaurant seems to be understaffed at the moment (working long hours and without days off). How will they cope when regular tourists return? Same goes for the not for profits in town. This community is run on volunteers, but it seems to be harder to get people to join boards and associations recently. To me it's all connected, less people are coming, less people are staying, less people making this town and this community their home. It's hard to get involved and excited about a place if you can't picture living here long term. I hope council makes a choice that benefits long term residents. That what we will be better set up to look after our visitors once we can look after ourselves.

Rachel Weigers We will figure out the RV problem if it becomes a problem. Let's focus on the basic needs of our community members. The housing problem has been going on forever. It is not just the newly arrived residents who are desperate for a place to hang their hats, it is also the people who bust their ass making Dawson an amazing place to be. BASIC HUMAN NEED. Thanks to all for your work on this charged issue.

Lana Rose Welchman I 100% agree with you! The City OWNS 20, already serviced lots in town. The responsible thing to do is to decide to release the lots, because it's something concrete that Council can do to address the housing crisis. Council shouldn't wait for other agencies to act - waiting for YG will take years, and then have to get them services, and then, and then... and then... The housing crisis requires a multi-pronged approach, and the City needs to act in the best interest of residents and businesses -- more housing will free up rentals! More housing will mean more workers can find a place to live!

Libby Macphail

My thoughts (for what it's worth, as a non-Dawson resident now):-as a former City Planning employee, it was very clear that the housing situation was acute, from my anecdotal conversations of residents over the counter. Many folks who were constructing their homes were very lucky, as they had managed to secure a lot, secure a mortgage, maybe were approved for YHC funding. Overall, they usually had been planning their home for 3-4 years before they had gotten to the DP

stage. That pace is not sustainable.-A rebuttal that I've heard a lot is that there are many vacant lots in the historic townsite. This is a short sighted argument. If there were favourable market conditions, those lots would be developed in a heartbeat. The truth of the matter is, construction costs are ridiculously high, and many lots that are vacant are for Commercially zoned lots, of which there is little demand for in Dawson. Other lots do not have favourable geotechnical conditions.- I moved 3 times during my 9 month stay in Dawson. I moved out of my rent controlled KDO because it was *still* too unaffordable for me- AND- I was told that I was very lucky and fortunate, I know of folks who were essentially homeless while living in Dawson.

--

Elaine Corden

From: [Wayne Potoroka](#)
To: [Executive Assistant](#)
Subject: FW: Residential Housing in Block Q Ladue Estate
Date: June 8, 2021 3:52:39 PM

For correspondence.

From: jenna roebuck <jennamroebuck@gmail.com>
Sent: June 8, 2021 3:35 PM
To: Wayne Potoroka <wayne.potoroka@cityofdawson.ca>; natasha.ayoub@cityofdawson.ca; stephen.johnson@cityofdawson.ca; bill.kendrick@cityofdawson.ca; molly.shore@cityofdawson.ca; cao@cityofdawson.ca
Subject: Residential Housing in Block Q Ladue Estate

Dear Mayor and Council,

I implore you, as you go into tonight's meeting, to consider the long-term best outcome for our community. We need to provide housing opportunities in our town. If you are not aware of this pressing need you have not been listening, and if you have not been listening please reconsider your suitability as leaders of this community.

I hope you will also consider that the securely-housed retirees and baby-boomers that have been very vocal in opposition to developing block Q have far less "skin in the game" and have provided little apart from anecdotal and sentimental musings when presented with overwhelming evidence that housing would be by far better use of 20 city lots. It is time to ignore the "Old Boys Club" of Dawson. They do not have to live with the consequences of these decisions and are singularly-focussed on preserving the livelihood of their friends.

We have a thriving and resilient tourism industry, I am confident that even a pandemic won't change that, and I don't think that there is any evidence to suggest that this one business has ever influenced a single visitor's choice to travel here. But, even if we did ultimately find that a centrally-located RV park (an absolutely absurd use of space) was necessary in our community, perhaps the site of the waste-water treatment plant or rec centre could accommodate this. Why is this individual business being supplemented by our tax-base at the expense of those who actually choose to live here? How many development opportunities should we ignore to preserve this nepotism?

This is not too soon, it's very late. Please address this now for our kids tomorrow, for the many renters who deserve dignity and for the incredible number struggling to enter our housing market.

With respect and gratitude for your public service,

Jenna Roebuck

Dawson City

From: [Wayne Potoroka](#)
To: [Bushdisco EXTERNAL](#); [Executive Assistant](#); [Stephen Johnson](#); [Molly Shore \(External contact\)](#); [Bill Kendrick](#); [CAO Dawson](#)
Subject: FW: RV Park Debate
Date: June 8, 2021 4:05:37 PM

For correspondence, Liz

-----Original Message-----

From: Karen DuBois <kdubois@northwestel.net>
Sent: June 8, 2021 3:58 PM
To: wayne.potoroka@cityofdawson.ca
Subject: RV Park Debate

Thought I'd send you my thoughts to add to everyone else's. Even being the retired securely housed resident that I am, I am in favour of using the lots for housing. It seems to me that the issue of senior RVers wanting to be able to walk could easily be addressed by having a little shuttle running around like they do in Palm Springs during the summer months. Maybe the city could subsidize it with the tax \$ from all those new houses.

Karen

PS Also, it seems to me that it is a Crisis versus an issue of convenience.

Sent from my iPhone

June 7, 2021

From: Sarah Crocker
PO Box 1021
Dawson, YT
Y0B1G0
867-993-4119

To: Mayor and Council, City of Dawson

Dear Dawson City Mayor and Council,

Firstly, I would like to thank Council for your time and commitment. At last Tuesday's Committee of the Whole meeting it was clear that effort was spent by all members in preparing for this discussion. I acknowledge that much of this work is done by you in addition to your day jobs and as a resident of Dawson who benefits from this work, I see and appreciate your efforts.

I am writing to express my concern about the Block Q discussion, and to convey my perspective. My concern is about the presentation of data collected from personal studies as superior to that collected by the Stantec firm in their commissioned report, as well as describing information from this report as inaccurate without providing adequate grounds.

I am specifically referring to Stephen Johnson's presentation where he re-crunched Stantec data to arrive at different conclusions, as well as running simulations based on numbers that he apparently collected privately. I am also referring to the presentation in which Natasha Ayoub determined the report inadequate to draw a conclusion because it did not answer certain questions she had, and because she disagreed with the numbers based on her own personal perspective.

Based on my admittedly limited understanding (and please correct me if I am wrong), I believe that Stantec would have been hired by the City, after a council discussion and a council vote, to create the report, using city funds? I also assume that Stantec was selected through an adequate vetting process, and that those employed by the firm have education, skills, and experience specific to creating such reports and recommendations. I would also guess that Stantec was contracted to provide an objective perspective. Am I accurate in these assumptions?

Why do these members of council feel more qualified than Stantec's team to present their own data, or to reject the report? If they are more qualified - totally possible, I do not know them very well personally - why did the city need to spend money on an expensive contract to create such a report? If the commissioned report is truly inadequate, council as a whole needs to address this to their constituents immediately.

If these council presenters are **not** more qualified/experienced than the hired firm, then presenting information this way is unprofessional, unethical, and misleading. I won't mention the waste of time and money part.

I am open to hearing all perspectives about Block Q. I cannot claim to know what is best for this community after only being here 5 years. It would just be a lot easier to respect the decision that council ultimately makes - even if it is not the decision I hope for - if it were clear that members of council were not undermining both the professionals that they hired, as well as the council decision made to hire them.

From a personal perspective, I have struggled deeply to find secure housing options for my family during the five years that I've been here. I have moved over 50 times including while working multiple

jobs and being pregnant. I have searched unsuccessfully for a stable rental situation or affordable house/property for sale. To hear councillors say “but there are so many vacant lots in town!” is so disappointing because a) vacant does not equal for sale and b) it shifts responsibility for dealing with the problem away from the city, where you have an opportunity to make a real difference.

Natasha and Stephen’s presentations also discuss protecting small businesses that keep this town going. I am a small business - I run a year-round, busy massage therapy practice in Dawson. I had a waitlist for my services within 1 year of starting work here that has only gotten bigger. I mostly cannot treat the many tourists that call me because I can’t get them into my schedule, since locals book so far ahead. But imagine if I could get some healthcare professional colleagues up here to meet this need? (I can’t - I have tried for 2 years and in the end, the RMT’s, osteopaths, acupuncturists, and physiotherapists I have reached out to cannot take the risk of coming up here and not finding adequate housing). I am not the only business that I know of struggling with this but, I can only offer anecdotal evidence in this regard.

Natasha, among other residents, also stressed the convenience of parking for tourists. As someone who has been grappling with finding housing here since 2016, this one stings. The parking needs of tourists are more important than the basic housing needs of people like my family? I suppose it can be difficult to have perspective on this when you are the owner of multiple properties already, as I know that at least 2 of the 3 councillors in opposition to the development of Block Q are.

For me, having lots open up “in a year or two” is not fast enough, because I have already been dealing with the shortage for years. Now I have a baby, and I cannot take the risk of not being able to find something permanent to live in. I am not just referring to property ownership either - if there were affordable rentals that provided basics like adequate heat, electricity, and plumbing, I would be 100% satisfied. Personally I do not care if it is the campground or not that gets slated for housing (losing that campground is still a loss, whether or not outweighed by the benefits). But it seems from the report that the campground is an immediate start to solving to a serious problem.

I am just one person and do not expect my needs to be met over those of others, but I would appreciate my perspective being heard. I thank you for your time in reading my letter, and as a resident in the town that you make decisions for, I urge you to make the best long-term choice for this community.

Sincerely,

Sarah Crocker

June 8, 2021

Amy Ball
P.O Box 547
Dawson City, Yukon
Y0B 1G0
amylaurelball@gmail.com
(867) 689-4208

Dawson City Council
1336 Front Street
P.O Box 308
Dawson City, Yukon
Y0B 1G0

Dear Dawson City Mayor and Council,

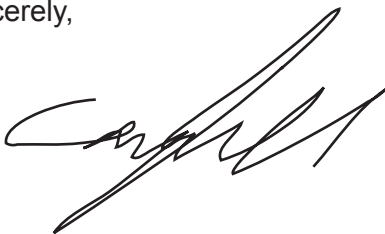
As a concerned citizen I'm writing to express my opinion about Block Q Lots 1-20 and the Gold Rush Campground Lease.

I've come to understand since the June 1st Special Council Meeting, that the Gold Rush Campground has been given special privileges to operate a seasonal business. These privileges are: first, a lease that is not reflective of the market value of the property; and second, the contract has not gone up for tender since being taken over by the current operators. The first of these two privileges, a lease that does not reflect market value, essentially means a business is being subsidized by the City of Dawson. This clearly makes no sense unless the business is being considered a community service, and if that is the case: it needs to be put up to tender as with any other city contract. Anything other than that is highly suspect and suggests the City is valuing some grandfathered arrangement over the well-being of its own citizens.

As a fifth generation Dawsonite, it saddens me to no end to see the growing number of year-round individuals and families who are in dire need of housing, who are not only not being prioritized by the City of Dawson, but simply being ignored. There is nothing left to argue: we are in a housing crisis, so if the Block Q Lots 1-20 are not the best solution to begin addressing this extremely pressing issue – what is? What plans are actually feasible to promptly begin freeing up a significant number of lots? I'm so exhausted of hearing about all the possible developments, yet seeing nothing move, and my understanding of the Block Q Lots 1-20 is that it wouldn't take much to prepare them making them a timely solution to being addressing the housing crisis.

If it is voted to keep the Block Q Lots 1-20 a campground, I want to see the lease reflect market value and for the contract it to go to tender. But, most importantly I want to see the housing crisis taken seriously by council members and a feasible plan put forth promptly to address it. I strongly urge those council members who already own homes to talk to people who do not, to try to understand what it is like to simply find a place to live in this community - buying or renting. Our growing and diversifying community needs to be encouraged, not shut down at every opportunity.

Sincerely,

A handwritten signature in black ink, appearing to read 'Amy Ball', with a long, sweeping horizontal stroke extending to the left.

Amy Ball

June 8, 2021

To: Dawson City Council:

Re: Block Q

The politically correct, warm and cuddly platitudes of affordable housing for young families is both naive and ill informed. They definitely have no relationship or any relevance to the discussion of the future of block Q.

There is not a bank which would lend money to purchase and develop a bare lot and undertake the required improvements necessary for construction of a residence. Individual lots created in block Q will be sold by the City for \$75/80K and will require \$40/50K for site preparation and services. Not the realm of affordable housing for young people.

The offering made several years ago for lots on the Dome was affordable to and almost entirely taken up by young families. The City's continued head in the sand approach to affordable housing is and has been a chronic problem. Almost all other cities have mobile home parks or sites and other options for first time buyers and young families. Those opportunities have and do exist across the bridge but have been ignored by city administrations operating on a day to day basis with no plan or planning process in place.

There is a demand for building lots in the city. There are adequate lots coming available or that can be made to be available to address that current need. The closing of what is recognized as a very vital catalyst for business to the downtown core is unnecessary at this time. The lots created from block Q will be purchased by investors and speculators, quite possibly from out of town and not by any young families looking for affordable housing. I would agree with councillor Kendrick that with proper planning and provisions made, I too could envision housing development of block Q in perhaps 10 years. There are some major changes coming to important blocks of property within the city in the next five years which will have significant impact and potential for development of required infrastructure and other uses.

The hap hazard and scatter gun approach to city planning and development as orchestrated and championed by the mayor is doomed for continued failure. The cost and devotion to the suspect Stantec paper is the latest glowing example. The either/or, "fix", created with intention by the current option put forward to council to vote on, needs to get turned down and addressed from a broader based business and community discussion.

Smooth professional speak does not translate to quality action very often.

Sincerely,

Dick Van Nostrand

To: Mayor & Council
Re: Goldrush Campground

Hello,

I am writing as a business owner in Dawson City to express my opinion on the future of an in-town campground.

I believe that we are in desperate need of serviced city lots for housing and this should take priority over an in-town campground.

I have been in business for over 20 years and the main obstacle to recruiting and retaining employees is housing. I have found that one of the most stressful parts of running a service business here is being able to house key staff over the long term. If more housing options are not made available we risk losing people who have made this their home and want to put down roots in the form of buying a home and staying longterm. These are people who often hold more than one job, are involved in volunteer organizations, and who are here year-round contributing to the life of the community. The lots now occupied by the Gold Rush Campground are used for less than five months of the year. For a growing population in need of housing this use of prime real estate does not make sense.

I have worked in tourism since I first arrived here in 1986 and I don't believe for a second that the lack of an in town campground will deter folks from coming to Dawson. I appreciate the fine business the current owners of the Goldrush Campground have built and that visitors love the convenience of it but I don't think this should take priority over the year round needs of this town.

From a business standpoint out of town RV parks and campgrounds also present opportunities for other businesses such as a shuttle service which may tie into a much-needed taxi service or bike rentals.

Thank you for considering my views.

Sincerely,

Wendy Cairns
Bombay Peggy's Inn & Pub
PO Box 411
Dawson City, YT, Y0B 1G0
Tel: 867 993-6969 Cell: 993-3851

From: [Wayne Potoroka](#)
To: [Executive Assistant](#)
Subject: FW: Block Q lots 1-20- in support of housing
Date: June 8, 2021 4:51:35 PM

For correspondence

From: Janice NWTL <janicecliff@northwestel.net>
Sent: June 8, 2021 4:17 PM
To: wayne.potoroka@cityofdawson.ca
Subject: Fwd: Block Q lots 1-20- in support of housing

Sent from my iPhone

Begin forwarded message:

From: Janice NWTL <janicecliff@northwestel.net>
Date: June 8, 2021 at 4:12:35 PM MST
To: natasha.ayoub@cityofdawson.ca, stephen.johnson@cityofdawson.ca,
bill.kendrick@cityofdawson.ca, molly.shore@cityofdawson.ca, cao@cityofdawson.ca,
wayne.potoroka@cityofdawson.ca
Subject: Block Q lots 1-20- in support of housing

Hi there,

With respect I wanted to add my voice in support of Block Q being used for housing. As a resident of Dawson for over 30 years, employed in the tourism sector and a business owner, I fail to see the benefit of land being used for an RV park that could potentially house many in need. At the very least, if this vote goes in favour of the RV park, they should be charged fair market value for this large pocket of prime real estate.

Janice Cliff

Sent from my iPhone

From: [Wayne Potoroka](#)
To: [Bill Kendrick](#); [Stephen Johnson](#); [CAO Dawson](#); [Molly Shore \(External contact\)](#); [Bushdisco EXTERNAL](#); [Executive Assistant](#)
Subject: For correspondence
Date: June 8, 2021 5:06:17 PM

I also would like a little kick at the Gold Rush Campground hearing . We need to move on - we need housing lots - the growth and development in this community is a Service centre / all levels of Government / First Nations / Mining / Education and then Tourism . Rv campground in the middle of town is PAST its usefulness. We have so many dynamic young couples and families looking for a home / a place to build on . Housing is our critical need . I like the new residents energy and attitudes .

Byrun Shandler

From: [Molly Shore](#)
To: [CAO Dawson](#); [Executive Assistant](#)
Subject: Fwd: Lot Q should be housing
Date: June 9, 2021 2:21:36 PM

For the correspondence log.

----- Forwarded message -----

From: **Andy Pelletier** <helloandyhowareyou@gmail.com>
Date: Wed, Jun 9, 2021, 2:11 PM
Subject: Lot Q should be housing
To: <wayne.potoroka@cityofdawson.ca>, <natasha.ayoub@cityofdawson.ca>, <stephen.johnson@cityofdawson.ca>, <bill.kendrick@cityofdawson.ca>, <molly.shore@cityofdawson.ca>

Hello All,

Prioritizing a 4 month business over our own community members safety and security is a bad move. I would like to see you all sit down face to face with the people that serve your food or take care of your kids and tell them that some RVer from Alberta deserved a convenient place to park for his \$1000 spending money over their own safety and happiness.

Safe and stable housing is the foundation for every aspect of healthy living. It's easy to forget that when you have it. I have experienced first hand the terrible stress and anxiety housing insecurity can bring into your life. I have hear of many community members stuck in violent and abusive relationships because of the lack of available housing. Many amazing contributors to our community have left because they cannot find it.

I guess the question you have to ask yourself is who is this town for? A visitors convenience when they choose to visit for a couple weeks a year? Or our friends and neighbours? The people who get you your fresh groceries, cut your hair, make your pizza, fix your sink? Everyone deserves safe and stable housing, and we can offer some. The hook ups are already there. Do the right thing and make Block Q available as affordable housing options. Let our town grow and prosper.

Thanks for reading, and for your time and energy working for our town.

-Andy Pelletier

Attention Mayor and Council

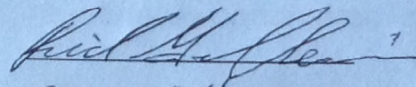
By your actions you have shown a complete disregard for the merchants of Dawson City who provide employment to many who live here, and who expect their Council to provide reasonable considered leadership.

You have ignored us when we ask that you consider the hardships you will create with the loss of the Goldrush Campground and the revenue it creates for this community, and attraction and convenience of an "In town" campground.

We are requesting you withdraw your ill-conceived plans for this property, and consider what serves the overall community in the fairest manner over the long term.

We fear you are making assumptions that we are no longer interested, or content with your planning process.

The reality is that we are extremely concerned with your actions,
your lack of transparency in your handling of this matter, and
urge that you withdraw this By-Law in the best interests of this
community.



Rick Gillespie June 11/2021

Signed and Dated

Send to: Mayor Wayne Potoroka
wayne.potoroka@cityofdawson.ca

Coun. Natasha Ayoub
natasha.ayoub@cityofdawson.ca

Coun. Molly Shore
molly.shore@cityofdawson.ca

Coun. Stephen Johnson
stephen.johnson@cityofdawson.ca

Coun. Bill Kendrick
Bill.kendrick@cityofdawson.ca

June 11, 2021



Dear Mayor and Council:

I refuse to enter a Facebook debate, because social media is not REAL LIFE.

I wish to stand up and be counted in a appropriate democratic manner and ask that you as my elected official, SUPPORT THE IN TOWN CAMPGROUND.

I realize it is a luxury that many towns do not have, but I feel that sacrificing this luxury for 20 lots is too drastic.

Council has already used some carrots to encourage development that has proven successful, but **what about the stick.**

A big stick to those property owners that have neglected their property and contribute VERY LITTLE to our tax base.

Council has the ability to make holding of vacant land a financial hardship. Council has the ability to enforce existing bylaws and force owners of neglected property to make efforts or PAY. Neglected property should not be considered "historic" and untouchable. Council is finally getting some attention from Yukon Government to freeing up some of their holdings as well. And what about the Federal Government holdings, Parks Canada holdings, Yukon Housing holdings. Can't we find 20 lots by shaking a few of these trees?

I respect that council has questioned the use of an entire city block for an RV park. It is the role of council to question such.

My vote goes to **"We asked, we heard, and Yes, the majority of voters believe that leasing that block to operate an RV park is still the best use for that land.**

Sincerely

A handwritten signature in blue ink that reads "Diana Andrew". The signature is fluid and cursive.

Diana Andrew
Property Owner
Former Business Owner
Voter.

June 11th 2021

Attention Mayor and Council

Who out of all of you has a business in town????? That would be affected by this decision.

ARE YOU LISTENING TO US!!!!

I believe you are making a big mistake by removing the Gold rush campground from town. It is what our tourists want; to be able to walk around town and explore. If you remove it, you will find that large RVs parked in town will become a difficult traffic and parking situation. The fact that they can walk back from Gertie's is important, removing it may increase and cause accidents, especially if driving under the influence. The location of the Gold Rush Campground attracts people to stay longer; which creates revenues for all Dawson's businesses. I think that we have had enough hardship in the tourism businesses the past years, that you should contemplate on how this decision will affect our businesses. How many of us should fold before you realize we make this town thrive with employment, revenues, sponsors, taxes etc...

DO NOT REMOVE THE CAMPGROUND FROM TOWN!!!!

By your actions you have shown a complete disregard for the merchants of Dawson City who provide employment to many who live here, and who expect their Council to provide reasonable considered leadership.

You have ignored us when we ask that you consider the hardships you will create with the loss of the Goldrush Campground and the revenue it creates for this community, and attraction and convenience of an "In town" campground.

We are requesting you withdraw your ill-conceived plans for this property, and consider what serves the overall community in the fairest manner over the long term.

We fear you are making assumptions that we are no longer interested, or content with your planning process.

The reality is that we are extremely concerned with your actions, your lack of transparency in your handling of this matter, and urge that you withdraw this By-Law in the best interests of this community.

Janie Savard

June 11 2021

Klondike Kate's Cabins & Gift Shop

Signed and Dated

Send to: Mayor Wayne
Potoroka

Coun. Natasha Ayoub

Coun. Molly Shore

From: [Wayne Potoroka](#)
To: [Executive Assistant](#)
Subject: FW: Lots
Date: June 11, 2021 2:42:21 PM

-----Original Message-----

From: Susan Herrmann <susan.herrmann3141@icloud.com>
Sent: June 11, 2021 2:39 PM
To: wayne.potoroka@cityofdawson.ca; bill.kendrick@cityofdawson.ca; stephen.johnson@cityofdawson.ca; molly.shore@cityofdawson.ca; natasha.ayoub@cityofdawson.ca
Cc: dawsonhardware@northwestel.net
Subject: Lots

Being in business in Dawson for many years I am appalled that you are even considering taking away such an important part of our infrastructure in our community. The fall out from your actions will be devastating to our economy and for visitors. With all the land we have I am sure there are areas for new subdivisions. I also feel that there is too much conflict with you and other members of council working for two governments. This is Not the legacy you want to leave behind.

Susan Herrmann
Sent from my iPhone=

From: [Wayne Potoroka](#)
To: [Executive Assistant](#)
Subject: FW: Gold Rush Campground Dawson City
Date: June 11, 2021 11:14:32 AM

For correspondence

From: aurorainn@aurorainn.ca <aurorainn@aurorainn.ca>
Sent: June 11, 2021 10:33 AM
To: wayne.potoroka@cityofdawson.ca; natasha.ayoub@cityofdawson.ca;
molly.shore@cityofdawson.ca; stephen.johnson@cityofdawson.ca; bill.kendrick@cityofdawson.ca
Subject: Gold Rush Campground Dawson City

Att: Mayor and Council

I am writing this email to add our voices to the opposition of the closing of the RV Park located in town. It is imperative that the existing location remain as a much needed and valued addition to the economic base of our community. Changing the current use of the land to residential housing with out a plan to offer a in town location for another RV Park is with out question a mistake.

Removing this vital piece of infrastructure in our town would have a significant long lasting negative impact to our community.

As Mayor and Council is aware of other land that is available for housing. I would encourage you to focus on developing those options while supporting the business community grow not making decisions that will negatively impact the sustainability of one of our communities economic base.

Steve Nordick
Aurora Inn
5th Ave B&B

From: [Wayne Potoroka](#)
To: [Executive Assistant](#)
Subject: FW: Gold Rush campground
Date: June 11, 2021 2:42:30 PM

From: Sally Derry <sallyderry62@gmail.com>
Sent: June 11, 2021 2:36 PM
To: wayne.potoroka@cityofdawson.ca
Subject: Gold Rush campground

-

Attention Mayor and Council

By your actions you have shown a complete disregard for the merchants of Dawson City who provide employment to many who live here, and who expect their Council to provide reasonable considered leadership.

You have ignored us when we ask that you consider the hardships you will create with the loss of the Goldrush Campground and the revenue it creates for this community, and attraction and convenience of an "In town" campground.

We are requesting you withdraw your ill-conceived plans for this property, and consider what serves the overall community in the fairest manner over the long term.

We fear you are making assumptions that we are no longer interested, or content with your planning process.

The reality is that we are extremely concerned with your actions, your lack of transparency in your handling of this matter, and urge that you

withdraw this By-Law in the best interests of this community.

Paul and Sally Derry
Bonanza Market

Sent from my iPhone

From: [Wayne Potoroka](#)
To: [Executive Assistant](#)
Subject: FW: Gold Rush Campground
Date: June 11, 2021 2:42:37 PM

From: leslie@fortymilegoldworkshop.ca <leslie@fortymilegoldworkshop.ca>
Sent: June 11, 2021 2:18 PM
To: wayne.potoroka@cityofdawson.ca
Subject: Gold Rush Campground

Attn: Mayor and Council

I believe you are not giving sufficient weight to the importance of an in-town RV park to Dawson's tourism industry.

In my business I am regularly told by visitors that they extended their stay in Dawson because it is so interesting here and that they really appreciate being able to walk to most of the sites of interest. I think it is vital for the future of our tourism industry that we maintain this choice for our visiting guests.

Of course housing is important too. So, you should work on developing existing options, including encouraging use of vacant lots and further development of other lots and satellite areas of the town. But sacrificing our tourism industry to use this block for housing is not the way to go.

I urge you reconsider the future of the block in question.

Sincerely

Leslie Chapman

Fortymile Gold Workshop

From: [Wayne Potoroka](#)
To: [Executive Assistant](#)
Subject: FW: Gold Rush Campground
Date: June 11, 2021 4:05:03 PM
Importance: High

From: Raven's Nook <ravensnook@hotmail.com>
Sent: June 11, 2021 3:45 PM
To: wayne.potoroka@cityofdawson.ca; natasha.ayoub@cityofdawson.ca;
molly.shore@cityofdawson.ca; bill.kendrick@cityofdawson.ca; stephen.johnson@cityofdawson.ca
Subject: Gold Rush Campground
Importance: High

Attention Mayor and Council

By your actions you have shown a complete disregard for the merchants of Dawson City who provide employment to many who live here, and who expect their Council to provide reasonable considered leadership.

You have ignored us when we ask that you consider the hardships you will create with the loss of the Goldrush Campground and the revenue it creates for this community, and attraction and convenience of an "In town" campground.

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lack of transparency in your handling of this matter, and urge that you withdraw this By-Law in the best interests of this community.

__The Raven's Nook – Vikki Loewen
June 11,2021_____